

**LOS ANGELES COUNTY GREEN ZONES PROGRAM**  
**DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT**

**PREPARED FOR:**

**County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012**

**PREPARED BY:**

**SAPPHOS ENVIRONMENTAL, INC.  
430 NORTH HALSTEAD STREET  
PASADENA, CALIFORNIA 91107**

**DECEMBER 10, 2020**

# TABLE OF CONTENTS

SECTION	PAGE
I EXECUTIVE SUMMARY .....	I-1
A. Introduction .....	I-1
B. Project Summary .....	I-1
C. Areas of Controversy .....	I-5
D. Issues to be Resolved .....	I-7
E. Summary of Project Alternatives .....	I-8
F. Summary of Environmental Impacts and Mitigation Measures .....	I-9
II INTRODUCTION .....	II-1
A. Purpose of the Program Environmental Impact Report .....	II-1
B. Environmental Review Process .....	II-2
C. Organization of the PEIR .....	II-5
III PROJECT DESCRIPTION .....	III-1
A. Introduction .....	III-1
B. Project Location and Boundaries .....	III-1
C. Project Background .....	III-2
D. Project Objectives .....	III-4
E. Project Characteristics .....	III-5
F. Discretionary Approvals Required for the Project .....	III-20
G. Intended Use of This PEIR .....	III-20
IV ENVIRONMENTAL IMPACT ANALYSIS .....	IV-1
A. Air Quality .....	IV.A-1
1. Introduction .....	IV.A-1
2. Environmental Setting .....	IV.A-2
A. Regulatory Framework .....	IV.A-2
B. Existing Conditions .....	IV.A-9
3. Significance Thresholds .....	IV.A-15
4. Impact Analysis .....	IV.A-15
5. Cumulative Impacts .....	IV.A-35
6. Mitigation Measures .....	IV.A-37
7. Level of Significance After Mitigation .....	IV.A-37
B. Biological Resources .....	IV.B-1
1. Introduction .....	IV.B-1
2. Environmental Setting .....	IV.B-2
A. Regulatory Framework .....	IV.B-2
B. Existing Conditions .....	IV.B-8
3. Significance Thresholds .....	IV.B-12
4. Impact Analysis .....	IV.B-13
5. Cumulative Impacts .....	IV.B-37
6. Mitigation Measures .....	IV.B-39
7. Level of Significance After Mitigation .....	IV.B-39

C.	Cultural Resources.....	IV.C-1
1.	Introduction .....	IV.C-1
2.	Environmental Setting.....	IV.C-1
A.	Regulatory Framework .....	IV.C-1
B.	Existing Conditions.....	IV.C-8
3.	Significance Thresholds.....	IV.C-9
4.	Impact Analysis.....	IV.C-10
5.	Cumulative Impacts .....	IV.C-26
6.	Mitigation Measures .....	IV.C-28
7.	Level of Significance After Mitigation .....	IV.C-28
D.	Hazards and Hazardous Materials .....	IV.D-1
1.	Introduction .....	IV.D-1
2.	Environmental Setting.....	IV.D-1
A.	Regulatory Framework .....	IV.D-2
B.	Existing Conditions.....	IV.D-8
3.	Significance Thresholds.....	IV.D-14
4.	Impact Analysis.....	IV.D-14
5.	Cumulative Impacts .....	IV.D-48
6.	Mitigation Measures .....	IV.D-51
7.	Level of Significance After Mitigation .....	IV.D-51
E.	Hydrology and Water Quality.....	IV.E-1
1.	Introduction .....	IV.E-1
2.	Environmental Setting.....	IV.E-2
A.	Regulatory Framework .....	IV.E-2
B.	Existing Conditions.....	IV.E-9
3.	Significance Thresholds.....	IV.E-25
4.	Impact Analysis.....	IV.E-26
5.	Cumulative Impacts .....	IV.E-81
6.	Mitigation Measures .....	IV.E-86
7.	Level of Significance After Mitigation .....	IV.E-86
F.	Land Use and Planning.....	IV.F-1
1.	Introduction .....	IV.F-1
2.	Environmental Setting.....	IV.F-2
A.	Regulatory Framework .....	IV.F-2
B.	Existing Conditions.....	IV.F-5
3.	Significance Thresholds.....	IV.F-14
4.	Impact Analysis.....	IV.F-14
5.	Cumulative Impacts .....	IV.F-36
6.	Mitigation Measures .....	IV.F-39
7.	Level of Significance After Mitigation .....	IV.F-39
G.	Noise.....	IV.G-1
1.	Introduction .....	IV.G-1
2.	Environmental Setting.....	IV.G-2
A.	Regulatory Framework .....	IV.G-2
B.	Existing Conditions.....	IV.G-7
3.	Significance Thresholds.....	IV.G-11
4.	Impact Analysis.....	IV.G-11
5.	Cumulative Impacts .....	IV.G-26
6.	Mitigation Measures .....	IV.G-28
7.	Level of Significance After Mitigation .....	IV.G-29

H.	Tribal Cultural Resources.....	IV.H-1
1.	Introduction .....	IV.H-1
2.	Environmental Setting.....	IV.H-1
A.	Regulatory Framework .....	IV.H-1
B.	Existing Conditions.....	IV.H-6
3.	Significance Thresholds.....	IV.H-7
4.	Impact Analysis.....	IV.H-7
5.	Cumulative Impacts .....	IV.H-12
6.	Mitigation Measures .....	IV.H-12
7.	Level of Significance After Mitigation .....	IV.H-12
I.	Utilities and Service Systems.....	IV.I-1
1.	Introduction .....	IV.I-1
2.	Environmental Setting.....	IV.I-3
A.	Regulatory Framework .....	IV.I-3
B.	Existing Conditions.....	IV.I-15
3.	Significance Thresholds.....	IV.I-24
4.	Impact Analysis.....	IV.I-25
5.	Cumulative Impacts .....	IV.I-58
6.	Mitigation Measures .....	IV.I-62
7.	Level of Significance After Mitigation .....	IV.I-62
V	PROJECT ALTERNATIVES.....	V-1
A.	Introduction .....	V-1
B.	Alternatives Considered but Eliminated from Further Consideration.....	V-3
C.	Alternative 1: No Project/No Build.....	V-3
1.	Description of the Alternative.....	V-3
2.	Environmental Impacts.....	V-4
3.	Relationship of the Alternative to Project Objectives.....	V-7
D.	Alternative 2: Reduce the Number of Green Zone Districts Communities Included in the Ordinance Revisions.....	V-7
1.	Description of the Alternative.....	V-7
2.	Environmental Impacts.....	V-8
3.	Relationship of the Alternative to Project Objectives.....	V-11
E.	Alternative 3: Remove the Requirements for Retroactive Compliance of Existing Industrial Uses with the Green Zones Program .....	V-11
1.	Description of the Alternative.....	V-11
2.	Environmental Impacts.....	V-11
3.	Relationship of the Alternative to Project Objectives.....	V-14
F.	Environmentally Superior Alternative .....	V-14
VI	OTHER ENVIRONMENTAL CONSIDERATIONS.....	VI-1
A.	Growth-Inducing Impacts .....	VI-1
B.	Indirect Impacts of Potential Growth Inducement.....	VI-2
C.	Significant Unavoidable Impacts .....	VI-3
D.	Reasons Why the Project Is Being Proposed, Notwithstanding Significant Unavoidable Impacts? .....	VI-4
E.	Significant Irreversible Environmental Changes.....	VI-5
F.	Effects Not Found to Be Significant .....	VI-6
VII	LIST OF PREPARERS .....	VII-1
VIII	REFERENCES.....	VIII-1

<b>TABLE</b>	<b>PAGE</b>
I.F-1	Summary of Environmental Consequences.....I-10
III.B-1	Green Zones Program County Planning Areas.....III-1
III.E-1	Planning and Permitting Requirements .....III-6
III.E-2	Development Standards .....III-7
III.E-3	Existing and Proposed Permit and Review Requirements for Principal Land Uses..... III-17
III.E-4	Existing and Proposed Permit and Review Requirements for Accessory Land Uses..... III-18
IV-1	Population, Households, and Employment Projected through 2035 by the County General Plan and SCAG 2012-2035 RTP/SCS .....IV-2
IV-2	Population, Households, and Employment Projected through Buildout by the County General Plan Update Draft EIR.....IV-3
IV-3	Projected Industrial and Commercial Land Use Buildout – County General Plan.....IV-4
IV.A-1	National Ambient Air Quality Standards .....IV.A-3
IV.A-2	California Ambient Air Quality Standards .....IV.A-5
IV.A-3	AVAQMD Attainment Plans ..... IV.A-13
IV.A-4	CAAAQS and NAAAQS Attainment Status for Green Zones Program Areas..... IV.A-14
IV.A-5	Sensitive Receptors within 500 Feet of Green Zones Program Parcels..... IV.A-14
IV.A-6	SCAQMD Air Quality Significance Thresholds..... IV.A-16
IV.A-7	Land Use Data for CalEEMod Input – Green Zones Facility ..... IV.A-26
IV.A-8	SCAQMD CEQA Thresholds of Significance..... IV.A-27
IV.A-9	Construction Emissions Summary and Significance Evaluation..... IV.A-28
IV.A-10	Construction Localized Significance Threshold Evaluation ..... IV.A-28
IV.A-11	Operational Emissions Summary and Significance Evaluation..... IV.A-29
IV.A-12	Operational Localized Significance Threshold Evaluation..... IV.A-29
IV.A-13	Construction GHG Emissions Summary and Significance Evaluation (Total)..... IV.A-30
IV.A-14	Operational GHG Emissions Summary and Significance Evaluation ..... IV.A-30
IV.B-1	Listed Species Whose Range Includes the Zoning Designation with Revision Area.....IV.B-9
IV.B-2	Acres of Critical Habitat inside Zoning Designation with Revisions Area.....IV.B-9
IV.B-3	Sensitive Species Whose Range Includes the Zoning Designation with Revision Area.....IV.B-9
IV.B-4	Acres of State-Designated Sensitive Habitats in the Zoning Designation with Revision Area Threshold of Significance .....IV.B-10
IV.B-5	Wetland Habitats in the Zoning Designation with Revision Area.....IV.B-10
IV.B-6	Acres of SEA inside Zoning Designation with Revision Area .....IV.B-11
IV.D-1	Summary of Known Sources of Hazardous Materials ..... IV.D-11
IV.D-2	Fire Hazard Severity Zones ..... IV.D-13
IV.E-1	Green Zones Program Parcels in SGMA Priority Areas .....IV.E-17
IV.E-2	Green Zones Program Watershed and Blue Line Intersection .....IV.E-20
IV.F-1	General Plan Consistency with the Green Zones Program .....IV.F-18
IV.F-2	Hillside Management Areas and Significant Ecological Area Consistency with the Green Zones Program .....IV.F-31
IV.G-1	Land Use Compatibility Matrix.....IV.G-3
IV.G-2	County of Los Angeles Community Noise Criteria.....IV.G-4
IV.G-3	County of Los Angeles Construction Noise Restrictions.....IV.G-5
IV.G-4	Common Sound Levels and Loudness .....IV.G-7
IV.G-5	Los Angeles County Community Noise Criteria [dBA].....IV.G-8
IV.G-6	Interior Noise Standards .....IV.G-9
IV.G-7	Exterior Noise Standards .....IV.G-9
IV.G-8	County of Los Angeles Construction Noise Restrictions.....IV.G-9
IV.G-9	Typical Levels of Groundborne Vibration.....IV.G-10
IV.G-10	Typical Outdoor Construction Noise Levels.....IV.G-13
IV.G-11	FTA Construction Vibration Impact Criteria for Building Damage .....IV.G-19
IV.G-12	Vibration Source Levels for Construction Equipment .....IV.G-19

IV.I-1	Water Supplies by Source for Los Angeles County in Acre-Feet per Year .....	IV.I-21
IV.I-2	Water Demands by IRWM Region/Subregion in Acre-Feet per Year .....	IV.I-22
IV.I-3	Landfills Serving Unincorporated Areas.....	IV.I-24
V.A-1	Alternatives Impact Comparison .....	V-2
V.A-2	Alternatives Project Objectives Comparison.....	V-2

<b>FIGURE</b>		<b>PAGE</b>
III.B-1	Project Location Map .....	III-1
III.B-2	Project Location Map: Green Zones Program.....	III-1
III.C-1	Environmental Justice Screening Method Scores .....	III-3
III.E-1	Los Angeles County Planning Areas.....	III-5
III.E-2	Zone Changes and General Plan Amendments .....	III-13
IV.B-1	Critical Habitat.....	IV.B-9
IV.B-2	Significant Ecological Areas .....	IV.B-11
IV.B-3	HCPs and NCCPs .....	IV.B-12
IV.C-1	USGS 7.5-Minute Quadrangle Index Map.....	IV.C-8
IV.D-1	Los Angeles County Hazardous Waste Facilities .....	IV.D-9
IV.D-2	Large Volume Solid Waste Transfer and Processing Facilities in Los Angeles County in 2018.....	IV.D-9
IV.D-3	Typical Contaminants from Land Use Sources .....	IV.D-9
IV.D-4	Airports within 2 miles of Project Location .....	IV.D-12
IV.D-5	Los Angeles County Operational Area Disaster Routes.....	IV.D-12
IV.D-6	Los Angeles County Fire Hazard Severity Zones and Responsibility .....	IV.D-13
IV.E-1	Los Angeles County State Water Board Impaired Streams and Water Bodies .....	IV.E-9
IV.E-2	California Regional Water Quality Control Boards .....	IV.E-11
IV.E-3	Los Angeles County Groundwater Basins .....	IV.E-12
IV.E-4	Sustainable Groundwater Management Act Basin Prioritization 2019 .....	IV.E-17
IV.E-5	Los Angeles County Watersheds .....	IV.E-18
IV.E-6	Los Angeles County Tsunami Inundation Zones and Flood Zones .....	IV.E-21
IV.E-7	Los Angeles County Stormwater Infrastructure.....	IV.E-23
IV.F-1	Slope .....	IV.F-13
IV.I-1	Antelope Valley Water Agencies Service Areas.....	IV.I-15
IV.I-2	Integrated Water Supply Management Regions .....	IV.I-15
IV.I-3	Wastewater Treatment Facilities .....	IV.I-17
V.D-1	Reduced Green Zone Districts Communities Alternative .....	V-7

## APPENDICES

A	Ordinance No. Draft 10/15/2020
B	Notice of Preparation (NOP) and NOP Comment Letters
C	Initial Study
D	Draft Programmatic Health Impact Assessment
E	2014-2016 303(d) List of Water Quality Limited Segments and 305(b) Surface Water Quality Assessment for Regions 4, 5, and 6

# SECTION I

## EXECUTIVE SUMMARY

---

This section of the Program Environmental Impact Report (PEIR) for the proposed Los Angeles County (County) Green Zones Program (Green Zones Program or proposed program) has been prepared pursuant to the California Environmental Quality Act (CEQA). In accordance with Section 15123 of the State CEQA Guidelines, this section of the PEIR contains an overview of the proposed program, its potential environmental impacts and mitigation measures, a summary of the alternatives to the proposed program evaluated in this PEIR and their ability to reduce or avoid significant effects of the project, areas of controversy, and issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.

### A. INTRODUCTION

As required by CEQA, this PEIR (1) assesses the potentially significant direct, indirect, and cumulative environmental effects of the proposed program; (2) identifies potential feasible means of avoiding or substantially lessening significant adverse impacts; and (3) evaluates a range of reasonable alternatives to the proposed program, including the required No Project Alternative. The County is the lead agency for the proposed project evaluated in this PEIR and has the principal responsibility for certifying the PEIR and approving the proposed program. Pursuant to the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000 et seq.), this PEIR consists of an evaluation of the effects of the entire proposed program. This PEIR will be used by the County to evaluate the environmental implications of adopting the proposed program. Prior to approving the proposed program, the County must consider the information contained in the PEIR, determine whether the PEIR was properly prepared in accordance with CEQA (Public Resources Code [PRC], § 21000 et seq.) and the CEQA Guidelines, determine that it reflects the independent judgment of the lead agency, adopt findings concerning the proposed program's significant environmental impacts and alternatives, and adopt a Statement of Overriding Considerations if the proposed program would result in significant impacts that cannot be avoided.

### B. PROJECT SUMMARY

#### Project Description Synopsis

The project description (Section III of the PEIR) is derived from the draft ordinance and the draft zoning and proposed zone changes and plan amendments (Title 22) (see Appendix A, *Ordinance No. Draft 10/15/2020*). The proposed program includes a proposal to adopt the Green Zones Program to promote environmental justice by providing zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect communities surrounding these land uses. The Green Zones Program seeks to enhance protection of sensitive uses, where such uses are adjacent to certain industrial and manufacturing uses, pursuant to historic development patterns and the land use designations in the County General Plan or County Zoning Ordinance. The Green Zones Program works within the land use development pattern in the Land Use Element of the County General Plan and does not alter anticipated growth in the unincorporated County or increased population density, density of dwelling units, or density of industrial or manufacturing land uses. Eleven communities referred to as Green Zone Districts (Element 1) identify locations within the unincorporated County where the existing land use pattern has the potential to adversely affect sensitive uses. The addition of development standards for New Sensitive Uses (Element 2) of the proposed program provides protections to sensitive uses, such as multi-family residential developments, that locate near existing industrial uses. The Recycling and Waste Management revisions (Element 3) of the proposed program would result in providing a better-regulated and updated process in alignment with new State regulations to permit new types of recycling processing facilities using newer technologies in order to meet State requirements, and to further define and provide specific regulations for automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities. While revisions to Title 22 would result in more locations where recycling and waste management facilities could be permitted, these facilities will require a discretionary review through a Conditional Use Permit (CUP) to be established as a primary use, and the requirements include restrictions on automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from environmentally sensitive areas, including Hillside Management Areas (HMAs), Significant Ecological Areas (SEAs), and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, in-vessel organic waste facilities are prohibited in Agricultural Resource Areas (ARAs). The following five elements of the proposed program and the associated amendments to the County Zoning Code are described in more detail below.

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

Element 1 adds Chapter 22.84 to the Zoning Code to establish the Green Zone Districts of the proposed program to minimize potential adverse health and safety impacts to communities that are disproportionately affected by toxic air pollutants and contaminants such as respirable particulate matter (PM<sub>10</sub>) and odors generated from various land uses, and to promote clean industrial uses (herein referred to as the “Green Zone Districts”). The Green Zone Districts are identified as the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Whittier-Los Nietos, West Rancho Dominguez-Victoria, and Willowbrook (see Figure III.E-1, *Los Angeles County Planning Areas*, in Section III, *Project Description*). This new chapter creates development standards and procedures for existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel, or within 500 feet of a residential use on an incorporated parcel to minimize adverse effects related to odor, noise, aesthetic, soil contamination, vehicle circulation, and air quality on nearby sensitive uses. Green Zone Districts are a set of geographic zoning overlays identified based on the high number of stationary sources of pollution near sensitive uses (e.g., residences, schools, and parks) using geographic information system (GIS) data as part of the Environmental Justice Screening Method (EJSM). Green Zone Districts would establish new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses if properties are located within a 500-foot radius of a sensitive use of another unincorporated area property or a residential use on a property within incorporated city boundaries (see Table III.E-1, *Planning and Permitting Requirements*; and Table III.E-2, *Development Standards*, in Section III, *Project Description*). The zoning code (Title 22) changes would apply to new industrial uses and also require a Schedule for Compliance for existing industrial uses/businesses in the Green Zone District communities. The Schedule for Compliance provides a specific timeline for compliance (3, 5, or 7 years) with the new development standards based on the required changes and the type of permitting process. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow certain industrial uses in these communities by-right or in close proximity to sensitive uses and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements.

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

Element 2 adds Chapter 22.130 to the Zoning Code to regulate and set development standards for new sensitive uses proposed adjacent to or adjoining an existing, legally-established industrial, recycling or solid waste, or vehicle-related use (herein referred to as “New Sensitive Uses”). Sensitive uses would be defined in Title 22 to include a range of land uses where individuals are most likely to reside or spend time, including dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship. Sensitive uses shall not include a caretaker residence. New sensitive uses that locate adjacent to or adjoining an existing, legally established industrial, recycling or solid waste, or vehicle-related use would be required to comply with development standards including landscaping, buffering, and open space. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

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

Element 3 includes revisions to Recycling and Waste Management standards and regulations, including Supermarket Accessory Recycling Collection Centers. The County currently regulates recycling facilities as junk and salvage and narrowly regulates solid waste facilities, which are allowable in M-2 (Heavy Manufacturing) designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a conditional use permit (CUP) for primary facilities, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities would be prohibited in ARAs. Additionally, Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County, and would not increase density or require additional development.

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

Element 4 adds Chapter 22.128 to the Zoning Code to regulate and set development standards for storage enclosure requirements for Recycling and Solid Waste (herein referred to as “Storage Enclosures for Recycling and Solid Waste Revisions”). Any new development or expansion of existing structures is currently required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. This element does not increase density, encourage new development, or change the allowable uses in any zone.

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

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

This element includes the addition of specific recycling and solid waste uses into Title 22 definitions to be regulated countywide. This includes new organic waste facilities such as anaerobic digestion, chipping and grinding, mulching, and composting. This also includes re-categorizing junk and salvage and auto-dismantling yards under recycling facilities to allow for improved regulation with new development standards for these types of uses. This also includes changes to various sections of Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) to be consistent with new standards and Schedule for Compliance related to Green Zone Districts (Chapter 22.84). This also makes changes to various sections in Division 10 (Community Standards Districts), including language in Application of Community Standards Districts to Property (22.300.030) and Community Standards Districts for the following communities: Avocado Heights (22.308), East Los Angeles (22.316), and Florence-Firestone (22.324), to be consistent with new development standards in the overlapping Green Zone Districts (Chapter 22.84). Finally, this makes changes to various chapters in Division 3 to update land use regulation summary tables by zones for consistency with new use and development standards. Green Zones Program Element No. 5, *Addition of New Uses and Re-defining/Categorizing Uses in Title 22*, was determined to not have the potential to result in a direct physical change to the environment. Element No. 5 consists of revisions that would redefine and recategorize recycling and waste management uses only. No changes to development standards, permitting requirements, or changes to where these uses would be permitted is being proposed in this element of the proposed program. As a result, this element of the Green Zones Program was not included in the environmental analysis in this document.

#### **General Plan Amendment Revisions**

In addition to the revisions to Title 22, the proposed program would also include a General Plan Amendment to ensure consistency with the proposed revisions to Title 22. The proposed program’s General Plan Amendment component consists of text changes to policies in Chapter 3 (Guiding Principles), Chapter 6 (Land Use Element), Chapter 13 (Public Services and Facilities Element), Chapter 14 (Economic Development Element) and Appendix C (Land Use Element Resources). The edits and additions to policies in these chapters support the incorporation of the Green Zones Program framework into the General Plan as well as the implementation of the goals of Senate Bill (SB) 1000 and existing environmental justice language in the General Plan.

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

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

In order to retain consistency with the General Plan and Title 22 Zoning Code, 28 parcels are proposed for a Zone change from M-2 (Heavy Manufacturing), to M-1 (Light Manufacturing). Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a Zone change within the Green Zone Districts area are proposed to be changed from the Land Use Designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. (see Figure III.E-2, *Zone Changes and General Plan Amendments*, in Section III, *Project Description*). The purpose of the General Plan amendment and Zone change is to ensure that the current General Plan and zoning designations are consistent with the revisions proposed with Title 22, Green

Zone Districts with regard to intensity of permitted industrial land uses. The 15 parcels included in the General Plan amendment and the total 28 parcels in the Zone change are proposed to occur in the same geographic locations as the Green Zone Districts (Figure III.E-2) and will be evaluated with this element in the analysis.

## Project Objectives

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

- Promote environmental justice in the areas where health of residents may be disproportionately affected by surrounding land uses by providing appropriate zoning requirements for industrial uses, vehicle-related uses, and recycling uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (Senate Bill [SB] 1000)<sup>1</sup> and California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and SB 535).<sup>2,3,4</sup>
- Establish Green Zone Districts that address the communities in the unincorporated areas with incompatible land uses to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution.
- Improve the health and quality of life for surrounding residents of incompatible land uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000) and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).
- Address incompatible land uses, and address issues such as aesthetics, air pollutants such as PM<sub>10</sub> and odors, hazards and hazardous materials, and noise incompatibilities associated with industrial, manufacturing, and commercial land uses, in proximity to sensitive uses and the lack of mechanisms to require appropriate mitigation measures within these communities.
- Include new regulations for recycling and solid waste facilities, to make County regulations consistent with the California Beverage Container Recycling & Litter Reduction Act (PRC Division 12.1),<sup>5</sup> Mandatory Commercial Recycling (14 CCR § 18837, Chapter 9.1),<sup>6</sup> and Short-Lived Climate Pollutants with the intent of reducing pollution associated with waste management, and recycling, including processing of organic waste.
- Facilitate recycling, recycling collection and processing, and organic waste processing, such as composting and chipping and grinding with zoning requirements.

## Project Location

The Green Zones Program would be implemented throughout the unincorporated areas of the County that contain applicable zoning designations and associated land use designations (see Section III, *Project Description*). The number of parcels affected by the proposed program ranges from zero in the Coastal Islands Planning Area to over 68,000 in the Antelope Valley Planning Area. The number of parcels affected by the proposed Green Zone Districts ranges from zero in 6 of 11 County planning areas to 2,161 in the Metro Planning Area.

---

<sup>1</sup> State of California. Approved by Governor September 24, 2006. Senate Bill No. 1000. Available at: [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

<sup>2</sup> California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

<sup>3</sup> State of California. Approved by Governor September 27, 2006. Assembly Bill No. 32. Available at: [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

<sup>4</sup> State of California. Approved by Governor September 30, 2012. Bill Number: SB 535. Available at: [http://www.leginfo.ca.gov/pub/11-12/bill/sen/sb\\_0501-0550/sb\\_535\\_bill\\_20120930\\_chaptered.html](http://www.leginfo.ca.gov/pub/11-12/bill/sen/sb_0501-0550/sb_535_bill_20120930_chaptered.html)

<sup>5</sup> State of California. Effective October 12, 2019. California Law, Public Resources Code, Division 12.1 – California Beverage Container Recycling and Litter Reduction Act [14500-14599]. Available at: [http://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=14581](http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=14581).

<sup>6</sup> Thomas Reuters Westlaw. Effective July 1, 2012. § 18837. Mandatory Recycling of Commercial Solid Waste by Businesses. Available at: [https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1)

## Environmental Review Process

The County initiated the environmental review process through preparation of an Initial Study (see Appendix B, *Initial Study*), as part of the three-step process contemplated by CEQA to identify the appropriate level of environmental documentation to support the County's decision-making process. After applying the standards in Section 15064 of the State CEQA Guidelines, the County determined that a PEIR would be required for the proposed program. Eleven environmental issue areas were determined to have no impact or less than significant impacts in the Initial Study: Aesthetics, Agriculture and Forestry Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, and Wildfire (see Section VI.F, *Effects Not Found to Be Significant*).

Based on the analysis contained in the Initial Study, the County identified nine issue areas to be carried forward for detailed analysis in the PEIR:

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

The County prepared and circulated a Notice of Preparation (NOP) for a 70-day review period, which exceeded the 30 days required under Section 15082(b) of the State CEQA Guidelines (see Appendix C, *NOP and Comments on NOP*). The review period began on June 16, 2020 and closed on August 24, 2020. The NOP was sent to the State Clearinghouse of the California Office of Planning and Research (OPR) and County Clerk for filing on June 11, 2020, and distributed to various federal, state, regional, and local government agencies. Due to impacts of the Covid-19 pandemic and closure of Los Angeles County public facilities, the NOP was provided on the County's website and email notifications were sent to the project's interested parties list as well as a number of email lists identified for Countywide projects. The NOP and Notice of Scoping Meetings were also placed in the multiple newspapers, including the newspaper of general circulation in each area affected by the proposed project: *Antelope Valley Press*, *Daily Breeze*, *East L.A. Tribune* and *Behedere Citizen*, *Gardena Valley News*, *Malibu Times*, *Our Weekly*, *Pasadena Star News*, *San Gabriel Valley Tribune*, *Santa Clarita Valley Signal*, *The Argonaut*, and *Whittier Daily News*. During the NOP scoping period, the County hosted two online scoping meetings held on July 13, 2020, and July 22, 2020, to provide project information and solicit public comments.

## C. AREAS OF CONTROVERSY

CEQA Guidelines Section 15123(b)(2) requires that an EIR identify areas of controversy, including issues raised by other agencies and the public. The County reviewed all comments received during the scoping period and identified 10 areas of potential controversy related to the consideration of the proposed project:

1. Concerns related to shortening the time requirements retroactive measures for existing facilities.
2. The scope of future commercial enterprises that would be subject to the proposed development standards, specifically if such standards would apply to warehouses, metal processing facilities, and land uses that would be subject to development standards in the Green Zone Districts' new standards, and whether the Green Zone Districts would prohibit certain land uses, change by-right land uses established pursuant to the Land Use Element of the General Plan, or require a CUP for an expanded category of land uses.
3. Request for elimination of incompatible land uses by removing all land use designations that allow industrial land uses immediately adjacent to residential land use.
4. Concerns regarding coordination with adjacent incorporated Cities that have industrial land use designations that abut residential land uses in the unincorporated areas of the County.
5. Request for the County to compress the timeframes required for compliance specified in the Ordinance.
6. Request that the Health Impact Study specifically address any available data from e.g. the South Coast Air Quality Management District (SCAQMD), related to auto salvage yards in the scope of Health Impact Assessment (HIA).

7. Consideration of superfund sites in nearby incorporated areas.
8. Concerns related to the availability of adequate parking availability for existing homes.
9. Clarification regarding why population/housing, public services, recreation, and transportation were not identified and needing to be carried forward in the Draft PEIR for detailed evaluation.
10. Request for information regarding collaboration between LA County Department of Public Health and LA County Sustainability Plan planners working with LA County Department of Regional Planning (DRP) to develop Green Zones Program, HIA, and related proposed development standards for community protections.

During the NOP scoping period, comment letters were received from five public agencies (see Appendix C). Issues raised are summarized below:

- **Caltrans:** The Caltrans letter commented that Caltrans does not expect the proposed program approval to result in a direct adverse impact to the existing State transportation facilities.
- **California Department of Fish and Wildlife (CDFW):** The CDFW response letter included seven comments:
  1. Incorporate setbacks that are appropriate to each sensitive natural area type and based on the specific facility type.
  2. Evaluate the potential for organic waste facilities to impact sensitive areas with respect to spreading invasive plants, insects, diseases, and pathogens.
  3. Evaluate the possibility of incorporating setbacks to avoid and/or reduce impacts of landscaping on sensitive plants, wildlife, and habitats
  4. Consider a landscaping plant palette that includes a diversity of drought tolerant native plants, lawn grass alternatives, and plants that benefit and invite birds, beneficial insects, pollinators, and butterflies.
  5. The Draft PEIR should provide an impact analysis of proposed design features on biological resources, and a range of feasible alternatives to ensure that alternatives to design features are fully considered and evaluated (CEQA Guidelines, § 15126.6).
  6. CDFW recommends the Project avoid planting, seeding, or introducing invasive exotic plant species to landscaped areas that are adjacent and/or near native habitat areas. Invasive/exotic plants should be restricted from use in landscape plans for all actions associated with this Project.
- **State of California Department of Justice:** The State of California Department of Justice comment letter raised three issues:
  1. The County Should Strengthen the Buffer Between Industrial Uses and Sensitive Receptors... from 500-feet to 1,000-feet. Additionally, we recommend the County broaden the prohibited uses to include vehicle-related uses.
  2. The County Should Add Requirements to Reduce Noise Impacts.
  3. The County Should Adopt Signage Requirements to Prevent Idling.
- **South Coast Air Quality Management District:** The SCAQMD comment letter included four issues:
  1. **Warehouses.** These comments relate to creation of buffer zones of at least 300 meters from sensitive uses; requiring a percentage of on-road trucks used during operation to be zero emission or near zero emission trucks; requiring warehouse design use such that entrances and exits do not encourage trucks to traverse past residences, and other nearby sensitive uses; requiring warehouse design use such that no trucks queue outside of the facility; limiting the daily number of truck trips allowed to the level analyzed in the certified or approved CEQA document for the warehouse; establishing truck routes which avoid sensitive receptor locations and require that the truck routes be used for truck traffic associated with the warehouse; require that truck routes be clearly marked with trailblazer signs, so that trucks will not enter residential areas that are adjacent to portions of the designated truck routes; require installation of adequate signage that prohibits truck idling in certain locations; restrict overnight truck parking in residential areas; require the installation of electric hook-ups to eliminate idling of main and auxiliary engines during loading and unloading, and when trucks are not in use; ensure that sites are designed with sufficient parking space for charging infrastructure and parking for zero-emissions yard trucks used onsite, as well as additional space potentially for zero emissions on-road trucks that visit the site; require signage that informs truck drivers of California Air Resources Board (CARB) regulations (which include anti-idling regulations); maximize the use of solar energy including solar panels; require the use of electric landscaping equipment, such as lawn mowers and leaf blowers; require use of electric or alternatively fueled sweepers with HEPA filters; maximize the planting

of trees in landscaping and parking lots; use light colored paving and roofing materials; and utilize only Energy Star heating, cooling, and lighting devices, and appliances.

2. **Metal Facilities and Other Industrial Uses.** These comments relate to avoiding siting sensitive land uses within 1,000 feet of chrome platers, requiring the Los Angeles County Department of Regional Planning to consult with SCAQMD to conduct permit cross-checks for new or renewal permit applications for industrial uses (e.g., metal facilities).
  3. **Signage for Submitting Air Quality Complaints.** These comments relate to the inclusion of signage requirements for industrial uses within the Green Zone Districts and subject to SCAQMD rules.
  4. **Damaged Pavement.** This comment relates to addressing odors from damaged pavement at organic and solid waste facilities.
- **San Manuel Band of Mission Indians:** The San Manuel Band of Mission Indians comment letter requested a cultural report, and project plans showing the exact location of the project.

During the NOP comment period, two written comment letters were received from public organizations (Appendix C). Issues raised are summarized below:

- **East Yard Communities for Environmental Justice:** The East Yard Communities for Environmental Justice included six comments:
  1. DRP should reduce the time existing businesses have to comply with the ordinance's requirements from 3, 5, and 10 years to 1, 3, and 5 years, respectively.
  2. CUPs for new businesses should be prohibited for all types of industries listed in Section 22.84.030
  3. DRP should create and commit to the implementation of a Green Zones Interagency Task Force as part of the ordinance.
  4. All polluting businesses within 500 feet of a sensitive use receptor should be 2,500 feet away.
  5. DRP should implement logistical details and restrictions to foster the public health and safety of the surrounding community.
  6. Additional comments for specific CEQA Issue Areas:
    - a. Air Quality
    - b. Biological Resources
    - c. Hazardous Materials
    - d. Land Use
    - e. Noise
    - f. Water Quality
    - g. Cumulative Impacts
- **Communities for a Better Environment:** The Communities for a Better Environment letter included six comments:
  1. Industrial uses should be rezoned rather than requiring additional compatibility requirements.
  2. Reduce compliance schedule timeframe for existing industrial uses to adapt to new requirements.
  3. Reduce operating hours for industrial uses within Green Zones and expand development standards to include cleanup.
  4. Improve inspections and identify a compliance officer to ensure better compliance among all industrial facilities.
  5. Improve guidance for required best practices in Conditional Use Permits.
  6. Expand the industrial facilities included in the list of prohibited uses within Green Zones.

## D. ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed program, the major issues to be resolved include decisions by the lead agency as to the following:

Of the nine issue areas that were carried forward for detailed analysis in the PEIR, three issue areas were analyzed that resulted in significant and unavoidable impacts: Cultural Resources, Noise, and Tribal Cultural Resources. Analysis of the remaining six

issue areas—Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, and Utilities and Service Systems—resulted in less than significant impacts (Table ES.F-1, *Summary of Environmental Consequences*).

## **E. SUMMARY OF PROJECT ALTERNATIVES**

Although the No Project/No Build Alternative would not involve construction activities that would be required to implement the new development standards and other revisions, the proposed program would be the environmentally superior alternative as it would result in the most long-term environmental benefits to 2,778 parcels that would not be provided with the No-Project Alternative.

### **No Project/No Build Alternative**

The No-Project Alternative assumes that the Existing Title 22 Zoning Ordinance and Los Angeles County General Plan 2035 (County General Plan) would remain unchanged. The No-Project Alternative would not impose development standards that would require the construction of additional walls, fencing, lighting, landscaping, solid waste, and recycling enclosures. However, it would fail to provide any of the protections for sensitive uses that are the subject of the proposed program. No revisions to Title 22 would occur with regard to the following eight areas addressed in the proposed project:

- Add Chapter 22.84 to the Zoning Code to establish the Green Zone Districts to minimize potential adverse health and safety impacts to the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Whittier-Los Nietos, West Rancho Dominguez-Victoria, and Willowbrook that are disproportionately affected by toxic air pollutants and contaminants such as PM<sub>10</sub> and odors generated from various land uses and to promote clean industrial uses. Toxic air pollutants such as PM<sub>10</sub> and odors generated from various land uses would continue to increase, at a comparable pace to the growth rate anticipated in the County General Plan for the specified communities.
- The creation of development standards and procedures for existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel in identified Green Zone Districts, or a residential use on an incorporated parcel to minimize adverse effects of operations and maintenance activities such as odors, noise, visual blight, soil contamination, vehicle circulation, and emission of criteria pollutants would not take place.
- A schedule of compliance of 3, 5, and 7 years for existing industrial uses/businesses in the Green Zone Districts communities to meet new development standards to reduce impacts from incompatibilities between sensitive receptors and existing or new industrial uses would not be implemented.
- The addition of Chapter 22.130 to the Zoning Code to regulate and set development standards for new sensitive uses proposed adjacent to or adjoining an existing, legally-established industrial, recycling or solid waste, or vehicle-related uses. The creation of regulations and development standards would eliminate impacts and incompatibilities for new sensitive uses proposed adjacent to or adjoining an existing, legally established industrial, recycling, or solid waste, or vehicle-related uses would not take place.
- The amendment of Chapter 22.140 of the Zoning Code to revise four, delete one, and add six new sections to the chapter for Recycling and Processing Facilities including standards and regulations in compliance with newly adopted State law and requirements for Pallet Yards, Recycling Collection Facilities, Recycling Processing Facilities, Materials Recovery Facility (MRF) and Transfer Stations, Auto Dismantling or Scrap Metal Facilities, Construction and Demolition Waste (C&D) or Inert Debris Processing Facilities, Organic Waste Facilities, Chipping and Grinding or Mulching Facilities, Composting Facilities, In-vessel Facilities, and Solid Waste Facilities would not take place.
- The addition of Section 22.140.660 (Supermarket Accessory Recycling Collection Centers) to establish new development standards for recycling beverage containers as an accessory use to a supermarket in all commercial, mixed-use, and industrial zones would not take place.

- The addition of Chapter 22.128 to the Zoning Code to regulate and set development standards for storage enclosure requirements for Recycling and Solid Waste for new and expanded structures would not take place.
- No updates to the existing General Plan goals and policies would occur towards implementing State environmental justice (EJ) initiatives, and the re-zoning of 28 parcels from Heavy Manufacturing to Light Manufacturing and change in land use designation of 15 parcels from the Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation would not occur.

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

#### **Alternative 2: Reduce the Number of Green Zone Districts Communities Included in the Ordinance Revisions**

Alternative 2 would reduce the scope of Element 1. Elements 2, 3, and 4, as well as the General Plan updates, would remain the same as under the proposed program. This alternative would apply the Green Zone Districts standards to only the five communities with the highest EJSM scores (15–20): East Los Angeles, Florence-Firestone, Willowbrook, West Rancho Dominguez-Victoria, and West Whittier-Los Nietos (see Figure V.D-1, *Reduced Green Zone Districts Communities Alternative*). This would result in approximately 45 percent fewer sensitive uses in the communities not included receiving the benefits of the proposed program. Instead of the Green Zone Districts including the 11 unincorporated communities, the new chapter would create development standards and procedures for 5 communities—East Los Angeles, Florence-Firestone, Willowbrook, West Rancho Dominguez-Victoria, and West Whittier-Los Nietos—for existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel to minimize adverse effects related to odor, noise, aesthetic, soil contamination, vehicle circulation, and air quality on nearby sensitive uses. Fewer parcels would be required to meet a Schedule for Compliance for existing industrial uses/businesses in the Green Zone District communities.

#### **Alternative 3: Remove the Requirement for Retroactive Compliance of Existing Industrial Uses with the Green Zones Program**

Alternative 3 would reduce the scope of Element 1. Elements 2, 3, and 4, as well as the General Plan updates, would remain the same as under the proposed program. Instead of the Zoning Code (Title 22) changes applying to both new industrial uses and existing industrial uses/businesses in the Green Zone District communities, only new industrial uses would be subject to the chapter. Instead of a series of individual construction projects resulting from the ordinance concentrated within a 7-year phased timeframe, only new uses would be required to incorporate the additional development standards into the entitlement process. Alternative 3 would result in less environmental benefits than the proposed program as existing incompatible uses would not be addressed, and would only partially meet the objectives of the proposed program.

## **F. SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

As required by Section 15126 of the State CEQA Guidelines, the determination of potential environmental impacts from the proposed program is based on a comparison of the proposed program to existing conditions. Section 15125(a) of the State CEQA Guidelines specifies that the environmental baseline conditions are the existing conditions as they exist at the time of publication of the NOP for the PEIR (June 2020). In most instances, the most recent complete data sets are for 2020, and in some instances 2014. In accordance with Section 15123 of the State CEQA Guidelines, for each of the nine environmental issue areas that are evaluated in the PEIR, one of three determinations is made: No Impact, Less than Significant Impact, or Significant Impact (Table ES.F-1, *Summary of Environmental Consequences*). For each significant impact, feasible mitigation measures are identified, consistent with the provisions of Section 15126.4 of the State CEQA Guidelines.

TABLE ES.F-1  
SUMMARY OF ENVIRONMENTAL CONSEQUENCES

Impact	Mitigation Measures	Significance after Mitigation
<b>A. Air Quality</b>		
<b>Threshold A-1:</b> Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	No mitigation required	Less than Significant
<b>Threshold A-2:</b> Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	No mitigation required	Less than Significant
<b>Threshold A-3:</b> Expose sensitive receptors to substantial pollutant concentrations?	No mitigation required	Less than Significant
<b>Threshold A-4:</b> Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No mitigation required	Less than Significant
<b>B. Biological Resources</b>		
<b>Threshold B-1:</b> Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	No mitigation required	Less than Significant
<b>Threshold B-2:</b> Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	No mitigation required	Less than Significant
<b>Threshold B-3:</b> Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	No mitigation required	Less than Significant
<b>Threshold B-4:</b> Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	No mitigation required	No Impact
<b>Threshold B-5:</b> Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?	No mitigation required	Less than Significant
<b>Threshold B-6:</b> Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?	No mitigation required	No Impact
<b>Threshold B-7:</b> Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?	No mitigation required.	No Impact
<b>C. Cultural Resources</b>		
<b>Threshold C-1:</b> Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	No feasible mitigation	Significant Impact
<b>Threshold C-2:</b> Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	No feasible mitigation	Significant Impact
<b>Threshold C-3:</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No feasible mitigation	Significant Impact
<b>Threshold C-4:</b> Disturb any human remains, including those interred outside of dedicated cemeteries?	No mitigation required	Less than Significant
<b>D. Hazards and Hazardous Materials</b>		
<b>Threshold D-1:</b> Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	No mitigation required	Less than Significant
<b>Threshold D-2:</b> Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	No mitigation required	Less than Significant
<b>Threshold D-3:</b> Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No mitigation required	Less than Significant
<b>Threshold D-4:</b> Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No mitigation required	Less than Significant
<b>Threshold D-5:</b> For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	No mitigation required	Less than Significant
<b>Threshold D-6:</b> For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?	No mitigation required	Less than Significant
<b>Threshold D-7:</b> Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	No mitigation required	No Impact
<b>Threshold D-8:</b> Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	No mitigation required	Less than Significant
<b>Threshold D-9:</b> Does the proposed use constitute a potentially dangerous fire hazard?	No mitigation required	Less than Significant
<b>E. Hydrology and Water Quality</b>		
<b>Threshold E-1:</b> Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	No mitigation required	Less than Significant
<b>Threshold E-2:</b> Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	No mitigation required	Less than Significant
<b>Threshold E-3:</b> Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?	No mitigation required	Less than Significant
<b>Threshold E-4:</b> Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?	No mitigation required	Less than Significant
<b>Threshold E-5:</b> Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	No mitigation required	Less than Significant
<b>Threshold E-6:</b> Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?	No mitigation required	Less than Significant
<b>Threshold E-7:</b> Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?	No mitigation required	Less than Significant
<b>Threshold E-8:</b> Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	No mitigation required	Less than Significant
<b>Threshold E-9:</b> Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	No mitigation required	No Impact

TABLE ES.F-1  
SUMMARY OF ENVIRONMENTAL CONSEQUENCES

Impact	Mitigation Measures	Significance after Mitigation
<b>Threshold E-10:</b> In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No mitigation required	No Impact
<b>Threshold E-11:</b> Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No mitigation required	No Impact
<b>F. Land Use and Planning</b>		
<b>Threshold F-1:</b> Physically divide an established community?	No mitigation required	No Impact
<b>Threshold F-2:</b> Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	No mitigation required	Less than Significant
<b>Threshold F-3:</b> Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	No mitigation required	Less than Significant
<b>G. Noise</b>		
<b>Threshold G-1:</b> Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	No feasible mitigation	Significant Impact
<b>Threshold G-2:</b> Generation of excessive groundborne vibration or groundborne noise levels?	No feasible mitigation	Significant Impact
<b>Threshold G-3:</b> For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No mitigation required	Less than Significant
<b>H. Tribal Cultural Resources</b>		
<b>Threshold H-1:</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	No feasible mitigation	Significant Impact
<b>I. Utilities and Service Systems</b>		
<b>Threshold I-1:</b> Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	No mitigation required	Less than Significant
<b>Threshold I-2:</b> Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	No mitigation required	Less than Significant
<b>Threshold I-3:</b> Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	No mitigation required	Less than Significant
<b>Threshold I-4:</b> Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	No mitigation required	Less than Significant
<b>Threshold I-5:</b> Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	No mitigation required	No Impact

## SECTION II INTRODUCTION

---

### A. PURPOSE OF THE PROGRAM ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority prior to taking action on those projects. This Draft Program Environmental Impact Report (Draft PEIR) has been prepared to satisfy CEQA, as set forth in the Public Resources Code Section 21000, et seq., and the State CEQA Guidelines, 14 California Code of Regulations, Section 15000, et seq. The PEIR is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the proposed project (in this instance the Los Angeles County Green Zones Program, referred to herein as the Green Zones Program or proposed program), indicate possible ways to reduce or avoid environmental damage, and to identify alternatives to the project. The PEIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

Pursuant to CEQA Section 21067, the Lead Agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.” The County of Los Angeles (County) has the principal responsibility for approval of the Green Zones Program. For this reason, the County is the CEQA Lead Agency for the proposed program.

The intent of the Draft PEIR is to provide sufficient information on the potential environmental impacts of the proposed program to enable County decision makers to make an informed decision which “intelligently takes account of environmental consequences” (CEQA Guidelines Section 15151). The Intended Uses of the PEIR are further articulated in Section III, *Project Description*, of this Draft PEIR.

This Draft PEIR has been prepared in accordance with the requirements of

- CEQA of 1970, as amended (Public Resources Code Section 21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (herein referenced as CEQA Guidelines), as amended (California Code of Regulations Section 15000 et seq.)

The overall purpose of this Draft PEIR is to support the fulfillment of the six major goals of CEQA:

- To disclose to the decision-makers and the public significant environmental effects of the proposed activities.
- To identify ways to avoid or reduce environmental damage.
- To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
- To disclose to the public reasons for agency approvals of projects with significant environmental effects.
- To foster interagency coordination in the review of projects.
- To enhance public participation in the planning process.

Although the PEIR neither controls nor anticipates the ultimate decision on the Green Zones Program, the County must consider the information in the Draft PEIR and make findings concerning each potentially significant impact identified.

The focus of the environmental analysis in this Draft PEIR is on a County scale, which also includes cumulative impacts of implementation of the proposed program, and the alternatives. This document addresses environmental impacts to the level that they can be assessed without undue speculation (CEQA Guidelines § 15145). This Draft PEIR acknowledges this uncertainty and incorporates these realities into the methodology to evaluate the environmental effects of the proposed program, given its long-term planning horizon.

The degree of specificity in an EIR corresponds to the degree of specificity of the underlying activity being evaluated (CEQA Guidelines §15146). Also, the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project (CEQA Guidelines §§ 15151, 15204(a)). The activity being evaluated in this Draft PEIR is the implementation of the Green Zones Program. This Draft PEIR strives to provide as much quantitative detail as feasible regarding the County-wide environmental impacts of the proposed program. Not all impacts can be feasibly and/or accurately quantitatively analyzed at a County-wide level. The geographic scope, consisting of over 3,046 square miles, and complexity represented by the many diverse elements and ordinance revisions played an important role in determining the appropriate level of detail to include in this Draft PEIR.

Pursuant to CEQA Section 15168, a PEIR may be prepared for a series of actions that can be characterized as one large project and are related geographically; logical parts in a the chain of contemplated actions; in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways (CEQA Guidelines §15168).

Use of a PEIR can provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action; ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis; Avoid duplicative reconsideration of basic policy considerations; allow the Lead Agency to consider broad policy alternatives and program wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts; and allow reduction in paperwork (CEQA Guidelines §15168).

The use of a PEIR allows the County to tier later actions from the PEIR If a later activity would have effects that were not examined in the PEIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. The PEIR prepared for the Green Zones Program is intended to provide a description of planned activities that would implement the proposed program and deals with the effects of the proposed program as specifically and comprehensively as possible. The project description in the Draft PEIR has been prepared with a detailed project description, and analysis of the proposed program. As a result, it is intended by the County that environmental review of later activities that require discretionary action could be found to be within the scope of the project described in the PEIR, and no further environmental documents would be required. Additionally, the County's intended use of the PEIR is to simplify the task of preparing environmental documents on later activities in the proposed program by providing the basis in an Initial Study for determining whether the later activity may have any significant effects; be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the proposed program as a whole; and be used to focus an EIR on a later activity to permit discussion solely of new effects which had not been considered before (CEQA Guidelines §15152).

## **B. ENVIRONMENTAL REVIEW PROCESS**

Initiated by the Board of Supervisors in 2015, the Green Zones Program seeks to enhance public health and land use compatibility in the County unincorporated communities that bear a disproportionate pollution burden. The draft Ordinance was prepared over a 5-year period, culminating in the release on May 22, 2020, of a Draft Ordinance for a 90-day public review. Concurrent with public review of the Draft Ordinance, the

County initiated the environmental review process, through preparation of an Initial Study (see Appendix B, *Initial Study*), as part of the three-step process contemplated by CEQA to identify the appropriate level of environmental documentation to support the County's decision-making process. After applying the standards in Section 15064 of the State CEQA Guidelines, the County determined that a PEIR would be required for the proposed program.

Based on the analysis contained in the Initial Study, the County identified nine issue areas to be carried forward for detailed analysis in the PEIR:

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

## **1. Notice of Preparation**

After the PEIR determination was made, the County prepared and circulated a Notice of Preparation (NOP) for a 70-day review period, which exceeded the 30 days required under Section 15082(b) of the State CEQA Guidelines. The review period began on June 16, 2020, and closed on August 24, 2020. The NOP and Initial Study were sent to the State Clearinghouse of the California Office of Planning and Research (OPR) and County Clerk for filing on June 11, 2020, and distributed to various federal, state, regional, and local government agencies. The NOP was provided on the County's website at

<http://planning.lacounty.gov/greenzones/documents> and

[http://planning.lacounty.gov/view/public\\_notice\\_ceqa](http://planning.lacounty.gov/view/public_notice_ceqa),

and email notifications were sent to the project's interested parties list as well as other email lists identified for Countywide projects. The NOP and Notice of Scoping Meetings was also placed in the following newspapers: *Antelope Valley Press*, *Daily Breeze*, *East L.A. Tribune* and *Belvedere Citizen*, *Gardena Valley News*, *Malibu Times*, *Our Weekly*, *Pasadena Star News*, *San Gabriel Valley Tribune*, *Santa Clarita Valley Signal*, *The Argonaut*, and *Whittier Daily News*. The NOP invited public comments regarding environmental issues including the baseline conditions, the scope of the environmental analysis, the impact determinations in the Initial Study, and any alternatives or mitigation measures that the County should consider in the Draft PEIR. In addition, the NOP notified the public and public agencies that the County would host two scoping meetings to present a summary of the proposed program and solicit public comments. Twelve comment letters were received during the NOP comment period. Copies of the NOP and the comment letters submitted in response to the NOP are included in this document (Appendix C, *NOP and Comments on NOP*).

## **2. Scoping Meetings**

In addition to the extensive community outreach undertaken by the County over the 5-year development of the proposed Green Zones Program and Ordinance, the County hosted two scoping meetings to provide project information and solicit public comments. Out of respect for public health and safety requirements necessitated by the COVID-19 pandemic, the scoping meetings were held via Zoom and Facebook Live teleconference. The first meeting was held on Monday, July 13, 2020, from 4:00 to 5:04 p.m. The first meeting was attended by approximately 50 people over the course of the meeting (including the presenters), with 81

registrants for the Zoom Meeting and Facebook Live views. A total of 21 comments were received at the meeting (see Appendix C).

The second meeting was held on July 22, 2020, from 5:00 to 6:22 p.m. The second meeting was attended by approximately 23 people over the course of the meeting (including the presenters), with a total of 34 registrants for the Zoom Meeting and additional Facebook Live views. The 34 total registrants included 12 County registrants and 2 Sapphos Environmental, Inc. registrants. A total of 21 comments were received at the meeting (Appendix C).

### **3. Public Review of the Draft PEIR**

This Draft PEIR is being circulated for the required 45-day public review period in conformance with CEQA and the State CEQA Guidelines, including all applicable requirements with regard to the filing, posting, publication, and distribution of all public notices. It was prepared under the direction and supervision of the County Department of Regional Planning and reflects the County's independent judgment. Interested agencies and members of the public are invited to provide written comments on the Draft PEIR to the contact information shown below.

The Draft PEIR is available for public review on the County website:

[http://planning.lacounty.gov/view/public\\_notice\\_ceqa](http://planning.lacounty.gov/view/public_notice_ceqa)

The County is receiving comment on the Draft PEIR between December 17, 2020, and January 30, 2021.

Public comments should be submitted to the County via email prior to the close of the comment period, or via U.S. Postal Service, postmarked no later than the last day of the comment period:

Taahirah Farris, Regional Planner  
Department of Regional Planning  
320 West Temple Street, 13th Floor  
Los Angeles, California 90012  
213-974-6422

Responses may also be submitted via email to [GreenZones@planning.lacounty.gov](mailto:GreenZones@planning.lacounty.gov).

### **4. Final PEIR and Public Hearings**

Upon completion of the 45-day review period, the County will review all written comments received and prepare written responses for each comment. A Final PEIR will then be prepared incorporating the comments received, responses to the comments, and any changes to the Draft PEIR or supplemental information used that results from the comments received. As specified in Section 15090 of the State CEQA Guidelines, the Final PEIR will then be presented to the Regional Planning Commission and County Board of Supervisors at public hearings for potential certification of the Final PEIR for the Green Zones Program.

The County expects that the Final PEIR will be presented to Board of Supervisors for consideration in June 2021, subject to finalization. The consideration of certification of the Final PEIR will be noted on the County website, at least 10 calendar days prior to the hearing:

<http://bos.lacounty.gov/Board-Meeting/Board-Agendas>

## C. ORGANIZATION OF THE PEIR

This Draft PEIR is organized into nine sections, including an Executive Summary.

- I. **Executive Summary:** The Executive Summary contains an introduction; project summary; areas of controversy known by County including issues raised by other agencies/public during the scoping process; issues to be resolved; summary of project alternatives; and table that provides separate columns for environmental impact summary, mitigation measures, and resulting level of significance.
- II. **Introduction:** This section is composed of the purpose and scope of the PEIR; the environmental review process including the NOP process, scoping meetings, circulation of the Draft PEIR, and public hearings for the project; and the organization of the PEIR.
- III. **Project Description:** This section includes an introduction; a discussion of the project location and boundaries; a discussion of the project background; project objectives; a discussion of project characteristics including project features or elements that would be relevant in assessing any of the environmental topics; discretionary approvals required for the project; and the intended use of the Draft PEIR.
- IV. **Environmental Impact Analysis:** This chapter provides analysis of the project's potentially significant impacts. Each environmental issue addresses setting, project and cumulative impacts, mitigation measures, and impact conclusions. This section includes the environmental analysis for the PEIR for each CEQA Appendix G question that was carried forward for further analysis in the PEIR:
  - A. Air Quality
  - B. Biological Resources
  - C. Cultural Resources
  - D. Hazards and Hazardous Materials
  - E. Hydrology and Water Quality
  - F. Land Use and Planning
  - G. Noise
  - H. Tribal Cultural Resources
  - I. Utilities and Service Systems
- V. **Project Alternatives:** This section includes an introduction; alternatives considered but eliminated from further consideration; and a discussion of the environmentally superior alternative.
- VI. **Other Environmental Considerations:** This section identifies other CEQA considerations:
  - Growth-Inducing Impacts
  - Indirect Impacts of Potential Growth Inducements
  - Significant Unavoidable Impacts
  - Reasons Why the Project Is Being Proposed, Notwithstanding Significant Unavoidable Impacts
  - Significant Irreversible Environmental Changes
  - Effects Not Found to Be Significant
- VII. **List of Preparers**
- VIII. **References**
- IX. **Acronyms, Abbreviations, and Definitions**

## SECTION III

### PROJECT DESCRIPTION

---

#### A. INTRODUCTION

This section of the Los Angeles County (County) Green Zones Program (Green Zones Program or proposed program) Program Environmental Impact Report (PEIR) fulfills the recommendations of Section 15124 of the State California Environmental Quality Act (CEQA) Guidelines, by describing and depicting the location and boundaries that would be subject to the proposed program; providing background on the purpose and need for the proposed program; giving a statement of objectives for the proposed program, including the general technical, economic, and environmental characteristics; and explaining the intended uses of the PEIR. The project description provides the information required to inform the evaluation of direct, indirect, and cumulative impacts that are reasonably foreseeable as a result of the proposed program. The purpose of the PEIR is to serve as an informational document to inform the County Board of Supervisors (Board) in their role as the Lead Agency pursuant to CEQA, and who have the primary discretionary decision in relation to the proposed program, but to also inform all other stakeholders with interest in the proposed program. The project description is derived from the draft ordinance (see Appendix A, *Revised Public Draft Ordinance*) and the draft zoning and proposed zone changes and plan amendments (Title 22).

#### B. PROJECT LOCATION AND BOUNDARIES

The Green Zones Program would be implemented throughout the unincorporated areas of the County that contain applicable zoning designations and associated land use designations. The County is divided into 11 different planning areas, including the Antelope Valley, Santa Clarita Valley, San Fernando Valley, Santa Monica Mountains, Coastal Islands, Westside, South Bay, Metro, Gateway, West San Gabriel Valley, and East San Gabriel Valley planning areas (Table III.B-1, *Green Zones Program County Planning Areas*; Figure III.B-1, *Project Location Map*; and Figure III.B-2, *Project Location Map: Green Zones Program*). The number of parcels affected by the proposed program ranges from zero in the Coastal Islands Planning Area to over 68,000 in the Antelope Valley Planning Area. The number of parcels affected by the proposed Green Zone Districts ranges from zero in six County planning areas to 2,161 in the Metro Planning Area.

**TABLE III.B-1**  
**GREEN ZONES PROGRAM COUNTY PLANNING AREAS**

Planning Areas	Number of Project Parcels in Planning Area	Number of Project Parcels in Green Zone Districts Footprint
Antelope Valley Planning Area	68,265	0
Santa Clarita Valley Planning Area	12,530	0
San Fernando Valley Planning Area	975	0
Santa Monica Mountains Planning Area	8,108	0
Westside Planning Area	1,121	0
East San Gabriel Valley Planning Areas	7,810	301
West San Gabriel Valley Planning Areas	3,603	4
Coastal Islands Planning Area	0	0
Metro Planning Area	25,122	2,161
Gateway Planning Area	2,464	37
South Bay Planning Area	5,385	275

**SOURCE:** County of Los Angeles. October 6, 2015. Los Angeles County General Plan. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf)

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

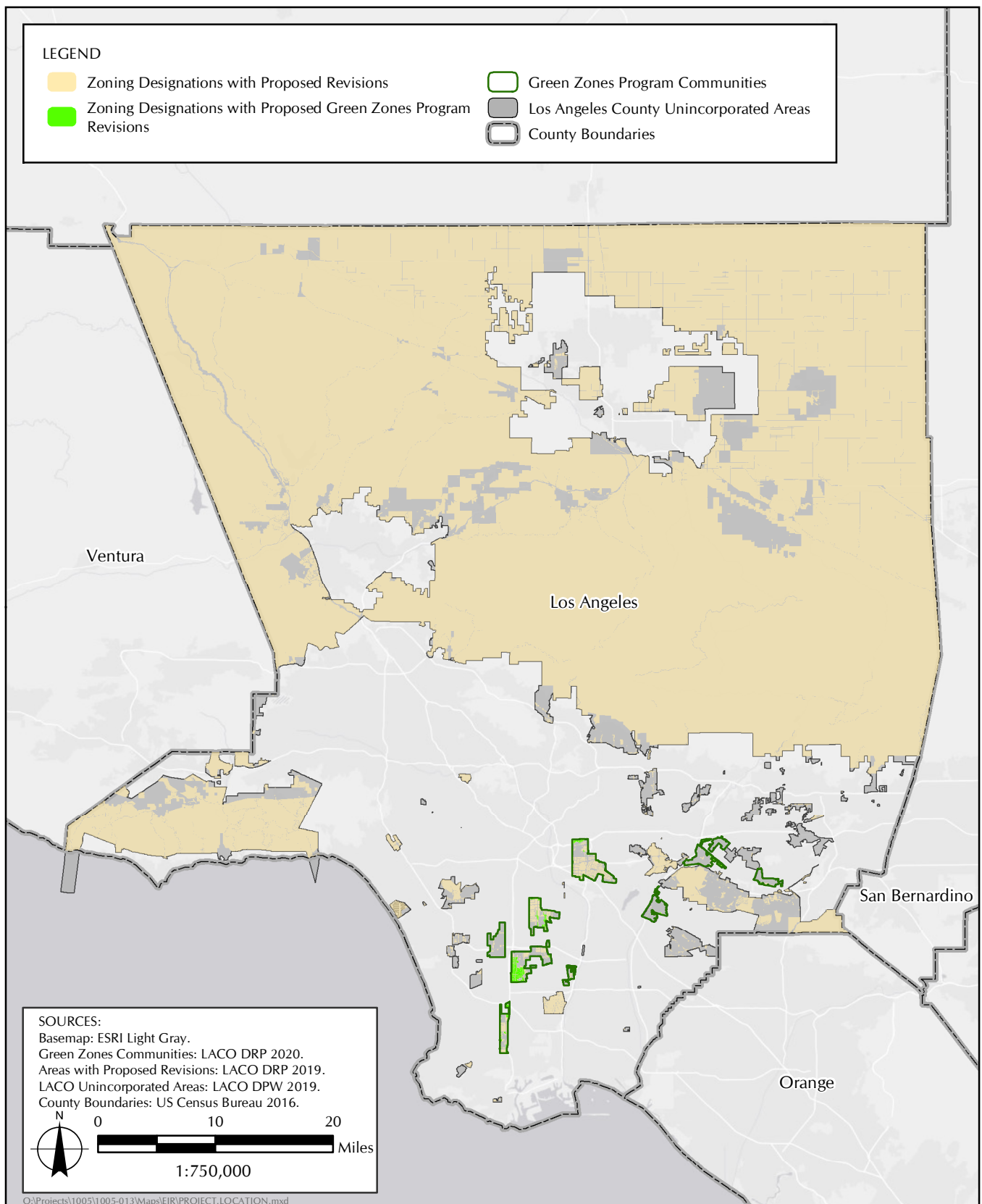


FIGURE III.B-1  
 Project Location Map

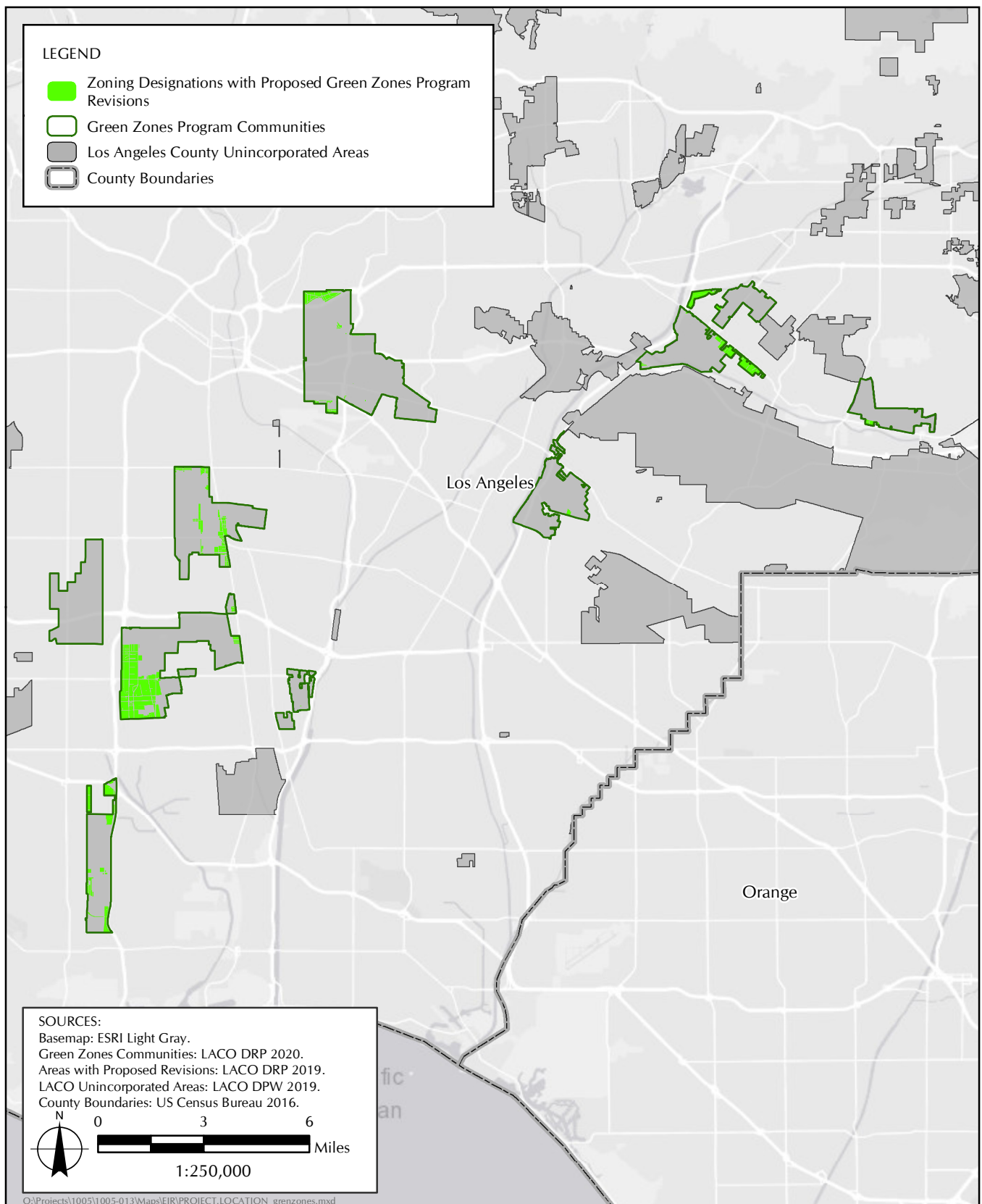


FIGURE III.B-2  
 Project Location Map: Green Zones Program

## C. PROJECT BACKGROUND

For decades, many communities in the unincorporated areas of the County have been disproportionately impacted by pollution from industrial uses, which has impacted air quality, noise, and aesthetics. This pollution has affected the quality of life and health of residents, particularly in communities where zoning and land use patterns resulted in incompatible land uses in close proximity to each other. To address these environmental justice concerns, the Board, on December 8, 2015, instructed the County of Los Angeles Department of Regional Planning (DRP), in coordination with other appropriate departments and stakeholders, to develop targeted land-use policies that can be used to improve the health and quality of life for residents surrounding major sources of pollution, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (Senate Bill [SB] 1000)<sup>1</sup> and California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and SB 535), by including appropriate policies in the General Plan.<sup>2,3,4</sup>

DRP established partnerships with community-based organizations (CBOs) in two unincorporated communities that have historically been burdened by pollution impacts. The collaboration enabled DRP to gather firsthand knowledge and experience from community members that would inform policy and land uses changes. Information gathered from various community surveying events coupled with DRP's historical knowledge of polluting sources and community complaints to Zoning Enforcement related to air quality, odor, and noise led to the proposed new regulations of the Green Zones Program.

One of the tools the County used to develop the Green Zones Program is the Environmental Justice Screening Method (EJSM), which was developed in partnership with the University of Southern California, Dornsife Equity Research Institute (formerly the Program for Environmental and Regional Equity), and Occidental College. EJSM illustrates cumulative risks associated with environmental justice within the County by identifying areas that are disproportionately burdened by and vulnerable to multiple types of pollution and health risks.

The Green Zones Program would address incompatible land uses in proximity to sensitive uses and the lack of mechanisms to require appropriate mitigation measures within these communities in the unincorporated County. The County's Zoning Code (Title 22 – Planning and Zoning) currently regulates industrial uses based on the zoning and land use category, without any considerations for proximity to incompatible land uses, such as sensitive uses.<sup>5</sup>

In addition, the Green Zones Program would include new regulations for recycling and solid waste facilities in the unincorporated areas of the County, which are sources of pollution. The County's Zoning Code currently regulates recycling facilities and uses in certain zones under a single use category: "junk and salvage." The County's Roadmap to a Sustainable Waste Management Future implements goals and policies designed to meet the State's waste diversion goals as set forth in multiple regulations and legislation including the California Beverage Container Recycling & Litter Reduction Act (PRC Division 12.1)<sup>6</sup> and Mandatory Commercial Recycling (14 CCR § 18837, Chapter 9.1).<sup>7</sup> In addition, the County is seeking to reduce emissions consistent with the Short-Lived Climate Pollutants, which is a recent effort

---

<sup>1</sup> State of California. Approved by Governor September 24, 2006. Senate Bill No. 1000. Available at: [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

<sup>2</sup> California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

<sup>3</sup> State of California. Approved by Governor September 27, 2006. Assembly Bill No. 32. Available at: [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

<sup>4</sup> State of California. Approved by Governor September 30, 2012. Bill Number: SB 535. Available at: [http://www.leginfo.ca.gov/pub/11-12/bill/sen/sb\\_0501-0550/sb\\_535\\_bill\\_20120930\\_chaptered.html](http://www.leginfo.ca.gov/pub/11-12/bill/sen/sb_0501-0550/sb_535_bill_20120930_chaptered.html)

<sup>5</sup> County of Los Angeles. Accessed February 26, 2020. Los Angeles County, California – Code of Ordinances. Title 22 – Planning and Zoning. Available at: [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO)

<sup>6</sup> State of California. Effective October 12, 2019. California Law, Public Resources Code, Division 12.1 – California Beverage Container Recycling and Litter Reduction Act [14500-14599]. Available at: [http://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=14581](http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=14581).

<sup>7</sup> Thomas Reuters Westlaw. Effective July 1, 2012. § 18837. Mandatory Recycling of Commercial Solid Waste by Businesses. Available at: [https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1)

under SB 1383 that focuses on waste diversion by promoting organic waste recycling facilities that utilize various up-to-date technologies.<sup>8</sup> In addition, as part of the Green Zones Program, the County is evaluating the feasibility of a Business Incentive and Support Program. If determined to be feasible, such a program would seek to leverage efforts to help businesses become better neighbors through financial assistance or alternative strategies.

The County is proposing the countywide Green Zones Program for the unincorporated areas of the County pursuant to the Los Angeles County General Plan 2035 and Zoning Ordinance to regulate development of industrial uses in proximity to sensitive uses, sensitive uses in proximity to industrial uses, as well as to identify and regulate a set of recycling and solid waste facilities. The proposed ordinance implements relevant goals and policies as set forth below.

The County considered four major strategies:

**1. Land Use Policy.** Environmental Justice issues are inherently related to land use incompatibility and regulations. Toxic pollutants emitted near residential neighborhoods or schools pose serious threats on public health as well as the environment. The Green Zones Program Land Use Policy implementation is proposed to take place through amendments to Divisions 2, 3, 4, 6, 7, 8, and 10 of Title 22. These revisions to Title 22 are the focus of this document (Appendix A).

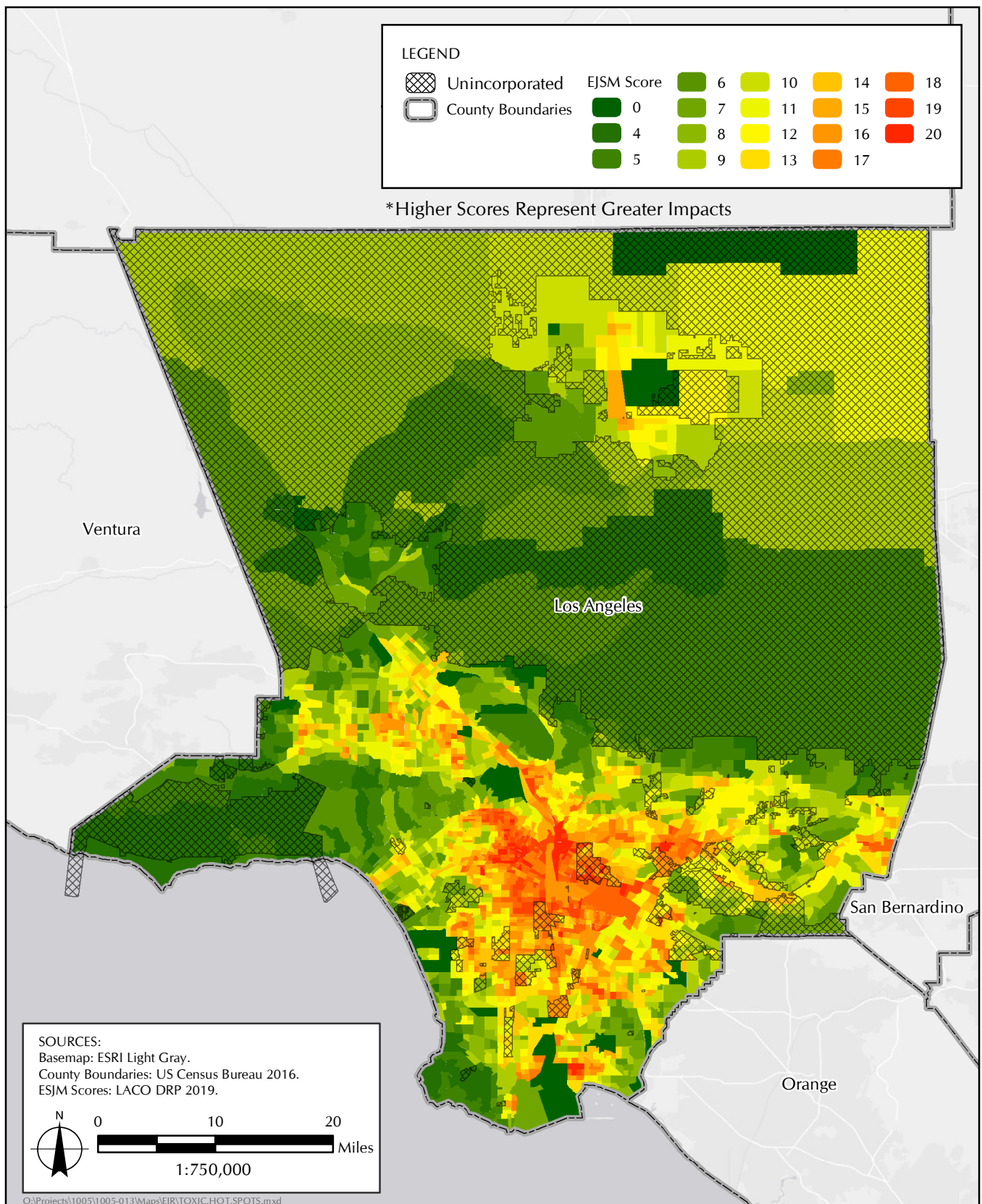
**2. Community Engagement.** The Green Zones Program has been developed through a rigorous community engagement process that raises awareness of environmental justice. Ground-truthing activities in the pilot communities, in partnership with community-based organizations and residents, has helped to document environmental hazards block-by-block, and has informed the proposed program's land use policies and identified Green Zone District communities.

**3. Environmental Justice Screening Method (EJSM).** The Green Zones Program's EJSM identifies stationary sources of pollution and analyzes cumulative environmental impacts, based on experts' recommendations and the information gathered from ground-truthing activities. The EJSM was developed for the County by staff at University of Southern California, Dornsife Equity Research Institute, and Occidental College, who are experts in the field of Environmental Justice, and who were instrumental in helping develop CalEnviroScreen (an industry-standard Environmental Justice analysis for the State). The EJSM creates a scoring system throughout the County at the census tract level based on hazard proximity to sensitive uses, health risk and exposure, social and health vulnerability, and climate change vulnerability. The overall scores illustrate cumulative pollution impacts that are disproportionately borne by people residing in each census tract. An additional analysis was done by DRP to include "Auto Dismantling / Metal Recycling" facilities in the final scoring (Figure III.C-1, *Environmental Justice Screening Method Scores*).

**4. Monitoring and Enforcement.** Monitoring and enforcement strategies are important in environmental justice. The Green Zones Program seeks to develop ways to improve coordination among various regulatory agencies and to support businesses to become better neighbors, helping to mitigate current and prevent future environmental impacts.

---

<sup>8</sup> State of California. Approved by Governor September 19, 2016. Senate Bill No. 1383. Available at: [http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=201520160SB1383](http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB1383)



**FIGURE III.C-1**  
 Environmental Justice Screening Method Scores

## D. PROJECT OBJECTIVES

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

- Promote environmental justice in the areas where health of residents may be disproportionately affected by surrounding land uses by providing appropriate zoning requirements for industrial uses, vehicle-related uses, and recycling uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000)<sup>9</sup> and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).<sup>10,11,12</sup>
- Establish Green Zone Districts that address the communities in the unincorporated areas with incompatible land uses to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution.
- Improve the health and quality of life for surrounding residents of incompatible land uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000) and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).
- Address incompatible land uses, and address issues such as aesthetics, air pollutants such as PM<sub>10</sub> and odors, hazards and hazardous materials, and noise incompatibilities associated with industrial, manufacturing, and commercial land uses, in proximity to sensitive uses and the lack of mechanisms to require appropriate mitigation measures within these communities.
- Include new regulations for recycling and solid waste facilities, to make County regulations consistent with the California Beverage Container Recycling & Litter Reduction Act (PRC Division 12.1),<sup>13</sup> Mandatory Commercial Recycling (14 CCR § 18837, Chapter 9.1),<sup>14</sup> and Short-Lived Climate Pollutants with the intent of reducing pollution associated with waste management, and recycling, including processing of organic waste.
- Facilitate recycling, recycling collection and processing, and organic waste processing, such as composting and chipping and grinding with zoning requirements.

---

<sup>9</sup> State of California. Approved by Governor September 24, 2006. Senate Bill No. 1000. Available at: [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

<sup>10</sup> California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

<sup>11</sup> State of California. Approved by Governor September 27, 2006. Assembly Bill No. 32. Available at: [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

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

<sup>13</sup> State of California. Effective October 12, 2019. California Law, Public Resources Code, Division 12.1 – California Beverage Container Recycling and Litter Reduction Act [14500-14599]. Available at: [http://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=14581](http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=14581).

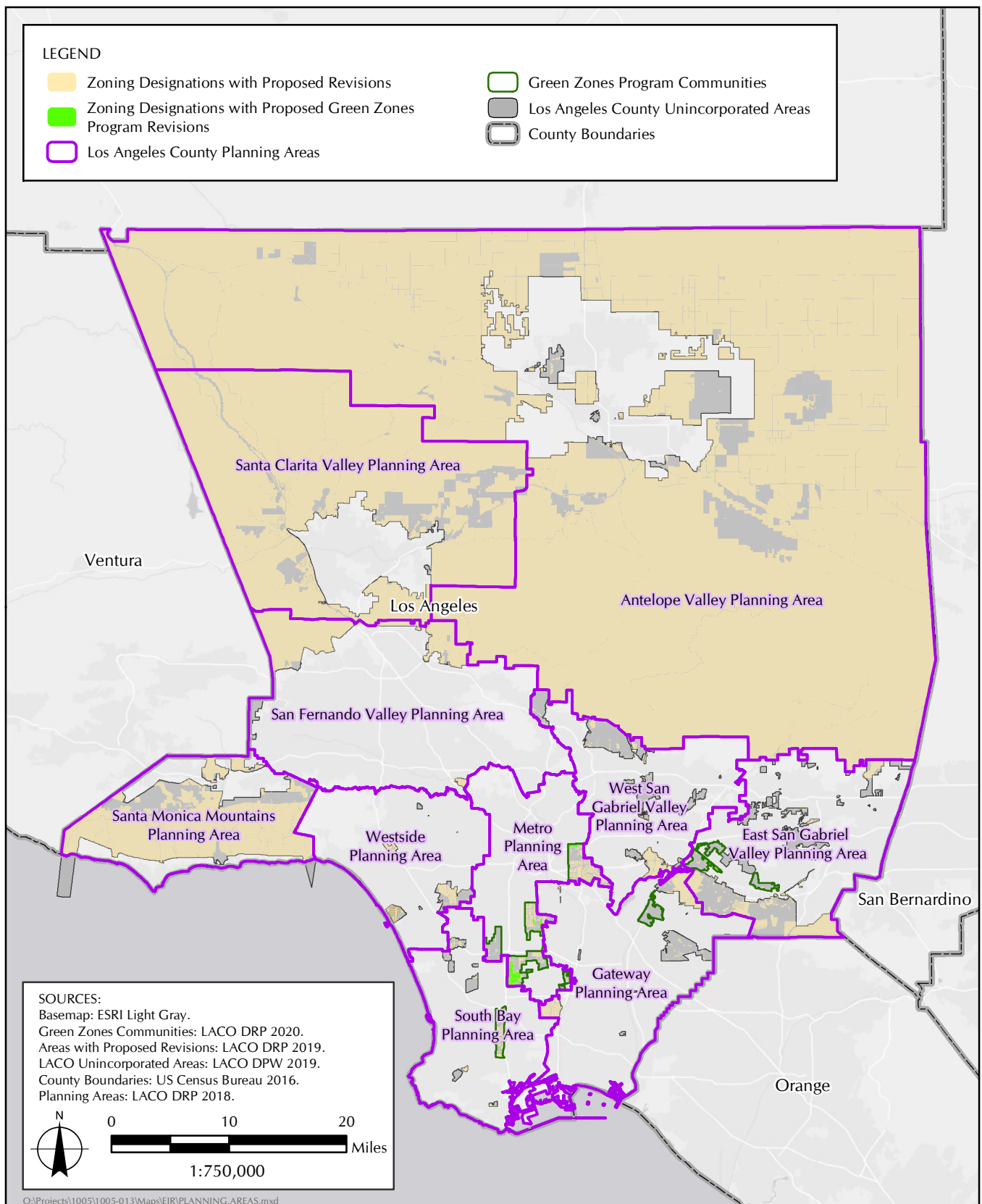
<sup>14</sup> Thomas Reuters Westlaw. Effective July 1, 2012. § 18837. Mandatory Recycling of Commercial Solid Waste by Businesses. Available at: [https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1)

## E. PROJECT CHARACTERISTICS

The program includes a proposal to adopt the Green Zones Program to promote environmental justice by providing zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect communities surrounding these land uses. The Green Zones Program would not involve any new construction or physical development and would not result in increased density. The Recycling and Waste Management revisions element of the Green Zones Program would result in providing a more streamlined and simplified process to permit new types of recycling processing facilities using newer technologies in order to meet State requirements, and to further define and provide specific regulations for automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities. Additionally, the revisions to Title 22 would result in more restricted locations where recycling and waste management facilities could be permitted by restricting automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from Hillside Management Areas (HMAs), Significant Ecological Areas (SEAs), and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in Agricultural Resource Areas (ARAs). The Green Zones Program consists of the following five elements and the associated amendments to the County Zoning Code:

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

Add Chapter 22.84 to the Zoning Code to establish the Green Zone Districts to minimize potential adverse health and safety impacts to communities that are disproportionately affected by toxic air pollutants and contaminants such as PM<sub>10</sub> and odors generated from various land uses and to promote clean industrial uses (herein referred to as the “Green Zone Districts”). The Green Zone Districts are identified as the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Whittier-Los Nietos, West Rancho Dominguez-Victoria, and Willowbrook (Figure III.E-1, *Los Angeles County Planning Areas*). This new chapter creates development standards and procedures for existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel to minimize adverse effects related to odor, noise, aesthetic, soil contamination, vehicle circulation, and air quality on nearby sensitive uses. Green Zone Districts are a set of geographic zoning overlays identified based on the high number of stationary sources of pollution near sensitive uses (e.g. residences, schools, and parks) using geographic information system (GIS) data as part of the EJSM. Green Zone Districts would establish new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses if properties are located within a 500-foot radius of a sensitive use of another unincorporated area property or a residential use on a property within incorporated city boundaries (Table III.E-1, *Planning and Permitting Requirements*; Table III.E-2, *Development Standards*). The zoning code (Title 22) changes would apply to new industrial uses and also require a Schedule for Compliance for existing industrial uses/businesses in the Green Zone District communities. The Schedule for Compliance provides a specific timeline for compliance (3, 5, or 10 years) with the new development standards based on the required changes and the type of permitting process. Currently the zoning and land use designations for the eleven districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements.



**FIGURE III.E-1**  
 Los Angeles County Planning Areas

TABLE III.E-1  
PLANNING AND PERMITTING REQUIREMENTS

Sub-Element Number	Green Zones Program Element and Sub-Elements	Zones Where Development Standards Apply	Proposed Green Zones Program Prohibited Uses	Proposed Green Zones Program Prohibited Areas	Proposed Green Zones Program Permit Required	Minimum Lot Size
1	Green Zone Districts	M-1, M-1.5, M-2, and M-2.5 (only within Green Zone District Boundaries)  Industrial areas within the Green Zone District Boundaries	a. Acid manufacture b. Cement, lime, gypsum, or plaster of paris manufacture c. Distillation of bones d. Drop hammers e. Forging works f. Explosives g. Fertilizer manufacture h. Gas manufacture i. Glue manufacture j. Smelting of tin, copper, zinc or iron ores k. Tannery or the curing or storage of raw hides l. Metal plating m. Polymer plastics and foam manufacture	N/A	N/A	N/A
2	New Sensitive Uses	A-1, A-2, O-S, R-R, W, R-A, R-1, R-2, R-3, R-4, RPD, C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, CPD, M-1, M-1.5, M-2, M-2.5, MPD, C-RU, MXD-RU, IT, MXD, SP (only within adjacent to or adjoining an existing industrial, recycling or solid waste, or vehicle-related use in zones M-1, M-1.5, M-2, or M2.5	N/A	N/A	N/A	N/A
3	Recycling and Waste Management Revisions	C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, M-2.5, A-2, IT  Areas of recycling and organic waste uses, including supermarket accessory recycling centers	N/A	N/A	N/A	N/A
3b	Pallet Yards	M-1, M-1.5, M-2, and M-2.5	N/A	a. Significant Ecological Areas. b. Very High Fire Hazard Severity Zones. c. Agricultural Resource Areas.	CUP	N/A
3c	Recycling Collection Facilities	M-1, M-1.5, M-2, and M-2.5	N/A	N/A	CUP	N/A
3d	Recycling Processing Facilities	See below	N/A	See below	CUP	
	Materials Recovery Facility (MRF) and Transfer Station	M-2, and M-2.5	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zones c. Hillside Management Areas	CUP	N/A
	Auto Dismantling or Scrap Metal Facilities	M-2, M-2.5	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zones c., and Hillside Management Areas	CUP	N/A
	C&D or Inert Debris Processing Facilities	M-1, M-1.5, M-2, M-2.5, and A-2 (Except C&D prohibited in A-2)	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zone (for C &D only) c. Agricultural Resource Areas d. and Hillside Management Areas	CUP	N/A
3e	Organic Waste Facilities	M-1, M-1.5, M-2, and M-2.5	N/A	N/A	CUP	N/A
	Chipping and Grinding or Mulching Facilities	M-1, M-1.5, M-2, M-2.5, and A-2	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zone	CUP	1.5 acre
	Composting Facilities	M-1.5, M-2, M-2.5, and A-2	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zone	CUP	3 acre
	Combustion and Non-combustion Biomass Conversion Organic Waste Facilities	M-2, M-2.5, and A-2	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zone c. Agricultural Resource Area	CUP	3 acre
3f	Solid Waste Facilities	M-2, and M-2.5	N/A	N/A	CUP	N/A
3g	Supermarket Accessory Recycling Collection Facilities	C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5	N/A	N/A	Site Plan Review	N/A
4	Storage Enclosures for Recycling and Solid Waste	All zones except R-1, R-2, R-A, , A-1  New non-residential uses or residential uses with more than 4 units with solid waste/recycling storage onsite	N/A	N/A	Site Plan Review	N/A

**TABLE III.E-2  
DEVELOPMENT STANDARDS**

Sub-Element Number	Green Zones Program Element and Sub-Elements	Sensitive Use Buffer Area of Affect (Feet)	Walls (feet)	Landscaping Setback (feet)	Landscaping Requirement	Enclosed Building	Air Filtration	Vehicle Circulation	Storage of Materials	Signage	Surfacing	Lighting	Maintenance	Hours of Operation
1	Green Zones Districts	22.84 and 22.130 (new Chapters)	500	4 to 8	5-foot minimum	1 15-gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	New Sensitive Uses	22.13(new chapter)	8	8-foot minimum	15 foot minimum	All landscaping shall be drought-tolerant and include a mix of shrubs, turf, trees, or vertical landscaping	Yes	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	Recycling and Waste Management Revisions	See below	See below	See below	See below	See below	See below	See below	See below	See below	See below	See below	See below	See below
3a	Pallet Yards	N/A	8 to 15	5 feet minimum	1 15-gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	When a pallet yard is adjacent to a sensitive use, the entire operations and storage areas shall be conducted within an enclosed building	When a building enclosure is provided for a pallet yard, an appropriate air filtration system shall be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts	On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that it does not impede with any other permitted activities and avoids impacts on public right-of-way as well as nearby sensitive uses, as approved by the Director	Pallets shall be stored at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.	Each pallet yard shall provide a perimeter identification sign	All areas designated for operations and storage areas shall be paved with impervious surfacing and maintained to the satisfaction of the Director	The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be shielded in such a way that lighting is directed inward to the facility and away from any lots containing residential or agricultural uses	Cleaning and Maintenance. Facility shall be maintained in a clean, safe, and sanitary condition on a daily basis, and maintain a source of running water on site	No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily
3b	Recycling Collection Facilities	500	8 to 12	5 feet minimum	1 15-gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	Any recycling collection facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground, and one toilet that is served by public water and sewer, or otherwise approved by the Director, as well as the Departments of Public Health and Public Works.	N/A	On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that it does not impede with any other permitted activities and avoids impacts on public right-of-way as well as nearby sensitive uses, as approved by the Director	All recyclable materials on site shall be stored in a secured manner in designated receptacles, bins, or pallets, and located on a paved impermeable surface or stored within an enclosed building.	Each recycling collection facility shall provide a perimeter identification sign	Surfacing Requirements. All areas designated for operations and storage of recyclable materials shall be paved and maintained to the satisfaction of the Director and Public Works	Required for areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment	The facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.	No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily

**TABLE III.E-2  
DEVELOPMENT STANDARDS**

Sub-Element Number	Green Zones Program Element and Sub-Elements	Sensitive Use Buffer Area of Affect (Feet)	Walls (feet)	Landscaping Setback (feet)	Landscaping Requirement	Enclosed Building	Air Filtration	Vehicle Circulation	Storage of Materials	Signage	Surfacing	Lighting	Maintenance	Hours of Operation
3c	Recycling Processing Facilities	N/A	If a recycling processing facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping shall be provided according to the requirements set forth in Chapter 22.84 (Green Zones District).	8 to 12	5 feet minimum	1 15-gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	Air Filtration. When a building enclosure is provided for a recycling processing facility operation, an appropriate air filtration system shall be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts	On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that it does not impede any other permitted activities and avoids impacts on public right of way as well as nearby sensitive uses, as approved by the Director	All recyclable materials shall be stored on site in designated receptacles, bins, pallets, or areas	All signs shall be in conformance with Part 10 of Section 22.52 of the County Code; except that informational signs shall be provided pursuant to 22.114.100 (Directional and/or Informational Signs), and no freestanding signs or portable signs are permitted	All areas designated for operations, storage of materials, and vehicular access shall be paved and maintained to the satisfaction of the Director and Public Works, to prevent offsite water leak or contamination, or tracking of dust or mud	The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural use	Facility shall be maintained in a clean, safe and sanitary condition on a daily basis, and maintain a source of running water on site.	No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily
3d	Organic Waste Facilities	Varies from 500 to 1,500 feet	If an enclosed chipping and grinding or mulching facility site is located within a 500-foot radius from a lot containing a sensitive use, walls and landscaping shall meet the following requirements; 8 to 12	8 to 12	5 feet minimum; (2) Such landscaping area shall be planted with one 15-gallon tree for every 50 square feet. The remaining area shall also be landscaped. All plants provided for required landscaping shall be drought-tolerant; (1) When the facility adjoins a lot containing a sensitive use, a minimum of 10 feet of landscaped setback shall be provided along the adjoining property lines	1 15-gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	When a building enclosure is provided for facility operation, an appropriate air filtration system shall be required for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts	On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.	a. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility once per week, or as otherwise approved by the Director. b. All recyclable materials stored on site shall be in designated areas or in receptacles, bins, or pallets in a secured manner, or within an enclosed building.	Each organic waste facility shall provide a perimeter identification sign	All areas designated for operations, storage of materials, and vehicular access shall be maintained and controlled so as to prevent excessive dust generated from operation, offsite water leak or contamination, or tracking of dust or mud, to the satisfaction of the Director and Public Works.	Required for areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment	Facility shall be maintained in a clean, safe and sanitary condition at all times, and maintain a source of running water on site.	No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily

TABLE III.E-2  
DEVELOPMENT STANDARDS

Sub-Element Number	Green Zones Program Element and Sub-Elements	Sensitive Use Buffer Area of Affect (Feet)	Walls (feet)	Landscaping Setback (feet)	Landscaping Requirement	Enclosed Building	Air Filtration	Vehicle Circulation	Storage of Materials	Signage	Surfacing	Lighting	Maintenance	Hours of Operation
3e	Solid Waste Facilities	N/A	8 to 12 feet	5-foot minimum	Landscaping area shall be planted with one 15-gallon tree for every 100 square feet. The remaining area shall also be landscaped. All plants provided for required landscaping shall be drought-tolerant	Conversion technology facilities shall provide completely enclosed buildings for all facility operations, including material storage, loading and unloading, and processing of materials.	Conversion technology facilities shall employ an appropriate air filtration system for indoor air quality, in accordance with California Division of Occupational Safety and Health and California Air Resources Board requirements, and for outdoor air quality, in accordance with Air Quality Management Districts.	On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.	Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility within seven days.	In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each solid waste facility or site shall provide a perimeter identification sign.	N/A	The facility, yard, and equipment shall be equipped with adequate lighting to ensure monitoring and operations. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.	N/A	N/A
3f	Supermarket Accessory Recycling Collection Centers	N/A	N/A	N/A	N/A	N/A	N/A	Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site traffic circulation.	a. The recyclable materials shall be deposited and stored in containers that have lids and are made of metal. The containers shall be maintained in good condition and appearance with no structural damage, holes or visible rust, and be free of graffiti. b. When the container is placed near a public or private sidewalk, a minimum of five-foot clearance shall be provided between the container and the sidewalk. c. Vertical stacking of containers or receptacles is prohibited.	One sign with a minimum dimension of two feet in width and two feet in length and maximum dimension of three feet in width and three feet in length shall be permanently fixed on the supermarket accessory recycling collection center in a location visible and with text that is legible to customers and from the front of the nearest street.	d. The containers shall be placed on a paved surface	The supermarket recycling collection center shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses	The recyclable materials shall be deposited and stored in containers that have lids and are made of metal. The containers shall be maintained in good condition and appearance with no structural damage, holes or visible rust, and be free of graffiti.	Hours of operation are limited to 9:00 am to 6:00 pm, Monday through Saturday, and 12:00 pm to 5:00 pm on Sunday

TABLE III.E-2  
DEVELOPMENT STANDARDS

Sub-Element Number	Green Zones Program Element and Sub-Elements	Sensitive Use Buffer Area of Affect (Feet)	Walls (feet)	Landscaping Setback (feet)	Landscaping Requirement	Enclosed Building	Air Filtration	Vehicle Circulation	Storage of Materials	Signage	Surfacing	Lighting	Maintenance	Hours of Operation
4	Storage Enclosures for Recycling and Solid Waste	N/A	N/A	N/A	N/A	All outdoor recycling and solid waste storage areas are required to have a view-obstructing fence or wall in compliance with Section 22.140.430 (Outdoor Storage).	N/A	Outdoor recycling and solid waste storage areas shall not be located in any required yard, parking space, landscaped areas, or other areas required to remain clear of obstructions to comply with Title 26 (Building Code) and Title 32 (Fire Code) of the County Code, and shall not obstruct vehicular or pedestrian circulation.	All waste, compost, and recyclables shall be stored in closed receptacles at all times.	At least one sign, not to exceed four square feet in area, shall be provided for recycling and waste storage areas.	The ground or floor where the storage area is located shall be paved pursuant to Section 22.112.080.E (Paving). The paving shall extend beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works.	N/A	Recycling and solid waste storage areas shall be maintained in a clean, litter-free condition, in such a way that vermin, rodents, or other pests are prevented from entering the area.	N/A

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

Add Chapter 22.130 to the Zoning Code to regulate and set development standards for new sensitive uses proposed adjacent to or adjoining an existing, legally established industrial, recycling or solid waste, or vehicle-related uses (herein referred to as “New Sensitive Uses”). Sensitive uses would be defined in Title 22 to include a range of land uses where individuals are most likely to reside or spend time, including dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship. Sensitive uses shall not include a caretaker residence. New sensitive uses that locate adjacent to or adjoining an existing industrial, recycling or solid waste, or vehicle-related use would be required to comply with development standards including landscaping, buffering, and open space. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

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

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

- i) Revise Section 22.140.120 to apply its existing development standards only to Automobile Impound Yards instead of Automobile Dismantling Yards and Junk and Salvage Yards. Removes auto dismantling yards and junk and salvage yards from this section and adds them to a new section for Recycling Processing Facilities (Section 22.140.680). See below.
- ii) Revise Section 22.140.350 (Mixed Use Developments in Commercial Zones) to incorporate new standards for Supermarket Accessory Recycling Collection Centers in mixed-use developments in Commercial Zones, prohibiting them within 100 feet of a residence.
- iii) Revise Section 22.140.360 (Mixed Use Developments in MXD-RU) to incorporate new standards for Supermarket Accessory Recycling Collection Centers in mixed-use developments in Mixed Use, Rural Zones, prohibiting them within 100 feet of a residence.
- iv) Revise Section 22.140.430 (Outdoor Storage) to add reference to new Green Zone Districts (Chapter 22.84) in existing Code section for Outdoor Storage development standards to exempt uses subject to Green Zone standards from this section, as they would be regulated by new Green Zone standards. Also adds some clarifying language around types of materials for required fencing and walls. Adds Mixed Use Zones to list of zones where alternative fencing materials may be used if use is not fronting a street or highway.
- v) Delete Section 22.140.530 (Scrap Metal Processing Yards) in its entirety. Removes Scrap Metal Processing Yards as a stand-alone section and incorporates this use under Recycling Processing facilities (Section 22.140.680) to be regulated by new standards proposed. See below.
- vi) Add Section 22.140.650 (Pallet Yards) to require a Minor Conditional Use Permit (MCUP) for pallet yards as a primary use in Light Manufacturing and Restricted Heavy Manufacturing Zones (M-1 and M-1.5) and a Site Plan Review in Heavy Manufacturing, Aircraft, and Heavy Industrial (M-2, and M-2.5). In addition, pallet yards would be prohibited in Significant Ecological Areas, High and Very High Fire Hazard Severity Zones, and Agricultural Resource Areas as identified by the County General Plan. Additional development standards include requiring enclosures when adjacent to a sensitive use, solid walls for screening when not enclosed, landscaping buffers, paving, maintenance, lighting, signage, and operation standards.

- vii) Add Section 22.140.660 (Supermarket Accessory Recycling Collection Centers) to establish new development standards for recycling beverage containers as an accessory use to a supermarket in all commercial, mixed-use, and industrial zones.
- viii) Add Section 22.140.670 (Recycling Collection Facilities) to require a Conditional Use Permit (CUP) for recycling collection facilities and require compliance with standards related to minimum lot area, building height, screening, storage, signage, lighting, and maintenance.
- ix) Add Section 22.140.680 (Recycling Processing Facilities) to require a CUP for recycling processing facilities and require compliance with standards for operating recycling processing facilities, including but not limited to auto dismantling yards, scrap metal yards, construction and demolition debris, and inert debris processing facilities. Standards address air filtration, building height, screening, vehicle circulation, storage of materials, signage, paving, access, lighting, and maintenance.
- x) Add Section 22.140.690 (Organic Waste Facilities), which will require a CUP for primary uses. Establishes standards for organic waste facilities, including mulching, chipping and grinding, composting, and combustion and non-combustion biomass conversion organic waste conversion. Standards address air filtration, building height, screening, vehicle circulation, storage of materials, signage, paving, access, lighting, and maintenance. Also establishes requirements and Site Plan Review for small-scale accessory organic waste uses such as composting in Agricultural, Commercial, and Industrial Zones.
- xi) Add Section 22.140.700 (Solid Waste Facilities), which will require a CUP for solid waste facilities. and establishes standards for solid waste facilities, including solid waste, inert debris landfills, and facilities that convert solid waste to gas or energy. Standards address minimum lot size, air quality, enclosure, screening, vehicle circulation, storage of materials, landscaping, signage, access, and lighting.

The County currently permits the above uses without a CUP. Additionally, automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities are currently not prohibited in HMAs, SEAs, and VHFHSZs. The proposed Ordinance would prohibit the above uses in these areas and would require a CUP for these uses.

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

Add Chapter 22.128 to the Zoning Code to regulate and set development standards for storage enclosure requirements for Recycling and Solid Waste (herein referred to as “Storage Enclosures for Recycling and Solid Waste Revisions”). Any new development or expansion of existing is currently required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation.

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

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

Includes the addition of specific recycling and solid waste uses into Title 22 definitions to be regulated countywide. This includes new organic waste facilities such as anaerobic digestion, chipping and grinding, mulching, and composting. This also includes re-categorizing junk and salvage and auto-dismantling yards under recycling facilities to allow for improved regulation with new development standards for these types of uses. This also includes changes to various sections of Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) to be consistent with new standards and Schedule for Compliance related to Green Zone Districts (Chapter 22.84). This also makes changes to various sections in Division 10 (Community Standards Districts), including language in Application of Community Standards Districts to Property (22.300.030) and Community Standards Districts for the following communities: Avocado Heights (22.308),

East LA (22.316), and Florence-Firestone (22.324), to be consistent with new development standards in the overlapping Green Zone Districts (Chapter 22.84). Finally, this makes changes to various chapters in Division 3 to update land use regulation summary tables by zones for consistency with new use and development standards in the ordinance.

Green Zones Element 5, *Addition of New Uses and Re-defining/ Categorizing Uses in Title 22*, was determined to not have the potential to result in a direct physical change to the environment. Element 5 consists of revisions that would redefine and recategorize recycling and waste management uses only. No changes to development standards, permitting requirements, or changes to where these uses would be permitted is being proposed in this element of the Ordinance. As a result, this element of the Green Zones Program was not included in the environmental analysis in this document.

### **General Plan Amendment Revisions**

In addition to the revisions to Title 22, the proposed program would also include a General Plan Amendment to ensure consistency with the proposed revisions to Title 22. The proposed program's General Plan Amendment component consists of text changes to policies in Chapter 3 (Guiding Principles), Chapter 6 (Land Use Element), Chapter 13 (Public Services and Facilities Element), and Appendix C (Land Use Element Resources). The edits and additions to policies in these chapters support the incorporation of the Green Zones Program framework into the General Plan as well as the implementation of the goals of SB 1000 and existing environmental justice language in the General Plan.

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

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

In order to retain consistency with the General Plan and Title 22 zoning code, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. (Figure III.E-2, *Zone Changes and General Plan Amendments*). The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The 15 parcels included in the general plan amendment and the total 28 parcels in the zone change are proposed to occur in the same geographic locations as the Green Zone Districts (Figure III.E-2) and will be evaluated with this element in the analysis.

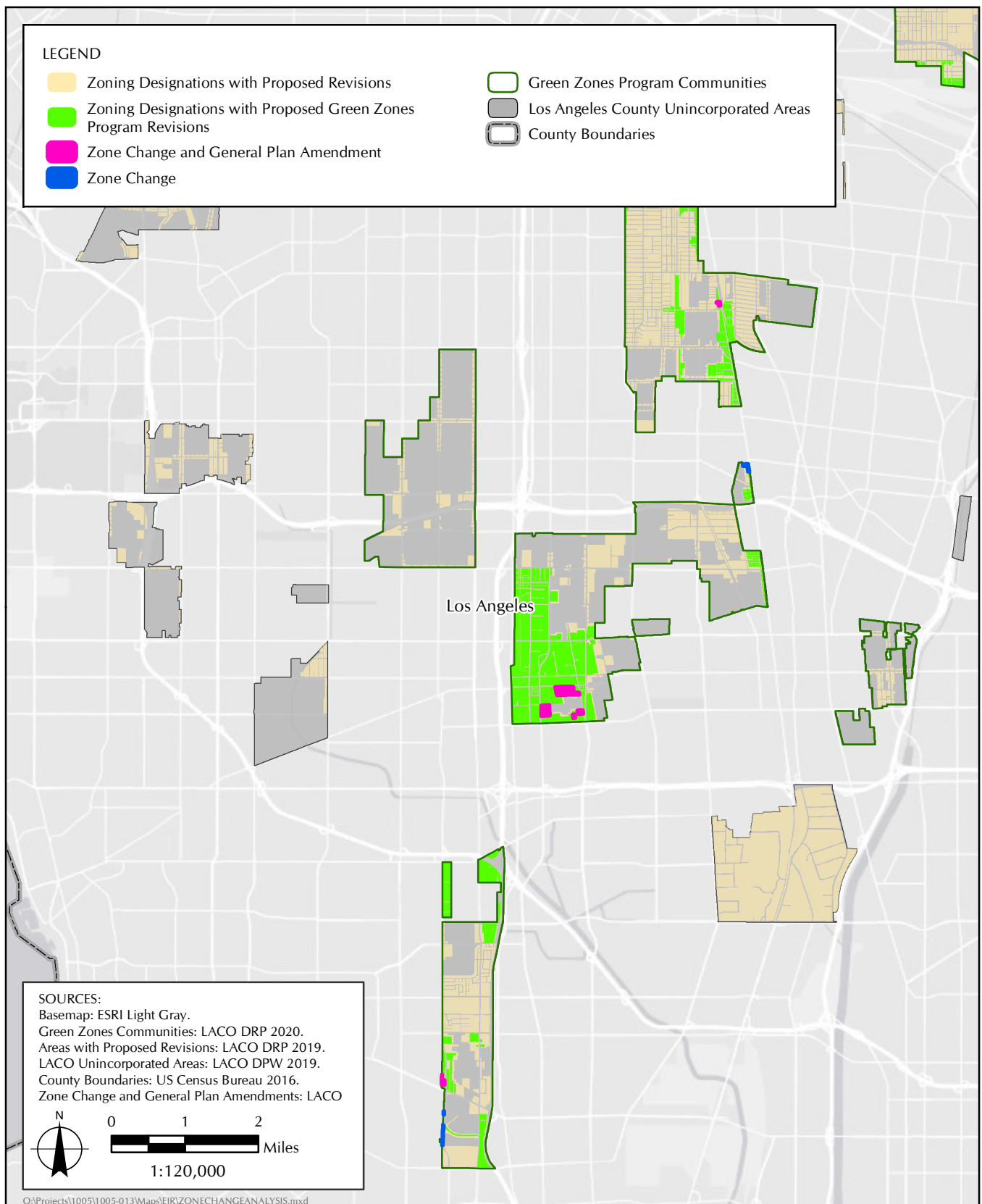


FIGURE III.E-2  
 Zone Changes and General Plan Amendments

Included in the environmental evaluation undertaken in this EIR are the new General Plan Goals and Policies, and revisions to existing General Goals and Policies, which are noted in italics and underlined below:

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

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

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

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

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

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

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

**Other Proposed General Plan Revisions**

Environmental Justice (text box, page 19, Ch.3 Guiding Principle)

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

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

Changes to General Plan LU Element, page 72 ([http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf))

Disadvantaged Unincorporated Legacy Communities (SB 244)

SB 44, which became effective in 2011, requires cities and counties to identify and study the infrastructure needs of disadvantaged unincorporated communities. *These communities were identified and studied only for the infrastructure needs based on the State criteria.* The County used the following criteria to identify “disadvantaged unincorporated legacy communities” as required by state law:

Changes to GP Appendix C (Land Use), IV., page 38 [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-appendices.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-appendices.pdf)

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

At end of Appendix C, add:

V. Environmental Justice Screening Method (EJSM)

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

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

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

The categories of cumulative impact include the following:

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

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

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

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

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

The proposed program would require a CUP for new organic waste recycling facilities and solid waste facilities as the principal (main/primary) land use on parcels located in the A-2 agricultural zone (Table III.E-3, *Existing and Proposed Permit and Review Requirements for Principal Land Uses*). Organic waste recycling facilities and solid waste facilities would not be permitted (allowed) as the principal land use for residential zones, commercial zones, or other agricultural, open space, resort and recreation, and watershed zones (A-1, O-S, R-R, and W).

For industrial zones, the proposed program would require a MCUP for pallet yards as the principal land use for parcels in the M-1 or M-1.5 zone. A ministerial site plan review (SPR) would be required for pallet yards as the principal land use for parcels in the M-2 or M-2.5 zone. A CUP would be required for all permitted (allowed) recycling and solid waste, including new organic waste, except for combustion and non-combustion biomass conversion and anaerobic digestion uses as primary uses in industrial zones. Recycling processing facilities, combustion and non-combustion biomass conversion organic waste facilities, and solid waste facilities as primary uses would be permitted with a CUP for parcels within the M-2 and M-2.5 zones and not permitted (allowed) within the M-1 or M-1.5 zones.

The proposed program would remove land reclamation and automobile dismantling yards from allowable principal land uses as they would be recategorized and regulated under organic waste and recycling processing facilities, respectively.

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

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

The proposed program would require a ministerial SPR for new organic onsite waste recycling facilities as an accessory land use on parcels located in the A-2 agricultural zone, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, and M-2.5 for accessory organic waste composting, including green waste, mixed-food waste, and vermiculture. (Table III.E-4, *Existing and Proposed Permit and Review Requirements for Accessory Land Uses*).

TABLE III.E-3  
EXISTING AND PROPOSED PERMIT AND REVIEW REQUIREMENTS FOR PRINCIPAL LAND USES

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

Abbreviations:

Zones:

A-1 Light Agricultural	A-2 Heavy Agricultural	O-S Open Space	R-R Resort and Recreation	W Watershed	R-A Residential Agricultural
R-1 Single Family Residence	R-2 Two-Family Residence	R-3 Limited Density Multiple Residence	R-4 Medium Density Multiple Residence	R-5 High Density Multiple Residence	C-H Commercial Highway
C-1 Restricted Commercial	C-2 Neighborhood Commercial	C-3 General Commercial	C-M Commercial Manufacturing	C-MJ Major Commercial	C-R Commercial Recreation
M-1 Light Manufacturing	M-1.5 Restricted Heavy Manufacturing	M-2 Heavy Manufacturing	M-2.5 Aircraft, Heavy Industrial		

Permits:

- = Not permitted                      CUP = Conditional Use Permit                      MCUP = Minor Conditional Use Permit                      SPR = Ministerial Site Plan Review

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

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

TABLE III.E-4  
EXISTING AND PROPOSED PERMIT AND REVIEW REQUIREMENTS FOR ACCESSORY LAND USES

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

*Abbreviations:*  
*Zones:*  
A-1 Light Agricultural                      A-2 Heavy Agricultural                      O-S Open Space                      R-R Resort and Recreation                      W Watershed                      C-H Commercial Highway  
C-1 Restricted Commercial                      C-2 Neighborhood Commercial                      C-3 General Commercial                      C-M Commercial Manufacturing                      C-MJ Major Commercial                      C-R Commercial Recreation  
M-1 Light Manufacturing                      M-1.5 Restricted Heavy Manufacturing                      M-2 Heavy Manufacturing                      M-2.5 Aircraft, Heavy Industrial                      C-RU Rural Commercial                      MXD-RU Rural Mixed Use Development  
  
MXD Mixed Use Development  
*Permits:*  
- = Not permitted                      SPR = Ministerial Site Plan Review  
~~Strikethrough~~ = proposed removal from the existing Title 22 Zoning Code  
**Bold Underline** = proposed addition to the existing Title 22 Zoning Code

## Compliance Schedule

Unincorporated area communities listed in Chapter 22.84 Green Zones Districts of the Zoning Code would require existing land uses subject to the chapter to be brought into full compliance with all applicable requirements in accordance with the compliance schedule:

- **Within 3 Years of the Effective Date of the Ordinance**
  - Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use and subject to Site Plan Review pursuant to Chapter 22.84 (Landscaping on Street Frontage; Perimeter Identification Signs). The 3-year compliance schedule applies when the existing use is subject to a ministerial site plan.
- **Within 5 Years of the Effective Date of the Ordinance**
  - Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use and:
    - Subject to Site Plan Review pursuant to Chapter 22.84 (Solid Walls; Storage of Materials, Vehicles, or Equipment; Surfacing; Recycling and Solid Waste Storage; Vehicular Access and On-Site Circulation; Accessory Structures and Utilities; and Perimeter Identification Signs).
    - Subject to a CUP review pursuant to Chapter 22.84 (Solid Walls; Landscaping on Street Frontage; and Perimeter Identification Signs).
  - Existing uses that are entirely or partially located between a 100-foot radius and a 500-foot radius of any lot containing a sensitive use and subject to a Site Plan Review pursuant to Chapter 22.84 (Solid Walls; Storage of Materials, Vehicles, or Equipment; Surfacing; Recycling and Solid Waste Storage; Vehicular Access and On-Site Circulation; Accessory Structures and Utilities; and Perimeter Identification Signs). The 5-year compliance schedule applies when the existing use is subject to a CUP and signage is required.
- **Within 7 Years of the Effective Date of the Ordinance**
  - Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use and:
    - Subject to Site Plan Review pursuant to Chapter 22.84 (Building Enclosure).
    - Subject to a CUP review pursuant to Chapter 22.84.
  - Existing uses that are entirely or partially located between a 100-foot radius and a 500-foot radius of any lot containing a sensitive use and:
    - Subject to a Site Plan Review pursuant to Chapter 22.85 (Building Enclosure).
    - Subject to a CUP review pursuant to Chapter 22.84.
- **No Later than January 1, 2031**
  - Uses that are subject to a CUP review pursuant to Chapter 22.84 would be required to be brought into full compliance with all applicable requirements no later than January 1, 2031, or cease operation.
- **Upon Discretionary Permit Renewal or Required New Discretionary Permit**
  - All existing uses that have been operating with an approved appropriate discretionary land use permit would be required to be brought into full compliance upon renewal of approved appropriate discretionary land use permits or requirement for a new discretionary permit.

## **F. DISCRETIONARY APPROVALS REQUIRED FOR THE PROJECT**

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

## **G. INTENDED USE OF THIS PEIR**

The County is the lead agency for the proposed program. The Board will be requested to consider certification of the PEIR and is authorized to render a decision on the approval of the proposed program. The County will use this PEIR as part of its review and approval of the Green Zones Program. Lead agencies for individual projects may use this PEIR as the basis of their regional and cumulative impacts analysis. In addition, for projects that may be eligible for CEQA Streamlining, applicable mitigation measures from this PEIR should be incorporated into those projects as appropriate. It is the intent of the DRP that lead agencies and others use the information contained within the PEIR in order to “tier” subsequent environmental documentation of projects implemented as a result of the Green Zones Program in the County.

The County has not identified any public agencies that would be required to use the PEIR to support a related decision-making process, nor have any agencies identified themselves as needing to use the PEIR for subsequent actions.

## SECTION IV

### ENVIRONMENTAL IMPACT ANALYSIS

---

This section of the Program Environmental Impact Report (PEIR) evaluates the potential of the Los Angeles County Green Zones Program (Green Zones Program or proposed program) to result in significant impacts to the environment. This section provides a full scope of environmental analysis in conformance with the California Environmental Quality Act Guidelines (CEQA Guidelines).

Based on the analysis contained in the Initial Study, the County identified nine issue areas to be carried forward for detailed analysis in the PEIR:

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

Each of the sections discussing the nine CEQA issue areas carried forward is structured as follows:

1. Introduction
2. Environmental Setting
  - a. Regulatory Framework
  - b. Existing Conditions
3. Significance Thresholds
4. Impact Analysis
5. Cumulative Impacts
6. Mitigation Measures
7. Level of Significance After Mitigation

The Initial Study identified 11 issue areas that did not warrant being carried forward for detailed analysis in the PEIR:

1. Aesthetics
2. Agriculture and Forestry Resources
3. Energy
4. Geology / Soils
5. Greenhouse Gas Emissions
6. Mineral Resources
7. Population / Housing
8. Public Services
9. Recreation
10. Transportation
11. Wildfire

For each of the 11 sections where the environmental analysis undertaken in the Initial Study determined that there would be no impacts or less than significant impacts, a brief summary of the basis of the determination is provided in Section VI, *Other Environmental Considerations*, and a cross-reference to the applicable section of the Initial Study is provided.

## Cumulative Impact Analysis

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b](1)) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method no. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, this PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger Los Angeles County (County) region surrounding it.

## Population, Households, and Employment Projections

The Los Angeles County General Plan 2035 (County General Plan) includes growth projections for the unincorporated areas of the County based on population, housing, and employment (Table IV-1, *Population, Households, and Employment Projected through 2035 by the County General Plan and SCAG 2012-2035 RTP/SCS*).

**TABLE IV-1  
POPULATION, HOUSEHOLDS, AND EMPLOYMENT PROJECTED THROUGH 2035 BY THE  
COUNTY GENERAL PLAN AND SCAG 2012-2035 RTP/SCS**

	2008	2035	Percentage Increase
Population	1,052,800	1,399,500	33%
Households	298,100	405,500	36%
Employment	237,000	318,000	34%

**SOURCE:** Los Angeles County General Plan 2035;<sup>1</sup> SCAG 2012-2035 RTP/SCS.

These projections are based on the evaluation of the County in the Southern California Association of Governments (SCAG) 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). These estimates serve as general probable forecasts of growth up to the year 2035 and do not indicate assured outcomes.

Additionally, an EIR was certified for the County General Plan prior to its adoption in 2015. The County General Plan Update EIR focuses on impacts from changes to land use associated with physical development and buildout of the proposed land use designations in the County General Plan. The discussion of buildout in the County General Plan Update EIR states that “the ultimate development of unincorporated areas is not tied to a specific timeline,” as the buildout represents the approximate physical development should each land use designation be developed as it is proposed to be mapped by the County General Plan. While the purpose of the County General Plan is to provide the framework for growth in the unincorporated areas through the year 2035,<sup>2</sup> the buildout projections consider all potential future development based on the proposed land use designations, including post-2035. Thus, these buildout projections result in different calculations of projected population, households, and employment than those described in the County General Plan from the SCAG 2012-2035 RTP/SCS, as the buildout projections

<sup>1</sup> Los Angeles County Board of Supervisors. Adopted October 6, 2015. Los Angeles County General Plan 2035. Chapter 4: Background. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>2</sup> Los Angeles County Board of Supervisors. Adopted October 6, 2015. Los Angeles County General Plan 2035. Chapter 1: Introduction. <http://planning.lacounty.gov/generalplan/generalplan>

extend past 2035 (Table IV-2, *Population, Households, and Employment Projected through Buildout by the County General Plan Update Draft EIR*).

**TABLE IV-2**  
**POPULATION, HOUSEHOLDS, AND EMPLOYMENT PROJECTED THROUGH BUILDOUT**  
**BY THE COUNTY GENERAL PLAN UPDATE DRAFT EIR**

	2013	Projected 2035 Buildout	% Increase
Population	1,066,414	2,356,890	121%
Households	300,478	659,409	120%
Employment	252,659	467,736	85%

**SOURCE:** County of Los Angeles Department of Regional Planning, June 2014. Los Angeles County General Plan Update Draft Environmental Impact Report. <http://planning.lacounty.gov/generalplan/eir>

The County General Plan Update EIR includes buildout projections broken down by the 11 planning areas delineated in the County General Plan, as each planning area has its own goals and policies, and patterns of development. The Green Zones Program is particularly relevant to industrial and commercial land uses.

### **Industrial and Commercial Square Footage Buildout**

Table IV-3, *Projected Industrial and Commercial Land Use Buildout – County General Plan*, summarizes the County General Plan Update EIR's data regarding industrial and commercial potential buildout in square footage projected by planning area. It should be noted that historically, jurisdiction-wide buildout levels such as these do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than what is projected. The County General Plan Update EIR projects that buildout associated with the proposed industrial and commercial land use designations would allow for approximately 103 million square feet of industrial use and approximately 98 million square feet of commercial use. This is a 32 percent increase in commercial uses and a 67 percent increase in industrial uses from the time that baseline conditions were evaluated in the EIR in 2014.

The buildout model methods for characterizing the Existing Conditions, Current Conditions (Adopted General Plan), and Proposed Conditions (General Plan 2035) are detailed in Appendix D, *Updated Buildout Methodology*, of the County General Plan Update EIR.

For the purposes of determining the potential buildout of industrial and commercial land uses for the Green Zones Program, this appendix describes the steps taken by the County to derive the buildout projections to anticipate land uses in the County General Plan. To determine the total building square footage for a land use designation, a Building Outline layer was used that was derived from 2008 aerial imagery from which total building square footage was calculated with the number of stories. For parcels which did not have a polygon derived from aerial imagery Building Outline layer, building square footage from the Assessor was used. Additionally, Assessor land use data was used with land use categories such as industrial and commercial in order to determine building square footage per land use.

**TABLE IV-3  
PROJECTED INDUSTRIAL AND COMMERCIAL LAND USE BUILDOUT –  
COUNTY GENERAL PLAN**

Planning Area	Industrial Building Square Footage			Commercial Building Square Footage		
	2014 General Plan Existing Conditions	Projected 2035 Buildout of General Plan	21-Year Percentage Increase	2014 General Plan Existing Conditions	Projected 2035 Buildout of General Plan	21-Year Percentage Increase
Antelope Valley Planning Area	1,465,433	12,606,000	12%	1,938,576	19,652,000	10%
Coastal Islands Planning Area	0	0	0%		0	0%
East San Gabriel Valley Planning Area	6,820,405	12,606,000	54%	5,329,522	17,015,000	31%
Gateway Planning Area	21,391,186	32,251,000	66%	1,907,981	3,100,000	62%
Metro Planning Area	23,132,495	32,985,000	70%	10,665,461	36,356,000	29%
San Fernando Valley Planning Area	3,002,335	3,225,000	93%	92,370	1,246,000	7%
Santa Clarita Valley Planning Area	7,797,938	0	0%	3,390,825	0	0%
Santa Monica Mountains Planning Area	363,706	0	0%	801,692	9,567,000	8%
South Bay Planning Area	3,998,415	6,781,000	59%	2,577,027	3,362,000	77%
West San Gabriel Valley Planning Area	1,179,685	2,206,000	53%	3,450,613	4,253,000	81%
Westside Planning Area	137,438	112,000	123%	1,158,309	3,371,000	34%
<b>County-wide total</b>	<b>69,289,036</b>	<b>102,772,000</b>	<b>67%</b>	<b>31,312,376</b>	<b>97,922,000</b>	<b>32%</b>
<b>Average 21-year planning area percentage growth</b>			<b>48%</b>			<b>31%</b>

**SOURCE:** County of Los Angeles Department of Regional Planning. June 2014. Los Angeles County General Plan Update Draft Environmental Impact Report. Table 3-6. <http://planning.lacounty.gov/generalplan/eir>  
Los Angeles County Enterprise GIS LARIAC 2014 building footprint geospatial data.

In order to characterize the baseline conditions for the Green Zones Program, building footprint data from the County of Los Angeles Enterprise Geographic Information Systems (GIS) Los Angeles Regional Imagery Acquisition Consortium (LARIAC) was used to derive the amount of square footage of industrial and commercial buildings at the time of the preparation of the County General Plan.<sup>3</sup> Using GIS, the building footprints were queried to include only those building footprints within County unincorporated areas and had a land use code of industrial or commercial use. These data were then queried by County Planning Area and summarized in Table IV-3. This analysis determined that the current total building square footage for industrial uses is approximately 69 million square feet, while there are approximately 31 million square feet of commercial uses. This assumes full buildout of the County General Plan land designations, and actual physical development will not be this large.

Additionally, it is important to note that parcels designated Industrial or Commercial by the County General Plan may differ from what the parcel is zoned under the County Municipal Zoning Code. While the County General Plan is a guiding document for the development of land uses in the unincorporated area of the County, parcels zoned for other land uses may fall within the Industrial and Commercial designations, while some parcels zoned as Industrial (M) or Commercial (C) may fall outside of the County General Plan land use designation. Some industrially and commercially designated parcels under the County General Plan will not be zoned for the specific industrial and commercial uses under the Green Zones Program. Therefore, the approximately 69 million square feet and 31 million square feet of potential industrial and commercial uses remaining to achieve full buildout is not representative of the potential square footage that would fall under the Green Zones Program.

Additionally, while certain zones may be subject to an element of the Green Zones Program, that does not necessitate that every parcel zoned as such is considered a related project. For instance, Element 3, Recycling and Waste Management Revisions, includes new development standards for supermarket accessory recycling collection facilities in commercial, mixed use, and industrial zones. However, there would be no new development with regard to supermarket accessory recycling centers as these uses will operate in existing parking lots, and would not require construction. Therefore, the estimate of approximately 31 million square feet of commercial uses remaining until full buildout is vastly greater than the commercial development that would be likely to occur within the County under the Green Zones Program.

<sup>3</sup> County of Los Angeles Enterprise Geographic Information Systems. September 2020. LARIAC4 BUILDINGS 2014. <https://egis-lacounty.hub.arcgis.com/datasets/lariac4-buildings-2014>

## Building Permits

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the Draft Programmatic Health Impact Assessment (HIA; Appendix D to the Draft PEIR) that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year ( $43 \text{ permits} \times 1.39 \text{ acres}$ ).<sup>4</sup> This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element No. 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

---

<sup>4</sup> Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

## IV. ENVIRONMENTAL IMPACT ANALYSIS

---

### A. AIR QUALITY

#### 1. INTRODUCTION

This section of the Program Environmental Impact Report (PEIR) evaluates the potential for the proposed program to impact air quality in accordance with the State California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> The proposed program is evaluated with regard to the National Ambient Air Quality Standards and California Ambient Air Quality Standards, consistent with related goals and policies established in the Air Quality Element of the Los Angeles County General Plan 2035 (County General Plan),<sup>2</sup> the Antelope Valley Area Plan, the Santa Clarita Area Plan, the South Coast Air Quality Management District (SCAQMD) CEQA Handbook,<sup>3</sup> the Antelope Valley Air Quality Management District (AVAQMD) CEQA and Federal Conformity Guidelines,<sup>4</sup> and the air quality and environmental justice analyses in the Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS).<sup>5</sup> The SCAQMD CEQA Handbook and the SCAG 2020 RTP/SCS recognize that construction is ongoing to implement the land use designations in adopted General Plans, including the Land Use Element of the County General Plan. The SCAQMD Handbook evaluates individual construction projects based on peak and/or peak quarter emissions and sets levels for emissions of criteria pollutants during the construction operation phases of each project. A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses, which are the main types of land uses that would be subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

The scope of the analysis includes criteria pollutants, toxic air contaminants, sensitive receptors, and odors. The impact assessment of criteria pollutant emissions from construction, were calculated using case study under the Los Angeles County Green Zones Program. For the South Coast Air Quality Management District (SCAQMD) Localized Significance Threshold evaluation, Source Receptor Area (SRA) Zone 12 “South Central LA County” was selected because it includes the heavily impacted East Rancho Dominguez (East Compton) and Florence-Firestone (Huntington Park) areas, and thus has the lowest (i.e., most stringent) SCAQMD localized significance thresholds. In addition to construction, emission summaries and a Localized Significance Threshold (LST) evaluation for facility operation are also included that are consistent with the Programmatic Health Impact Assessment (HIA) prepared for the proposed program (Appendix D, *Draft Programmatic Health Impact Assessment*).

The Green Zones Program has been designed to improve air quality for sensitive uses that are located adjacent to industrial land uses by requiring enclosures, air filtration systems, walls, and separating such uses through the use of landscaped setbacks. However, the ability to achieve improvements to air quality requires construction and operation of the improvements, as specified by the Green Zones Program. As a means of quantifying a reasonable estimation of construction and operation scenario for air quality emissions from potential development permits that would result from implementation of the Green Zones Program, the County identified a typical construction scenario for the improvements that would be required in conjunction with Elements 1, 2, and 3 of the Green Zones Program. The improvements required pursuant to Supermarket Recycling Centers component of Element 3, and the enclosures in Element 4, would involve using less equipment and a shorter duration. For the purposes of quantifying the temporary impacts to air quality that would result from construction of the improvements required

---

<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> County of Los Angeles General; Chapter 8 Air Quality E. County of Los Angeles, California. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch8.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch8.pdf)

<sup>3</sup> South Coast Air Quality Management District. Air Quality Analysis Handbook. <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>

<sup>4</sup> Antelope Valley Air Quality Management District. California Environmental Quality Act (CEQA) And Federal Conformity Guidelines. August 2016. <https://avaqmd.ca.gov/files/e5b34d385/AV%20CEQA%20Guides%202016.pdf>

<sup>5</sup> Southern California Association of Governments. 2020. 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy. <http://scagtrpdocs.net/Pages/default.aspx>

by the Green Zones Program, a case study project was defined to provide input data to estimate air quality emissions using California Emissions Estimator Model (CalEEMod):

- Three CalEEMod land uses were assigned comprising “General Light Industry,” “Other Asphalt Surfaces” (operations area), and “Other Non-Asphalt Surfaces” (landscaping).
- Parcel size is 75 meters × 75 meters = 1.39 acres (60,550 square feet [ft<sup>2</sup>]).
- A minimum 5-foot (1.5-meter) setback from the property line for perimeter landscaping.
- A 10-foot (3-meter) high perimeter screening wall for visual effect and noise control (maximum wall length = 4 sides × 72 meters per side = 288 meters).
- Wall equivalent 30-foot (9-meter) tall tilt-up building is  $(72/3)^2 = 576$  square meters (m<sup>2</sup>) = 6,200 ft<sup>2</sup>.
- Landscaped area =  $[2 \times (75 \text{ meters} \times 1.5 \text{ meters}) + 2 \times (72 \text{ meters} \times 1.5 \text{ meters})] = 441 \text{ m}^2 = 4,750 \text{ ft}^2$ .
- Paved operations area =  $60,550 \text{ ft}^2 - 6,200 \text{ ft}^2 - 4,750 \text{ ft}^2 = 49,600 \text{ ft}^2$  (1.14 acres).

Per the CalEEMod User’s Guide, light industrial facilities are free-standing facilities devoted to a single use. These facilities have an emphasis on activities other than manufacturing and typically have minimal office space.

For the purpose of assessing air quality impacts and/or benefits, an HIA was completed to quantify the net outcome of the Green Zones Program over a 21-year operating horizon (Appendix D). An HIA is a systematic process that uses an array of data sources and analytic methods and considers input from stakeholders to determine the potential effects of a proposed policy, plan, program, or project on the health of a population and the distribution of the effects within the population. An HIA also provides recommendations on monitoring and managing those effects. Appendix A of the HIA (Appendix D to the PEIR) contains the programmatic emissions inventory. Appendix B of the HIA (Appendix D to the PEIR) contains the health risk results broken down by source and by pollutant. Section IX contains a list of acronyms and working definitions.

## 2. ENVIRONMENTAL SETTING

### A. REGULATORY FRAMEWORK

#### (1) Federal

##### *Federal Clean Air Act (CAA)*

Congress passed the first major CAA in 1970<sup>6</sup>. This Act gives the U.S. Environmental Protection Agency (EPA) broad responsibility for regulating emissions from many sources of air pollution from mobile to stationary sources. Pursuant to the federal CAA, the U.S. EPA is authorized to regulate air emissions from mobile sources like heavy-duty trucks, agricultural and construction equipment, locomotives, lawn and garden equipment, and marine engines; and stationary sources such as power plants, industrial plants, and other facilities. The federal CAA sets National Ambient Air Quality Standards (NAAQS) to protect public health and public welfare for the six most common air pollutants: (1) particulate matter, (2) ozone, (3) carbon monoxide, (4) sulfur dioxide, (5) nitrogen dioxide, and (6) lead.

For each pollutant, the U.S. EPA designates an area’s attainment status as “attainment” for meeting the standard or “nonattainment” for not meeting the standard. A “maintenance” designation entails an area that was previously designated as “nonattainment” but is currently designated as “attainment.” The federal CAA directs states to develop state implementation plans (SIPs) in order to achieve these standards.

New Source Performance Standards (NSPS), described in Section 111 of the federal CAA are technology-based standards that apply to specific categories of stationary sources.<sup>7</sup> These standards are intended to promote use of the best air pollution control technologies, taking into account the cost of such technology and any other non-air quality, health, and environmental impact and energy requirements.

---

<sup>6</sup> United States Environmental Protection Agency. Clean Air Act Title V – Permits. Accessible at: <https://www.epa.gov/clean-air-act-overview/clean-air-act-title-v-permits>

<sup>7</sup> United States Environmental Protection Agency. New Source Performance Standards. Standards of Performance. Accessible at: <https://www.epa.gov/stationary-sources-air-pollution/new-source-performance-standards>

National Emission Standards for Hazardous Air Pollutants (NESHAPS), described in the federal CAA, limit emissions of hazardous air pollutants (HAPs, or air pollutants identified by U.S. EPA as causing or contributing to the adverse health effects of air pollution, but for which NAAQS have not been established) from facilities in specific source categories.<sup>8</sup> The NESHAPS require the use of maximum achievable control technology (MACT) for major sources of HAPs that are not specifically regulated or exempted under Part 63. These standards are implemented at the local level with federal oversight.

The New Source Review is a federal CAA program that requires industrial facilities to install modern pollution control equipment when the facilities are built or when making changes that result in increased emissions. New Source Review requires pre-construction review and permitting of new or modified major stationary sources of air pollution to allow industrial growth without interfering with the attainment and maintenance of ambient quality standards. This program is implemented at the local level with U.S. EPA oversight.

Title V—Operating Permits Program, federal CAA requires the issuance of operating permits that identify all applicable federal performance, operating, monitoring, recordkeeping, and reporting requirements. Title V applies to major facilities, Phase II acid rain facilities, subject solid waste incinerator facilities, and any facility listed by U.S. EPA as requiring a Title V permit.<sup>9</sup> U.S. EPA defines a major source as a facility that emits or has the potential to emit (PTE) any criteria pollutant or hazardous air pollutant (HAP) at levels equal to or greater than the Major Source Thresholds (MST). Title V requirements are implemented at the local level through South Coast Air Quality Management District (SCAQMD) with federal oversight. The Title V permit is tied to the SCAQMD New Source Review regulations. In addition to this CEQA document, a parallel application will be made to the SCAQMD to obtain a Permit to Construct (PTC) and Permit to Operate (PTO).

## NAAQS

The federal CAA required the U.S. EPA to establish NAAQS. The NAAQS set primary standards and secondary standards for specific air pollutants (Table IV.A-1, *National Ambient Air Quality Standards*). Primary standards define limits for the intention of protecting public health, which include sensitive populations such as asthmatics, children, and the elderly. Secondary standards define limits to protect public welfare to include protection against decreased visibility, damage to animals, crops, vegetation, and buildings.

**TABLE IV.A-1  
NATIONAL AMBIENT AIR QUALITY STANDARDS**

Pollutant		Primary/Secondary	Averaging Time	Level
Carbon monoxide		Primary	8 hours	9 ppm
			1 hour	35 ppm
Lead		Primary and secondary	Rolling 3-month average	0.15 µg/m <sup>3</sup>
Nitrogen dioxide		Primary	1 hour	100 ppb
		Primary and secondary	Annual	53 ppb
Ozone		Primary and secondary	8 hours	0.070 ppm
Particulate matter	PM <sub>2.5</sub>	Primary	Annual	12 µg/m <sup>3</sup>
		Secondary	Annual	15 µg/m <sup>3</sup>
		Primary and secondary	24 hours	35 µg/m <sup>3</sup>
	PM <sub>10</sub>	Primary and secondary	24 hours	150 µg/m <sup>3</sup>
Sulfur dioxide		Primary	1 hour	75 ppb
		Secondary	3 hours	0.5 ppm

**NOTE:** ppm = parts per million by volume; µg/m<sup>3</sup> = micrograms per cubic meter; ppb = parts per billion by volume.

**SOURCE:** California Air Resources Board. May 4, 2016. Ambient Air Quality Standards. <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>

## State Implementation Plan (SIP)

An SIP is required by the U.S. EPA to ensure compliance with the NAAQS. States must develop a general plan to maintain air quality in areas of attainment and a specific plan to improve air quality for areas of nonattainment. SIPs are a compilation of new and previously submitted plans, programs (such as monitoring, modeling, permitting, etc.), district rules, state regulations,

<sup>8</sup> United States Environmental Protection Agency. Summary of the Clean Air Act. 42 U.S.C. §7401 et seq. (1970). Accessible at: <https://www.epa.gov/laws-regulations/summary-clean-air-act>

<sup>9</sup> United States Environmental Protection Agency. Clean Air Act Title V – Permits. Accessible at: <https://www.epa.gov/clean-air-act-overview/clean-air-act-title-v-permits>

and federal controls. A SIP verifies that the state has a proper air quality management program that adheres to or strives to reach the most up to date emissions requirements. The 1990 amendments to the federal CAA set deadlines for attainment based on the severity of an area's air pollution problem. In adherence to federal CAA Section 172, states must adopt additional regulatory programs for nonattainment areas. Particularly in California, the SIP not only complies with NAAQS, but also the more stringent California Ambient Air Quality Standards (CAAQS). The federally required SIPs with the air districts developed within the Air Quality Management Plans (AQMPs) ensure compliance with state and federal requirements (NAAQs and CAAQs).

## **(2) State**

### ***AQMPs***

The SIP is connected to air districts, for which air quality planning, monitoring, and permitting programs are structured, and is implemented at a local level. AQMPs, developed by the air districts, are required to ensure compliance with the state and federal requirements. AQMPs contain scientific information and use analytical tools to demonstrate a pathway towards achieving attainment for the criteria air pollutants. The approval process begins when the regional air districts submit their AQMPs to the California Air Resources Board (CARB). CARB is the lead agency and responsible agency for submitting the SIP to the U.S. EPA. CARB forwards SIP revisions to the U.S. EPA for approval and publication in the *Federal Register*. Title 40 of the Code of Federal Regulations (CFR), Chapter I, Part 52, Subpart F, Section 52.220, lists the items required to be included in the California SIP.

### ***California CAA of 1988***

The California CAA of 1988 (Chapter 1568, Statutes of 1988) requires all air pollution control districts in the state to aim to achieve and maintain state ambient air quality standards for ozone, carbon monoxide, and nitrogen dioxide by the earliest practicable date and to develop plans and regulations specifying how the districts will meet this goal. There are no planning requirements for the state PM<sub>10</sub> standard. The CARB, which became part of the California Environmental Protection Agency (CalEPA) in 1991, is responsible for meeting state requirements of the federal CAA, administering the California CAA, and establishing the CAAQS. The California CAA, amended in 1992, requires all AQMDs in the state to achieve and maintain the CAAQS. The CAAQS are generally stricter than national standards for the same pollutants, but there is no penalty for nonattainment. California has also established state standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles, for which there are no national standards.

### ***CAAQS***

As the federal CAA permits states to adopt additional or more protective air quality standards if needed, California has set standards for certain pollutants, such as particulate matter and ozone, which are more protective of public health than respective federal standards (Table IV.A-2, *California Ambient Air Quality Standards*). California has also set standards for four pollutants that are not addressed by federal standards: sulfates, hydrogen sulfide (H<sub>2</sub>S), vinyl chloride, and visibility-reducing particles.

**TABLE IV.A-2  
CALIFORNIA AMBIENT AIR QUALITY STANDARDS**

Pollutant		Averaging Time	Level
Carbon monoxide		8 hours	9 ppm
		1 hour	20 ppm
Lead		30-day average	1.5 µg/m <sup>3</sup>
Nitrogen dioxide		1 hour	0.18 ppm
		Annual	0.03 ppm
Ozone		8 hours	0.07 ppm
		1 hour	0.09 ppm
Particulate matter	PM <sub>2.5</sub>	Annual	12 µg/m <sup>3</sup>
	PM <sub>10</sub>	24 hours	50 µg/m <sup>3</sup>
		Annual	20 µg/m <sup>3</sup>
Sulfur dioxide		1 hour	0.25 ppm
		24 hours	0.04 ppm
Sulfates		24 hours	25 µg/m <sup>3</sup>
Hydrogen sulfide		1 hour	0.03 ppm
Vinyl chloride		24 hours	0.01 ppm
Visibility Reducing Particles		Extinction coefficient of 0.23 per kilometer – visibility of 10 miles or more due to particle when relative humidity is less than 70 percent <sup>10</sup>	

**NOTE:** ppm = parts per million by volume; µg/m<sup>3</sup> = micrograms per cubic meter; ppb = parts per billion by volume.

**SOURCE:** California Air Resources Board. May 4, 2016. Ambient Air Quality Standards. <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>

### ***CARB Air Quality and Land Use Handbook***

In April 2005, the CARB published the Air Quality and Land Use Handbook as an informational and advisory guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Studies have shown that diesel exhaust and other cancer-causing chemicals emitted from cars and trucks are responsible for much of the overall cancer risk from airborne toxics in California. Reducing diesel particulate emissions is one of CARB's highest public health priorities and the focus of a comprehensive statewide control program that is reducing diesel PM emissions each year. This document highlights the potential health impacts associated with proximity to air pollution sources, so planners explicitly consider this issue in planning processes.<sup>11</sup>

### **(3) Regional**

#### ***SCAG 2020-2045 RTP/SCS***

The RTP/SCS is a long-range transportation plan that is developed and updated by SCAG every 4 years. The RTP provides a vision for transportation investments throughout the region. Using growth forecasts and economic trends that project out over a 20-year period, the RTP considers the role of transportation in the broader context of economic, environmental, and quality-of-life goals for the future, identifying regional transportation strategies to address the six-county SCAG region's mobility needs. The 2020-2045 RTP/SCS includes a strong commitment to reduce emissions from transportation sources to comply with Senate Bill (SB) 375, improve public health, and meet the NAAQS as set forth by the federal CAA.

#### ***SCAQMD Rule 401 – Visible Emissions***

Rule 401 governs visible emissions: A person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than 3 minutes in any 1 hour, which is as dark or darker in shade as that designated No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines, or of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subsection (a)(1) of the rule. The Ringelmann Chart provides a visual method of identifying concentrations of smoke, allowing observers to contextualize

<sup>10</sup> South Coast Air Quality Management District. February 2013. Final 2012 AQMP. <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan>

<sup>11</sup> California Air Resources Board. April 2005. Air Quality and Land Use Handbook: A Community Health Perspective. <http://www.arb.ca.gov/ch/handbook.pdf>

smoke using a scale of known gray. The chart is used as a device for determining whether emissions of smoke are within limits or standards of permissibility (statutes and ordinances) established and expressed with reference to the chart, whereby graduated shades of gray, varying by five equal steps between white and black, where lighter colors of gray indicate fewer particulates and more water, and darker colors of gray are of more concern. The rule given by Professor Ringelmann by which the charts may be reproduced is as follows: Card 0—All white; Card 1—Black lines 1 mm thick, 10 mm apart, leaving white spaces 9 mm square; Card 2—Lines 2.3 mm thick, spaces 7.7 mm square; Card 3—Lines 3.7 mm thick, spaces 6.3 mm square; Card 4—Lines 5.5 mm thick, spaces 4.5 mm square; Card 5—All black.

### ***SCAQMD Rule 402 – Nuisance***

Rule 402 governs nuisance, stating that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

### ***SCAQMD Rule 1303(a) – BACT***

This SCAQMD rule requires Best Available Control Technology (BACT) for emissions greater than 1 pound per day.

### ***SCAQMD Rule 1303(b)(1) – Modeling***

This rule states that the applicant should substantiate with modeling that the proposed program will not cause a violation or make significantly worse an existing violation according to Appendix A of the rule or other analysis approved by the Executive Officer or designee, of any state or national ambient air quality standards at any receptor location in the District.

### ***SCAQMD Rule 1133***

This rule sets forth administrative requirements for existing and new chipping and grinding activities and composting operations. The purpose of this rule is to create an emissions-related informational database on composting and related operations through a registration process.

#### ***SCAQMD Rule 1133.1***

This rule is intended to prevent inadvertent decomposition occurring during chipping and grinding activities, including stockpile operations.

#### ***SCAQMD Rule 1133.2***

The purpose of this rule is to reduce volatile organic compounds (VOC) and ammonia (NH<sub>3</sub>) emissions from co-composting operations.

#### ***SCAQMD Rule 1133.3***

The purpose of this rule is to reduce fugitive emissions of volatile organic compounds (VOC) and ammonia occurring during greenwaste composting operations.

### ***SCAQMD Rule 1401 – New Source Review of Toxic Air Contaminants***

This rule specifies limits for maximum individual cancer risk (MICR), cancer burden, and noncancer acute and chronic hazard index (HI) from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants.

### ***SCAQMD Rule 1466 - Control of Particulate Emissions from Soils with Toxic Air Contaminants***

This rule applies to any owner or operator conducting earth-moving activities of soil with applicable toxic air contaminant(s) that have been identified as contaminant(s) of concern at a site. The provisions in Rule 1466 include ambient PM<sub>10</sub> monitoring, dust control measures, notification, signage, and recordkeeping requirements. The rule does not apply to earth-moving activities of soil with applicable toxic air contaminant(s) of less than 50 cubic yards.

## ***SCAQMD Regulation XXX – Federal Operating Permit***

Regulation XXX (Title V Permits) provides for the issuance of federal operating permits that contain all federally enforceable requirements for stationary sources as mandated by Title V of the Clean Air Act. Regulation XXX requires major facilities and acid rain facilities undergoing modifications to obtain an operating permit containing the federally enforceable requirements mandated by Title V of the Clean Air Act. U.S. EPA defines a major source as a facility that emits or has the potential to emit (PTE) any criteria pollutant or hazardous air pollutant (HAP) at levels equal to or greater than the Major Source Thresholds. A facility shall not construct, modify, or operate equipment at a Title V facility without first obtaining a permit revision that allows such construction, modification, or operation. An application must be submitted to the SCAQMD that presents all information necessary to evaluate the subject facility and determine the applicability of all regulatory requirements.

### **(4) Local**

#### ***County General Plan Air Quality Element***

The air quality in Southern California does not meet state and federal standards. The Air Quality Element summarizes air quality issues and outlines the goals and policies in the General Plan that will improve air quality and reduce greenhouse gas emissions.<sup>12</sup> The Community Climate Action Plan (CAP) supplements the Air Quality Element which establishes actions for reaching the County's goals to reduce greenhouse gas emissions in the unincorporated areas. The County CAP is only effective through 2020 and the County is in the process of preparing a new CAP. Thus, consistency with the CAP is demonstrated for informational purposes. The Air Quality Element aims to coordinate land use, transportation and air quality planning and a response to climate change. The Air Quality Element Implementation Program includes the Property Assessed Clean Energy (PACE) Financing Program and Climate Change Adaptation Program.

The Air Quality Element of the County General Plan contains two goals and eight policies that are relevant to the evaluation of the Green Zones Program:

#### **Goal AQ 1:** Protection from exposure to harmful air pollutants.

Policy AQ 1.1: Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors.

Policy AQ 1.2: Encourage the use of low or no volatile organic compound (VOC) emitting materials.

Policy AQ 1.3: Reduce particulate inorganic and biological emissions from construction, grading, excavation, and demolition to the maximum extent feasible.

Policy AQ 1.4: Work with local air quality management districts to publicize air quality warnings, and to track potential sources of airborne toxics from identified mobile and stationary sources.

#### **Goal AQ 2:** The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.

Policy AQ 2.1: Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.

Policy AQ 2.2: Participate in, and effectively coordinate the development and implementation of community and regional air quality programs.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

---

<sup>12</sup> County of Los Angeles General Plan. 2015. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf)

Policy AQ 2.4: Coordinate with different agencies to minimize fugitive dust from different sources, activities, and uses.

## **Antelope Valley Area Plan – Air Quality Element**

The Air Quality Element of the Antelope Valley Area Plan contains one goal and eight policies that are relevant to the evaluation of the Green Zones Program:<sup>13</sup>

### **Goal COS 9: Improved air quality in the Antelope Valley.**

Policy COS 9.1: Implement land use patterns that reduce the number of vehicle trips, reducing potential air pollution, as directed in the policies of the Land Use Element.

Policy COS 9.2: Develop multi-modal transportation systems that offer alternatives to automobile travel to reduce the number of vehicle trips, including regional transportation, local transit, bicycle routes, trails, and pedestrian networks, as directed in the policies of the Mobility Element.

Policy COS 9.3: In evaluating new development proposals, consider requiring trip reduction measures to relieve congestion and reduce air pollution from vehicle emissions.

Policy COS 9.4: Promote recycling and composting throughout the Antelope Valley to reduce air quality impacts from waste disposal activities and landfill operations.

Policy COS 9.5: Encourage the use of alternative fuel vehicles throughout the Antelope Valley.

Policy COS 9.6: Educate Antelope Valley industries about new, less polluting equipment, and promote incentives for industries to use such equipment. Antelope Valley Area Plan COS-8 June 2015

Policy COS 9.7: Encourage reforestation and the planting of trees to sequester greenhouse gas emissions.

Policy COS 9.8: Coordinate with the Antelope Valley Air Quality Management District and other local, regional, state, and federal agencies to develop and implement regional air quality policies and programs.

## **Santa Clarita Valley Area Plan**

The Area Plan contains two goals, four objectives and seven policies that are relevant to the evaluation of the Green Zones Program:<sup>14</sup>

**Goal C-1: Multi-Modal Circulation Network:** An inter-connected network of circulation facilities that integrates all travel modes, provides viable alternatives to automobile use, and conforms with regional plans.

**Objective C-1.3:** Ensure conformance of the Circulation Plan with regional transportation plans.

Policy C-1.3.2: Through trip reduction strategies and emphasis on multi-modal transportation options, contribute to achieving the air quality goals of the South Coast Air Quality Management District Air Quality Management Plan.

Policy C-1.3.3: Through trip reduction strategies and emphasis on multi-modal transportation options, contribute to achieving the air quality goals of the South Coast Air Quality Management District Air Quality Management Plan.

---

<sup>13</sup> Antelope Valley Area Plan. 2015. [http://planning.lacounty.gov/assets/upl/project/tnc\\_draft-20150601.pdf](http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf)

<sup>14</sup> Santa Clarita Valley Area Plan. 2012. [http://planning.lacounty.gov/assets/upl/project/ovov\\_2012-fulldoc.pdf](http://planning.lacounty.gov/assets/upl/project/ovov_2012-fulldoc.pdf)

**Goal CO-7: Air Quality:** Clean air to protect human health and support healthy ecosystems

**Objective CO-7.1:** Reduce air pollution from mobile sources.

Policy CO-7.1.1: Through the mixed land use patterns and multi-modal circulation policies set forth in the Land Use and Circulation Elements, limit air pollution from transportation sources.

Policy CO-7.1.2: Support the use of alternative fuel vehicles.

Policy CO-7.1.3: Support alternative travel modes and new technologies, including infrastructure to support alternative fuel vehicles, as they become commercially available.

**Objective CO-7.2:** Apply guidelines to protect sensitive receptors from sources of air pollution as developed by the California Air Resources Board (CARB), where appropriate.

Policy CO-7.2.1: Ensure adequate spacing of sensitive land uses from the following sources of air pollution: high traffic freeways and roads; distribution centers; truck stops; chrome plating facilities; dry cleaners using perchloroethylene; and large gas stations, as recommended by CARB.

**Objective CO-7.3:** Coordinate with other agencies to plan for and implement programs for improving air quality in the South Coast Air Basin.

Policy CO-7.3.1: Coordinate with local, regional, state, and federal agencies to develop and implement regional air quality policies and programs.

## **B. EXISTING CONDITIONS**

### **Regional Climate**

#### ***Southern California Air Basin (SCAB)***

The regional climate significantly influences the air quality in the SCAB. Temperature, wind, humidity, precipitation, and the amount of sunshine influence the quality of the air. In addition, the SCAB is frequently subjected to an inversion layer that traps air pollutants. Temperature has an important influence on basin wind flow, pollutant dispersion, vertical mixing, and photochemistry.

Annual average temperatures throughout the SCAB vary from the low to middle 60 degrees Fahrenheit (°F). However, due to decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semiarid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide to sulfate (SO<sub>2</sub> to SO<sub>4</sub>) is heightened in air with high relative humidity. The marine layer is an excellent environment for that conversion process, especially during the spring and summer months. The annual average relative humidity is 71 percent along the coast and 59 percent inland. Because the ocean effect is dominant, periods of heavy early morning fog are frequent, and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90 percent of the SCAB's rainfall occurs from November through April. Annual average rainfall varies from approximately 9 inches in Riverside to 14 inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thundershowers near the coast and slightly heavier shower activity in the eastern portion of the region and near the mountains. Rainy days comprise 5 to 10 percent of all days in the SCAB, with the frequency being higher near the coast. The influence of rainfall on the contaminant levels in the SCAB is minimal. Although some washout of pollution would be expected with winter rains, air masses that bring precipitation of consequence are very unstable and provide excellent dispersion that masks wash-out effects. Summer thunderstorm activity affects pollution only to

a limited degree. If the inversion is not broken by a major weather system, then high contaminant levels can still persist even in areas of light showers.

### ***Mojave Desert Air Basin (MDAB)***

The Mojave Desert Air Basin is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. Many of the lower mountains that dot the vast terrain rise from 1,000 to 4,000 feet above the valley floor. Prevailing winds in the MDAB are out of the west and southwest. These prevailing winds are due to the proximity of the MDAB to coastal and central regions and the blocking nature of the Sierra Nevada Mountains to the north; air masses pushed onshore in Southern California by differential heating are channeled through the MDAB. The MDAB is separated from the Southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet), whose passes form the main channels for these air masses. The Antelope Valley is bordered in the northwest by the Tehachapi Mountains, separated from the Sierra Nevadas in the north by the Tehachapi Pass (3,800 feet). The Antelope Valley is bordered in the south by the San Gabriel Mountains, bisected by Soledad Canyon (3,300 feet).

During the summer, the MDAB is generally influenced by a Pacific Subtropical High cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The MDAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these frontal systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist, and unstable air masses from the south. The MDAB averages between 3 and 7 inches of precipitation per year (from 16 to 30 days with at least 0.01 inch of precipitation). The MDAB is classified as a dry-hot desert climate (BWh), with portions classified as dry-very hot desert (BWh) to indicate at least 3 months have maximum average temperatures over 100.4° F.

### ***Antelope Valley***

The Antelope Valley planning area is bounded by the Kern County border to the north, the Ventura County border to the west, the Angeles National Forest (inclusive) to the south, and the San Bernardino County border to the east. It excludes the Cities of Lancaster and Palmdale. This area covers approximately 1,800 square miles and includes over two dozen communities.

### ***Santa Clarita Valley***

The Santa Clarita Valley planning area is bounded on the west by the Ventura County line, on the north by the Los Padres and Angeles National Forest areas, on the east by the Angeles National Forest, and on the south by the major ridgeline separating the Santa Clarita from the San Fernando Valley. The County's Area Plan includes unincorporated areas, including the communities of Agua Dulce, Bouquet Canyon, Castaic, Fair Oaks Ranch, Hasley Canyon, Newhall Ranch, San Francisquito Canyon, Val Verde, Sunset Pointe, Southern Oaks, Stevenson Ranch, and Westridge. The entire planning area includes over 480 square miles, of which 432 square miles are in the County unincorporated area (including 235 square miles within the National Forest boundaries) and 52 square miles are within the City limits. The planning area is located approximately 30-40 miles northwest of downtown Los Angeles. Existing land use patterns can be traced largely to the influence of geographic constraints. The Valley is framed by mountain ranges, including the San Gabriel, Santa Susana, and Sierra Pelona ranges. Angeles National Forest land, most of which is undeveloped and protected, surrounds much of the planning area. The natural topography of the Santa Clara River and its many tributary canyons, in conjunction with the National Forest holdings, has focused growth in the Santa Clarita Valley on the more central, level areas between the Valley's two major freeways. Most of the development has occurred adjacent to the Golden State (Interstate 5) and Antelope Valley (State Route 14) freeways, concentrating urbanization within a "V" shaped area formed by these two major transportation routes. The Valley's topography is characterized by rolling terrain, canyons, creeks, and the Santa Clara River. The river flows from east to west for almost 100 miles from its headwaters near Acton to the Pacific Ocean, through a valley formed between the Santa Susana Mountains. That portion of the river within the planning area is known as the Upper Santa Clara River, and has a watershed consisting of approximately 680 square miles. The Santa Clarita Valley is located at the convergence of several major transportation and utility facilities. The Southern Pacific Railroad, the Golden State and Antelope Valley freeways, and two major aqueducts traverse the Valley. Oil, natural gas and power lines enter from the north through the Tejon Pass, cross the Valencia-Newhall community, and then exit near Newhall Pass.

### ***Temperature Inversion***

The vertical dispersion of air pollutants in the SCAB and MDAB is frequently restricted by the presence of a persistent temperature inversion in the atmospheric layers near the earth's surface. Normally, the temperature of the atmosphere decreases

with altitude. However, when the temperature of the atmosphere increases with altitude, the phenomenon is termed an inversion. An inversion condition can exist at the surface or at any height above the ground. The bottom of the inversion, known as the mixing height, is the height of the base of the inversion.

In general, inversions in the SCAB and MDAB are lower before sunrise than during the daylight hours. As the day progresses, the mixing height normally increases as the warming of the ground heats the surface air layer. As this heating continues, the temperature of the surface layer approaches the temperature of the base of the inversion layer. When these temperatures become equal, the inversion layer's lower edge begins to erode, and if enough warming occurs, the layer breaks up. The surface layers are gradually mixed upward, diluting the previously trapped pollutants. The breakup of inversion layers frequently occurs during mid to late afternoon on hot summer days. Winter inversions usually break up by midmorning.

## **Air Pollutants**

Certain air pollutants have been recognized to cause notable health problems and consequential damage to the environment either directly or in reaction with other pollutants, due to their presence in elevated concentrations in the atmosphere. Such pollutants have been identified as criteria air pollutants and regulated as part of the overall endeavor to prevent further deterioration and facilitate improvement in air quality. Criteria pollutants are regulated by the U.S. EPA and are subject to emissions control requirements adopted by federal, state and local regulatory agencies.

**Ozone (O<sub>3</sub>):** Ozone is a secondary pollutant formed by the chemical reaction of volatile organic compounds and nitrogen oxides (NO<sub>x</sub>) under favorable meteorological conditions such as high temperature and stagnation episodes. An elevated level of ozone irritates the lungs and breathing passages, causing coughing and pain in the chest and throat, thereby increasing susceptibility to respiratory infections and reducing the ability to exercise. Effects are more severe in people with asthma and other respiratory ailments. Long-term exposure may lead to scarring of lung tissue and may lower the lung efficiency.

**Volatile Organic Compounds (VOCs):** These are compounds comprised primarily of atoms of hydrogen and carbon. Internal combustion associated with motor vehicle usage is the major source of hydrocarbons, as are architectural coatings. Emissions of VOCs themselves are not "criteria" pollutants; however, they contribute to formation of O<sub>3</sub> and are regulated as O<sub>3</sub> precursor emissions.

**Nitrogen Dioxide (NO<sub>2</sub>):** Nitrogen dioxide is a reddish-brown, reactive gas that is formed in the ambient air through the oxidation of nitric oxide (NO). The principal form of NO<sub>2</sub> produced by combustion is NO, but NO reacts quickly to form NO<sub>2</sub>, creating the mixture of NO and NO<sub>2</sub> referred to as nitrogen oxides (NO<sub>x</sub>). Major sources of NO<sub>x</sub> include power plants, large industrial facilities, and motor vehicles. Emissions of NO<sub>x</sub> can potentially irritate the nose and throat and may increase susceptibility to respiratory infections, especially in people with asthma. According to the CARB, NO<sub>2</sub> is an oxidizing gas capable of damaging cells lining the respiratory tract. Exposure to NO<sub>2</sub> along with other traffic-related pollutants, is associated with respiratory symptoms, episodes of respiratory illness and impaired lung functioning. Studies in animals have reported biochemical, structural, and cellular changes in the lung when exposed to NO<sub>2</sub> above the level of the current state air quality standard. Clinical studies of human subjects suggest that NO<sub>2</sub> exposure to levels near the current standard may worsen the effect of allergens in allergic asthmatics, especially in children.<sup>15</sup>

**Carbon Monoxide (CO):** Carbon monoxide is primarily emitted from combustion processes and motor vehicles due to incomplete combustion of fuel. Elevated concentrations of CO weaken the heart's contractions and lower the amount of oxygen carried by the blood. It is especially dangerous for people with chronic heart disease. Inhalation of CO can cause nausea, dizziness, and headaches at moderate concentrations and can be fatal at high concentrations.

**Sulfur Dioxide (SO<sub>2</sub>):** Major sources of SO<sub>2</sub> include power plants, large industrial facilities, diesel vehicles, and oil-burning residential heaters. Emissions of sulfur dioxide aggravate lung diseases, especially bronchitis. It also constricts the breathing passages, especially in asthmatics and people involved in moderate to heavy exercise. Sulfur dioxide potentially causes wheezing, shortness of breath, and coughing. High levels of particulates appear to worsen the effect of sulfur dioxide, and long-term exposures to both pollutants leads to higher rates of respiratory illness.

**Particulate Matter (PM<sub>10</sub> and PM<sub>2.5</sub>):** The human body naturally prevents the entry of larger particles into the body. However, small particles including fugitive dust, with an aerodynamic diameter equal to or less than 10 microns (PM<sub>10</sub>) and even smaller

---

<sup>15</sup> California Air Resources Board, "Nitrogen Dioxide – Overview," July 21, 2011, <http://www.arb.ca.gov/research/aaqs/caaqs/no2-1/no2-1.htm>. Accessed March 2015.

particles with an aerodynamic diameter equal to or less than 2.5 microns (PM<sub>2.5</sub>), can enter the body and are trapped in the nose, throat, and upper respiratory tract. These small particulates could potentially aggravate existing heart and lung diseases, change the body's defenses against inhaled materials, and damage lung tissue. The elderly, children, and those with chronic lung or heart disease are most sensitive to PM<sub>10</sub> and PM<sub>2.5</sub>. Lung impairment can persist for 2 to 3 weeks after exposure to high levels of particulate matter. Some types of particulates could become toxic after inhalation due to the presence of certain chemicals and their reaction with internal body fluids.

**Lead (Pb):** Lead is emitted from industrial facilities and from the sanding or removal of old lead-based paint. Smelting or processing the metal is the primary source of lead emissions, which is primarily a regional pollutant. Lead affects the brain and other parts of the body's nervous system. Exposure to lead in very young children impairs the development of the nervous system, kidneys, and blood forming processes in the body.

### **Applicable Air Quality Management Plans**

There are three primary air quality plans that seek to improve air quality in the unincorporated areas of the County: (1) the portion of the unincorporated area of the County in the SCAB is regulated by the SCAQMD pursuant to the SCAQMD Air Quality Management Plan (AQMP);<sup>16</sup> (2) the northernmost portion of the unincorporated area of the County in the Antelope Valley by the Antelope Valley Air Quality Management District (AVAQMD) pursuant to the AVAQMD State Implementation Plan;<sup>17</sup> and (3) the Air Quality Element of the County General Plan establishes goals and policies for the County.

### **SCAQMD AQMP**

The most recent air quality management plan, 2016 AQMP was adopted by the SCAQMD Governing Board on March 3, 2017. The Plan is a regional and multiagency effort (SCAQMD, CARB, SCAG, and U.S. EPA). State and federal planning requirements include developing control strategies, attainment demonstrations, reasonable further progress, and maintenance plans. The 2016 AQMP incorporates the latest information and planning assumptions, including the latest growth assumptions, transportation control measures and strategies, and updated emission inventory methodologies for various source categories.<sup>18</sup>

The 2016 AQMP showcases integrated strategies and measures to meet the following NAAQS:

- 2008 8-hour ozone (75 parts per billion [ppb]) by 2031
- 2012 annual PM<sub>2.5</sub> (12 µg/m<sup>3</sup>) by 2021 (moderate) and 2025 (serious)
- 2006 24-hour PM<sub>2.5</sub> (35 µg/m<sup>3</sup>) by 2019
- 1997 8-hour ozone (80 ppb) by 2023

Air quality compliance with the NAAQS and CAAQS is overseen by the SCAQMD pursuant to the AQMP.<sup>19</sup> There are four primary components of the Air Toxic Control strategy in the SCAQMD AQMP:

- Continue efforts to reduce diesel particulate matter.
- Control VOC emissions that are most reactive in O<sub>3</sub> and/or PM<sub>2.5</sub> formation.
- Mobile source control strategies that are designed to reduce nitrogen oxide (NO<sub>x</sub>), reactive organic gases (ROG), and PM emissions in order to meet the SIP commitments in the 2016 AQMP, while also producing co-benefits for a variety of toxic air contaminants (TACs).
- Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.<sup>20</sup>

---

<sup>16</sup> South Coast AQMD. Final 2016 AQMP-CARB/EPA/SIP Submittal. <https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp>

<sup>17</sup> Antelope Valley Air Quality Management District. Los Angeles County within the Mojave Desert Air Basin. <https://avaqmd.ca.gov/files/620c3957c/AV+Full+SIP+Table+2020+16+Jan.pdf>

<sup>18</sup> South Coast Air Quality Management District. 2016. Draft Final 2016 AQMP. <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-draft-2016-aqmp>

<sup>19</sup> South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

<sup>20</sup> South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

In addition to criteria pollutants, the SCAQMD periodically assesses levels of TACs in the Air Basin. A TAC is defined by California Health and Safety Code Section 39655:

“Toxic air contaminant” means an air pollutant which may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health. A substance that is listed as a hazardous air pollutant pursuant to subsection (b) of Section 112 of the federal act (42 U.S. Code Sec. 7412(b)) is a toxic air contaminant.

The SCAQMD completed the Multiple Air Toxic Exposure (MATES)-IV Study which includes an emissions inventory of TACs in the South Coast Air Basin, and makes several characterizations that are relevant to the consideration of plan conformity:

- During the study period, the average Basin cancer risk from air toxics based on the annual average levels calculated from the 10 monitoring sites data was approximately 418 per million. This is about 65 percent lower than the estimated risk from the 2004–2006 time period.
- Regional modeling analysis shows the highest risks from air toxics surrounding the port areas, with the highest grid cell risk about 1,000 per million, followed by Central Los Angeles, where there is a major transportation corridor, with grid cell modeled risks MATES IV Final Report 6-2 ranging from about 700 to 750 per million.
- The spatial distribution of diesel PM<sub>2.5</sub> emission in MATES IV is similar to the diesel PM emission pattern derived in CalEnviroScreen 2.0, both showing the highest diesel PM emission in Central Los Angeles and area around the Ports.<sup>21</sup>

### ***Antelope Valley State Implementation Plan***

The AVAQMD has jurisdiction over the northern, desert portion of Los Angeles. The AVAQMD AQMP Applicable SIP was designed to provide information on rules contained in the Applicable SIP for various areas within the AVAQMD.<sup>22</sup> The SIP table provides notes about each regulation listed in the AVAQMD Rule Book. The EPA-approved AVAQMD portion of the California SIP includes rules and regulations that require an implementation schedule and measures to reduce air pollution and mobile emissions. The proposed program would not conflict with the AVAQMD SIP regulations. The EPA and CARB have designated portions of the AVAQMD as non-attainment for a variety of pollutants. The AVAQMD has adopted a single attainment plan for ozone (Table IV.A-3, *AVAQMD Attainment Plans*).

**TABLE IV.A-3  
AVAQMD ATTAINMENT PLANS**

<b>Name of Plan</b>	<b>Date of Adoption</b>	<b>Standard(s) Targeted</b>	<b>Applicable Area</b>	<b>Pollutant(s) Targeted</b>	<b>Attainment Date*</b>
AVAQMD 2004 Ozone Attainment Plan (State and Federal)	4/2004	Federal 1-hour ozone	Entire District	NOx and VOC	2007
AVAQMD Federal 8-Hour Ozone Attainment Plan	5/20/2008	Federal 8-hour ozone (84 ppb)	Entire District	NOx and VOC	2019 (revised from 2021)

\* A historical attainment date given in an attainment plan does not necessarily mean that the affected area has been redesignated to attainment.

### **Ambient Air Quality**

The existing air quality in Southern California does not currently meet state and federal standards. Data on existing air quality in the SCAB, in which the proposed program area is located, is monitored by a network of air monitoring stations operated by the CalEPA, CARB, SCAQMD, and the AVAQMD. The air quality assessment considers all phases of project planning, construction, and operation. The Green Zones Program affects County land use zoning designations that fall within areas regulated by two air districts: SCAQMD and AVAQMD. These districts are in nonattainment for criteria pollutants (Table IV.A-4, *CAAQS and NAAQS Attainment Status for Green Zones Program Areas*).

<sup>21</sup> South Coast Air Quality Management District. May 2015. Multiple Air Toxics Exposure Study in the South Coast Air Basin: MATES-IV, Final Report. 21865 Copley Drive Diamond Bar, CA 91765.

<sup>22</sup> Antelope Valley Air Quality Management District. EPA-Approved Antelope Valley Air District Regulations in the California SIP. January 8, 2020. Accessible at: <https://www.epa.gov/sips-ca/epa-approved-antelope-valley-air-district-regulations-california-sip#doc>

**TABLE IV.A-4  
CAAQS AND NAAQS ATTAINMENT STATUS FOR GREEN ZONES PROGRAM AREA**

Criteria Pollutants	SCAQMD <sup>23</sup>		AVAQMD <sup>24</sup>	
	California	Federal	California	Federal
O <sub>3</sub>	Nonattainment	Nonattainment	Nonattainment	Nonattainment
NO <sub>x</sub>	Attainment	Attainment	Attainment	Unclassified/Attainment
VOC	Not Reported	Not Reported	Not Reported	Not Reported
PM <sub>10</sub>	Nonattainment	Attainment	Nonattainment	Unclassified/Attainment
PM <sub>2.5</sub>	Nonattainment	Nonattainment	No State Standard	Unclassified/Attainment
SO <sub>2</sub>	Nonattainment	Attainment	Attainment	Unclassified/Attainment
CO	Attainment	Attainment	Attainment	Unclassified/Attainment
Lead	Not reported	Nonattainment	Attainment	Unclassified/Attainment

### Sensitive Receptors

Land uses identified as sensitive receptors by SCAQMD in CARB's Air Quality Handbook include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. There are 206,208 residential parcels located within 500 feet of a Green Zones Program parcel. Other sensitive uses are shown in Table IV.A-5, *Sensitive Receptors in Areas Subject to the Green Zones Program*.<sup>25</sup>

**TABLE IV.A-5  
SENSITIVE RECEPTORS WITHIN 500 FEET OF GREEN ZONES PROGRAM PARCELS\***

	Element 1	Element 2	Element 3	Element 4
Senior Housing	0	2	1	2
Hospitals	1	6	6	11
Libraries	0	28	20	28
Early Childhood Centers	8	61	51	67
Private and Charter Schools	7	104	79	112
Public Elementary	6	81	56	87
Public Middle	1	23	19	25
Public High	5	38	29	44
Parks (local and regional parks, not including regional open space)	10	117	71	127

**NOTE:** \*Residential use and national forest areas are not included in this table.

**SOURCE:** Los Angeles County. 2018. Location Management System (LMS) GIS Data.

### Odors

According to the CARB's Air Quality Handbook, land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Similarly, CARB's Air Quality Handbook identifies 17 land uses typically associated with nuisance dust complaints: agriculture; asphalt and cement plants, auto body facilities; construction activities; diesel engines; composting operations, fertilizer operations; fiberglass molding; furniture manufacturing; landfills and transfer stations; refineries; roofing operations; rubber manufacturing; sand and gravel operations; sandblasting; silk screening; and wood dust. A number of the typical sources of nuisance dust and odor complaints are allowable uses within the area subject to the proposed program.

<sup>23</sup> South Coast Air Quality Management District. Downloaded June 4, 2020. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin. Available at: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf?sfvrsn=14>

<sup>24</sup> Antelope Valley AQMD. Downloaded June 4, 2020. 2017 Attainment Status. Available at: <https://avaqmd.ca.gov/files/e0986ab83/AVAQMD+2017+Attainment+Status+Table.pdf>

<sup>25</sup> California Air Resources Board. April 2005. Air Quality and Land Use Handbook: A Community Health Perspective. <http://www.arb.ca.gov/ch/handbook.pdf>

### 3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to air quality if it would:

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

**Threshold A-2:** Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

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

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

### 4. IMPACT ANALYSIS

The potential for impacts to air quality has been evaluated in relation to all Green Zones Program components that could result in impacts to the environment. The SCAQMD has established significance threshold for the assessment of air quality impacts (Table IV.A.-6) that were used in the evaluation of anticipated emission of criteria pollutants resulting from construction and operation of structures and buildings that could be developed as a result of implementation of the proposed program. The estimated maximum of 43 permits that could potentially be issued and developed per year is a very conservative estimate, which represents the a reasonable estimation of construction and operation scenarios for potential impacts to air quality that could result from implementation improvement on individual properties as result from the proposed program. However, based on the development pattern of such uses in the past 20 years, it is unlikely that even a significant fraction of that maximum permit number would be developed at the same time and in close proximity of each other such that their construction emissions would overlap and be collectively significant. In addition, the types of improvements/developments associated with these potential permits can involve a range of construction activities. For example, they may include changing fencing materials; installing paving; expanding landscaping buffers between incompatible uses; adding an enclosure for certain industrial activities; the placement of recycling bins, and even development of a new industrial facilities. Therefore, a reasonable estimation of construction and operation scenario was modeled (see Appendix D).

**TABLE IV.A-6  
SCAQMD AIR QUALITY SIGNIFICANCE THRESHOLDS**

Mass Daily Thresholds		
Pollutant	Construction <sup>a</sup>	Operation <sup>b</sup>
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM <sub>10</sub>	150 lbs/day	150 lbs/day
PM <sub>2.5</sub>	55 lbs/day	55 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and noncarcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO <sub>2</sub> eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants <sup>c</sup>		
NO <sub>2</sub>  1-hour average Annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM <sub>10</sub> 24-hour average Annual average	10.4 µg/m <sup>3</sup> (construction) <sup>d</sup> & 2.5 µg/m <sup>3</sup> (operation) 1.0 µg/m <sup>3</sup>	
PM <sub>2.5</sub> 24-hour average	10.4 µg/m <sup>3</sup> (construction) <sup>d</sup> & 2.5 µg/m <sup>3</sup> (operation)	
SO <sub>2</sub> 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 µg/m <sup>3</sup> (state)	
CO  1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day average Rolling 3-month average	1.5 µg/m <sup>3</sup> (state) 0.15 µg/m <sup>3</sup> (federal)	

**NOTE:** lbs/day = pounds per day; ppm = parts per million;  $\mu\text{g}/\text{m}^3$  = micrograms per cubic meter; MT/year CO<sub>2</sub>eq = metric tons per year of CO<sub>2</sub> equivalents.

<sup>a</sup> Construction thresholds apply to both the South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).

<sup>b</sup> For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.

<sup>c</sup> Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.

<sup>d</sup> Ambient air quality threshold based on SCAQMD Rule 403.

**SOURCE:** South Coast Air Quality Management District. April 1993. CEQA Air Quality Handbook.

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

The proposed program would result in less than significant impacts to air quality in relation to conflicting with or obstruction of implementation of the applicable air quality plan. The potential for impacts to applicable air quality plans has been evaluated in relation to all Green Zones Program components that could result in environment impacts. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*).

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

The designation of Green Zone Districts within the County's Zoning Code, Title 22, would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP or the AVAQMD AQMP. This element would add Chapter 22.84 to the County Zoning Code to establish 11 Green Zone Districts (see Figure III.E-1, *Los Angeles County Planning Areas*) that are identified as the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Whittier-Los Nietos, West Rancho Dominguez-Victoria, and Willowbrook. In addition, it creates new development standards and more stringent entitlement procedures for existing/proposed industrial uses that are located on an M-1, M-1.5, M-2, and M-2.5 zones within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel. This development standards and procedures would help minimize adverse effects related to air quality (and other environmental factors) on nearby sensitive uses. As of June 2020, the existing zoning and land use designations for the 11 proposed districts allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency between the General Plan and Title 22 Zoning Code, as part of the General Plan Amendment Revisions, 28 parcels within the Green Zones Districts are proposed for a zone change from M-2, to M-1. Additionally, 15 of those 28 parcels proposed for a zone change within the Green Zones Districts area are also proposed for a change in General Plan land-use designation from Heavy Industrial (IH) to the Light Industrial (IL). The purpose of the general plan amendment and zone change is to ensure that the current land use and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The expanded permit requirement would increase the types of industrial uses that would be subject to a project level CEQA review, which would address project specific environmental impacts and require feasible mitigation measures, as appropriate. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 7 years of adoption. AQMP population, housing and employment forecasts are based on local plans and policies. Although the proposed program includes zone changes to some parcels, those changes would allow the same types of land uses, but at a lower intensity/density. Thus, the proposed program is consistent with the types, intensity and patterns of land uses envisioned in the Land Use Element of the General Plan.

*SCAQMD AQMP.* Green Zone Districts would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed program would not conflict with or prevent the implementation of the four primary components of the Air Toxic Control strategy in the SCAQMD AQMP:

- **Continue efforts to reduce diesel particulate matter.**

The majority of the required improvements are anticipated from the retroactive application of the new standards to nonconforming uses, which involve inanimate objects such as walls, fencing, signage, and lighting that would be compliant with County Title 22, Zoning Code, and Title 31, Building Codes. Construction of these improvements in conformance with the proposed standards may generate diesel exhaust emissions as they may require the limited use of diesel fuel equipment. However, the potential use of such equipment would be intermittent and short term. In addition, CARB regulates construction equipment and diesel exhaust emissions with the off-road and portable equipment programs to minimize impacts associated with diesel exhaust emissions. All diesel emissions would cease upon completion of constructing these inanimate objects. Therefore, impact is anticipated to be less than significant.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM<sub>2.5</sub>) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO<sub>x</sub>), reactive organic gases (ROG), and PM emissions in order to meet the State Implementation Plan (SIP) commitments in the 2016 AQMP, while also producing co-benefits for a variety of toxic air contaminants (TACs).**

The proposed program creates new standards for industrial uses within 500 feet of sensitive uses, and limits industrial vehicle-related uses in proximity to sensitive uses; therefore, it would not contribute to an increase in per capita vehicle miles traveled (VMT), which are the primary sources of VOCs, NO<sub>x</sub>, ROG, and PM.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.<sup>26</sup>**

The proposed program measures are consistent with the SCAQMD strategy to reduce localized impacts to sensitive uses within the County and immediately adjacent parcels in incorporated Cities to exposure to TACs, through programmatic development standards and the use of air filtration systems. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the AQMP by requiring efficiency improvements and reducing VMT.

*AVAQMD AQMP.* The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the proposed program would neither exacerbate population growth nor change land use patterns. In addition, the proposed changes to the land use and zoning designations for 28 parcels would reduce the intensity of allowable industrial uses. The effect of the proposed program is primarily associated with the updated zoning standards for existing industrial uses. Pallet yards, recycling processing, organic waste, and solid waste facilities would implement air filtration to reduce pollution and air quality impacts to adjacent sensitive receptors in a manner that is consistent with AVAQMD's mission of being protective of public health. Since the protective measures, specified pursuant to the proposed program would not generate VOCs, which are the precursor to O<sub>3</sub>, there would be no effect on AVAQMD SIP. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the AVAQMD AQMP.

*Air Quality Element of the County General Plan.* The goals of the County General Plan Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. The Green Zone Districts would not conflict with or impede the implementation of the two applicable goals, and three related policies of the Air Quality Element of the County General Plan:

**Goal AQ 1: Protection from exposure to harmful air pollutants.**

*Policy AQ 1.1:* Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors. Waste management and recycling involve the use of heavy equipment and on-road vehicles that uses diesel fuels.

The Green Zone Districts requirements includes the use of air filtration systems for sensitive uses within 500 feet of pallet yards, solid waste management, and recycling facilities. Installation of air filtration systems would be required within building enclosures at pallet yards and recycling processing, organic waste, and solid waste facilities to draw in the dust and particulate matter generated from indoor and outdoor operational activities in order to protect employees and visitors. The types of air filtrations utilized would be "best available control technology" as defined by AQMD Guidelines.

<sup>26</sup> South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

**Goal AQ 2:** The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.

*Policy AQ 2.1:* Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses implements Policy AQ 2.1 and works towards Goal AQ2 by reducing VMT and facility emissions.

*Policy AQ 2.3:* Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

The Green Zone Districts applies to existing M-1, M-1.5, M-2, and M-2.5, and Industrial Uses within the Green Zone Districts Boundary (see Table III.E-1) where natural resources and vegetation tend to be minimal; therefore, there would be no conflict with the conservation of natural resources and vegetation.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to applicable air quality plans.

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

The proposed development standards for new sensitive uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. For this program, an Health Risk Assessment (HRA) was conducted to evaluate the potential health risks to persons in the vicinity of a source of TACs, particularly sensitive receptors such as residences, schools, daycares, parks, nursing homes, and hospitals (Appendix D). New sensitive uses that are constructed adjacent to industrial, recycling, solid waste, or vehicle-related uses would be required to implement development standards that protect the health of occupants, including impacts from existing industrial land uses (Title 22, Chapter 22.84, and Chapter 22.130). *SCAQMD AQMP*. New Sensitive Uses would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed program would not conflict with or prevent the implementation of the four primary components of the Air Toxic Control strategy in the SCAQMD AQMP:

- **Continue efforts to reduce diesel particulate matter.**

The potential development of new sensitive uses in conformance with the proposed standards may generate diesel exhaust emissions during construction as they may require the limited use of diesel fuel equipment. However, the potential use of such equipment would be intermittent and short term. All emissions would cease upon completion of construction. In addition, CARB regulates construction equipment and diesel exhaust emissions with the off-road and portable equipment programs to minimize impacts associated with diesel exhaust emissions. Similarly, post-construction of these potential uses may involve limited diesel exhaust emissions during the operational stage from the potential use of certain on-site mobile equipment (e.g., lawn equipment, forklifts, trucks) that require diesel fuel. Also consistent with the objectives of the SCAQMD Commercial Electric Lawn and Garden Program, the County has encouraged the use of electric and manual commercial lawn and garden equipment, including handheld trimmers, chainsaws, backpack and handheld leaf blowers, and lawn mowers for landscape areas required in conjunction with the New Sensitive Uses. Therefore, this impact is expected to be less than significant.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM<sub>2.5</sub>) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO<sub>x</sub>), reactive organic gases (ROG), and PM emissions in order to meet the State Implementation Plan (SIP) commitments in the 2016 AQMP, while also producing co-benefits for a variety of toxic air contaminants (TACs).**

The proposed program creates new standards for sensitive uses located adjacent to industrial uses. Therefore, it would not contribute to an increase in per capita VMT which is the primary source of VOCs, NO<sub>x</sub>, ROG, and PM. Thus, there would be no increase in VOCs, NO<sub>x</sub>, ROG, or PM as a result of the allowable use.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.<sup>27</sup>**

The proposed program requirements are consistent with the SCAQMD strategy to reduce localized impacts to sensitive uses within the County and immediately adjacent parcels in incorporated Cities to exposure to TACs, through development standards and the use of air filtration systems. The air filtration systems would be installed to protect inhabitants at the location of sensitive receptors including in residential units and other rooms intended for human occupancy, as recommended by Department of Public Health to filter out contaminants such as PM<sub>2.5</sub> and PM<sub>10</sub> from adjacent industrial sites. The proposed program would include construction of fencing and solid walls, temporary truck trips during construction that would not differ substantially from existing conditions, and maintenance to existing facilities. The construction would be minimal and short-term. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to the SCAQMD AQMP.

*AVAQMD SIP.* The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to the AVAQMD AQMP. The proposed program component would address incompatible land uses by changing regulatory requirements for specific sensitive uses, and require development standards for new sensitive uses in proximity to existing industrial, recycling and solid waste, or vehicle-related uses. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the proposed program would neither exacerbate population growth nor change land use patterns. The effect of the proposed program is partly attributed to the updated standards where sensitive use as defined by the ordinance are located adjacent to existing industrial uses. Air filtrations would be implemented to reduce pollution and air quality impacts to sensitive receptors by minimizing and avoiding exposure to emissions from pallet yards, recycling processing, organic waste, and solid waste facilities to filter out the contaminants in a manner that is consistent with AVAQMD's mission of being protective of public health. Since the protective measures, specified pursuant to the proposed program would not generate VOCs, which are the precursor to O<sub>3</sub>, there would be no conflict with the AVAQMD SIP. Therefore, the new development standards for New Sensitive Uses adjacent to or adjoining existing industrial uses on other properties would result in less than significant impacts to the AVAQMD AQMP.

*Air Quality Element of County General Plan.* The goals of the County General Plan Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. The New Sensitive Uses would not conflict with or impede the implementation of the two applicable goals, and three related policies of the Air Quality Element of the County General Plan.:

**Goal AQ 1: Protection from exposure to harmful air pollutants.**

Policy AQ 1.1: Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors. Waste management and recycling involve the use of heavy equipment and on-road vehicles that uses diesel fuels.

The New Sensitive Uses requirement includes the use of air filtration systems for sensitive uses adjacent to industrial uses including solid waste and recycling facilities. In addition, installation of air filtration systems would be required for residential units and rooms intended for human occupancy. The types of air filtrations utilized would be "best available control technology" as defined by AQMD Guidelines.

<sup>27</sup> South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

**Goal AQ 2:** The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.

Policy AQ 2.1: Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.

The new development standards and/or more stringent entitlement processes for New Sensitive Uses would protect the new sensitive uses from the adjacent industrial emissions.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

The proposed program would not conflict with the County General Plan Air Quality Element since implementation of the proposed program would involve construction of fencing and solid walls and maintenance to existing facilities. The construction would be minimal and short-term. The proposed program would not change the pattern or types of land uses anticipated for General Plan. However, the proposed change in land use and zoning designations would reduce the intensity of the potential industrial uses than projected in the General Plan.

The construction of new sensitive uses with additional development standards such as construction of landscaping and planting trees, buffering, and open space to reduce the incompatibility of new sensitive uses with existing industrial uses would not result in substantial changes beyond those which would occur in existing conditions. Air filtration and other updated technologies would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. The proposed program's goal is to address air pollution impacts to sensitive receptors. The new development standards for the New Sensitive Uses would result in less than significant impacts to applicable air quality plans.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The new development standards would be subject to a CUP and would include requirements for implementation of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. The development standards that are required for Element No. 3 for recycling and waste management facilities are consistent with those that have historically been required for other industrial or manufacturing uses (Table III.E-1). The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from Hillside Management Areas (HMAs), Significant Ecological Areas (SEAs), and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in Agricultural Resource Areas (ARAs).

*SCAQMD AQMP.* Recycling and Waste Management Revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed program would not conflict with or prevent the implementation of the four primary components of the Air Toxic Control strategy in the SCAQMD AQMP:

- **Continue efforts to reduce diesel particulate matter.**

The majority of the required improvements are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 22 Building Codes. Construction of these improvements in conformance with the proposed standards may generate diesel exhaust emissions as they may require the limited use of diesel fuel equipment. However, the potential use of such equipment would be intermittent and short term. In addition, CARB regulates construction equipment and diesel exhaust emissions with the off-road and portable equipment programs to minimize impacts associated with diesel exhaust emissions. All diesel emissions would cease upon completion of constructing these inanimate objects. Consistent with the objectives of the SCAQMD Commercial Electric Lawn and Garden Program, the County has required the use of electric and manual commercial lawn and garden equipment, including handheld trimmers, chainsaws, pruners, backpack and handheld leaf blowers, and ride-on, stand-on, and walk-behind lawn mowers for landscape areas required in conjunction with the Recycling and Waste Management Revisions. Therefore, impact is anticipated to be less than significant.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM<sub>2.5</sub>) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO<sub>x</sub>), reactive organic gases (ROG), and PM emissions in order to meet the State Implementation Plan (SIP) commitments in the 2016 AQMP, while also producing co-benefits for a variety of toxic air contaminants (TACs).**

The expanded permit requirement would increase the types of industrial uses that would be subject to a project level CEQA review, which would address project specific environmental impacts and require feasible mitigation measures, as appropriate.

The estimated maximum of 43 permits that could potentially be issued and developed per year is a very conservative estimate, which represents a reasonable estimation of construction and operation scenarios for potential impacts to air quality that could result from implementation improvement on individual properties as result from the proposed program, and specifically, Element No. 3. Based on the development pattern of such uses in the past 20 years, it is unlikely that even a significant fraction of that maximum permit number would be developed at the same time and in close proximity of each other such that their mobile source construction emissions would overlap and be collectively significant. Therefore, it would not contribute to mobile source emissions, which are the primary source of VOCs, NO<sub>x</sub>, ROG, and PM. Identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, NO<sub>x</sub>, ROG, or PM as a result of the allowable use, and impact is expected to be less than significant.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.<sup>28</sup>**

The proposed program measures are consistent with the SCAQMD strategy to reduce localized impacts to sensitive uses within the County and immediately adjacent parcels in incorporated Cities to exposure to TACs, through development standards including landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, cleaning and maintenance standards, and the use of air filtration systems.

*AVAQMD SIP.* The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to the AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the proposed program would neither exacerbate population growth nor change land use patterns. The effect of the proposed program is limited to updated standards for existing industrial uses. Air filtrations would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. by minimizing and avoiding exposure, to emissions from pallet yards, and recycling processing, organic waste, and solid waste facilities to filter out the contaminants, in a manner that is consistent with AVAQMD's mission of being protective of public health. Since the requirements, specified pursuant to the proposed program would not generate VOCs, which are the precursor to O<sub>3</sub>, there would be no effect on AVAQMD SIP. The new development standards and/or more stringent entitlement processes for Recycling and Waste Management Revisions would result in less than significant impacts to the AVAQMD AQMP.

*Air Quality Element of County General Plan.* The goals of the County General Plan Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. Element 3 does not conflict with or impede the implementation of the two applicable goals, and three related policies of the Air Quality Element of the County General Plan:

---

<sup>28</sup> South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

**Goal AQ 1:** Protection from exposure to harmful air pollutants.

Policy AQ 1.1: Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors.

The improvements, consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards would be compliant with the Air Quality Element goals by minimizing health risks to sensitive receptors and improving existing facilities with an emphasis on local health hot spots. Therefore, the Recycling and Waste Management Revisions would result in a less than significant impacts to the County General Plan Air Quality Element. The types of air filtrations utilized would be “best available control technology” as defined by AQMD Guidelines.

**Goal AQ 2:** The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.

Policy AQ 2.1: Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.

The proposed Element No. 3 would not conflict with the County General Plan Air Quality Element. The program would address climate change impacts and promotes the reduction of air pollution and mobile source emissions through coordinated land uses by addressing the incompatible land uses and protecting sensitive uses. The improvements, consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards would be compliant with the Air Quality Element goals by addressing incompatible land uses and improving existing facilities.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

Element 3 includes the landscaping requirements to address incompatibilities of sensitive uses and industrial land uses. These landscaping requirements are consistent with Policy AQ 2.3. As a result, there would be no conflict with the conservation of natural resources and vegetation. Therefore, the new development standards and/or more stringent entitlement processes for Recycling and Waste Management Revisions would result in less than significant impacts to applicable air quality plans.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and shall be clearly labeled identifying materials stored, and that materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures will be built. The new development standards and/or more stringent entitlement processes for Supermarket Accessory and Recycling Collection Centers would result in less than significant impacts to applicable air quality plans.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to any new development and expansion of existing uses, excluding residential uses with fewer than four units.

*SCAQMD AQMP.* The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed program would not conflict with or prevent the implementation of the four primary components of the Air Toxic Control strategy in the SCAQMD AQMP:

- **Continue efforts to reduce diesel particulate matter.**

The majority of the improvements required by this element are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 22 Building Codes. CARB regulates construction equipment and diesel exhaust emissions with off-road and portable equipment programs to minimize impacts associated with diesel exhaust emissions. Similarly, post-construction of these potential uses may involve limited diesel exhaust emissions during the operational stage from the potential use of certain on-site mobile equipment (e.g., forklifts, wood grinders, trucks) that require diesel fuel. Consistent with the objectives of the SCAQMD Commercial Electric Lawn and Garden Program, the County has required the use of electric and manual commercial lawn and garden equipment, including handheld trimmers, chainsaws, pruners, backpack and handheld leaf blowers, and ride-on, stand-on, and walk-behind lawn mowers for landscape areas required in conjunction with the Green Zones Program.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM<sub>2.5</sub>) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO<sub>x</sub>), reactive organic gases (ROG), and PM emissions in order to meet the State Implementation Plan (SIP) commitments in the 2016 AQMP, while also producing co-benefits for a variety of toxic air contaminants (TACs).**

Identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, NO<sub>x</sub>, ROG, or PM as a result of the allowable use. The proposed program creates new standards for sensitive uses located adjacent to industrial uses; therefore, it would not contribute to an increase in per capita VMT, which is the primary source of VOCs, NO<sub>x</sub>, ROG, and PM. Therefore, impact is expected to be less than significant.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.<sup>29</sup>**

Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to any new development and expansion of existing uses, excluding residential uses with fewer than four units. The proposed program would not result in a substantial change from existing conditions. The proposed program component would include improvements to existing facilities to meet the requirements of new standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket. The proposed program would not conflict with the AQMP.

---

<sup>29</sup> South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

Therefore, the new development standards and/or more stringent entitlement processes for The Storage Enclosures for Recycling and Solid Waste Revisions within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the AQMP.

*AVAQMD AQMP.* The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to any new development and expansion of existing uses, excluding residential uses with fewer than four units. The proposed program would not result in substantial changes from existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the proposed program would neither exacerbate population growth nor change land use patterns. The effect of the proposed program is limited to updated standards for existing industrial uses. Air filtrations would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors by minimizing and avoiding exposure, to emissions from pallet yards, and recycling processing, organic waste, and solid waste facilities in a manner that is consistent with AVAQMD's mission of being protective of public health. The new development standards and/or more stringent entitlement processes for Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the Program would neither exacerbate population growth nor change land use patterns. The effect of the proposed program is limited to updated standards for existing industrial uses. The new development standards and/or more stringent entitlement processes for Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP.

*Air Quality Element of County General Plan.* The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the County General Plan Air Quality Element. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to any new development and expansion of existing uses, excluding residential uses with fewer than four units. The proposed program would not conflict with the County General Plan Air Quality Element and would not result in substantial changes to the existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the County General Plan Air Quality Element.

The goals of the County General Plan Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. The Green Zone Districts would not conflict with or impede the implementation of the two applicable goals, and three related policies of the Air Quality Element of the County General Plan:

**Goal AQ 1:** Protection from exposure to harmful air pollutants.

Policy AQ 1.1: Minimize health risks to people from industrial toxic or hazardous air pollutant emissions, with an emphasis on local hot spots, such as existing point sources affecting immediate sensitive receptors. Waste management and recycling involve the use of heavy equipment and on-road vehicles that use diesel fuels.

The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to any new development and expansion of existing uses, excluding residential uses with fewer than four units.

**Goal AQ 2:** The reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning.

Policy AQ 2.1: Encourage the application of design and other appropriate measures when siting sensitive uses, such as residences, schools, senior centers, daycare centers, medical facilities, or parks with active recreational facilities within proximity to major sources of air pollution, such as freeways.

The new development standards and/or more stringent entitlement processes for Storage Enclosures for Recycling and Solid Waste Revisions apply to siting all new or expanded uses, excluding residential uses with fewer than four units, specified in PolicyAQ2.1.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

The new development standards for Storage Enclosures for Recycling and Solid Waste Revisions would apply Countywide to all applicable zoning districts with the exception of residential uses of less than 4 units. As a result, the proposed program would result in less than significant impacts to applicable air quality plans.

**Threshold A-2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

### **Construction**

The construction analysis was performed using CalEEMod version 2016.3.2,<sup>30</sup> the official statewide land use computer model designed to provide a uniform platform for estimating potential criteria pollutant and GHG emissions associated with construction of land use projects under CEQA (see Appendix D for a full description of the model outputs for facility construction). The mobile source emission factors used in the model—published by CARB—include the Pavley standards and Low Carbon Fuel standards. The model also identifies project design features, regulatory measures, and mitigation measures to reduce criteria pollutant and greenhouse gas (GHG) emissions along with calculating the benefits achieved from the selected measures. CalEEMod was developed by the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the SCAQMD, the Bay Area Air Quality Management District (BAAQMD), the San Joaquin Valley Air Pollution Control District (SJVAPCD), and other California air districts. Default land use data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) were provided by the various California air districts to account for local requirements and conditions. As the official assessment methodology for land use projects in California, CalEEMod is relied upon herein for construction emissions quantification, which forms the basis for the construction impact analysis (Appendix D). Land use data used for CalEEMod input is presented in Table IV.A-7. Case study facility operations are also included that are consistent with the HIA document contents (Appendix D to the PEIR). The HIA contains the California Emissions Estimator Model® (CalEEMod).

The SCAQMD quantitative significance thresholds shown in Table IV.A-8 were used to evaluate proposed program emissions impacts.<sup>31</sup>

**TABLE IV.A-7  
LAND USE DATA FOR CALEEMOD INPUT – GREEN ZONES FACILITY**

<b>Project Element</b>	<b>Land Use Type</b>	<b>Land Use Subtype</b>	<b>Unit Amount</b>	<b>Size Metric</b>	<b>Lot Acreage (footprint)</b>	<b>Square Feet (est.)</b>	<b>Est. Pop.</b>
Perimeter Wall (10 ft. tall)	Industrial	General Light Industry	6.200	1,000 sq. ft.	0.142	6,200	0
Paved Operations Area	Parking	Other Asphalt Surfaces	49.600	1,000 sq. ft.	1.139	49,600	0
Perimeter Setback Landscaping (5 ft. wide)	Parking	Other Non-Asphalt Surfaces	4.750	1,000 sq. ft.	0.109	4,750	0
<b>Project Site</b>					<b>1.390</b>	<b>60,550</b>	<b>0</b>

**SOURCE:** HIA (Appendix D).

<sup>30</sup> California Emissions Estimation Model (CalEEMod™). 2016. Version 2016.3.2. Website (<http://www.caleemod.com/>) accessed October 6, 2020

<sup>31</sup> South Coast Air Quality Management District (SCAQMD). 2019. Air Quality Significance Thresholds. Website (<http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-airquality-significance-thresholds.pdf?sfvrsn=2>) accessed October 6, 2020.

**TABLE IV.A-8  
SCAQMD CEQA THRESHOLDS OF SIGNIFICANCE**

Pollutant	Project Construction	Project Operation
	lbs/day	lbs/day
ROG (VOC)	75	55
NO <sub>x</sub>	100	55
CO	550	550
SO <sub>x</sub>	150	150
PM <sub>10</sub>	150	150
PM <sub>2.5</sub>	55	55
24-hour PM <sub>2.5</sub> Increment	10.4 µg/m <sup>3</sup>	2.5 µg/m <sup>3</sup>
24-hour PM <sub>10</sub> Increment	10.4 µg/m <sup>3</sup>	2.5 µg/m <sup>3</sup>
Annual PM <sub>10</sub> Increment	1.0 µg/m <sup>3</sup> annual average	
1-hour NO <sub>2</sub> Increment	0.18 ppm (state)	
Annual NO <sub>2</sub> Increment	0.03 ppm (state) & 0.0534 ppm (federal)	
1-hour SO <sub>2</sub> Increment	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile)	
24-hour SO <sub>2</sub> Increment	0.04 ppm (state)	
24-hour Sulfate Increment	25 µg/m <sup>3</sup> (state)	
1-hour CO Increment	20 ppm (state) & 35 ppm (federal)	
8-hour CO Increment	9.0 ppm (state/federal)	
Toxic Air Contaminants (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥10 in 1 million	
	Cancer Burden >0.5 excess cancer cases (in areas ≥1 in 1 million)	
	Chronic & Acute Hazard Index ≥1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to Rule 402	
Greenhouse Gases	10,000 MT/yr CO <sub>2</sub> e for industrial facilities	
	3,000 MT/yr CO <sub>2</sub> e for land use projects (draft proposal)	

**SOURCE:** HIA (Appendix D).

#### *Criteria Pollutants from Project Construction*

A project's construction phase produces many types of emissions, but PM<sub>10</sub> (including PM<sub>2.5</sub>) in fugitive dust and diesel engine exhaust, are the pollutants of greatest concern. Fugitive dust emissions can result from a variety of construction activities, including excavation, grading, demolition, vehicle travel on paved and unpaved surfaces, and vehicle exhaust. Construction related emissions can cause substantial increases in localized concentrations of PM<sub>10</sub>, as well as affecting PM<sub>10</sub> compliance with ambient air quality standards on a regional basis. Particulate emissions from construction activities can lead to adverse health effects as well as nuisance concerns such as reduced visibility and soiling of exposed surfaces. The use of diesel-powered construction equipment emits ozone precursors NO<sub>x</sub> and ROG, and diesel particulate matter (DPM), the latter being a composite of TACs containing a variety of hazardous substances. Large construction projects using multiple large earthmoving equipment are evaluated to determine if those operations may exceed the SCAQMD's daily threshold for NO<sub>x</sub> emissions and could temporarily expose area residents to hazardous levels of DPM. Use of architectural coatings and other materials associated with finishing buildings may also emit ROG and TACs. CEQA significance thresholds address the impacts of construction activity emissions on local and regional air quality. Thresholds are also provided for other potential impacts related to project construction, such as odors and TACs.

The SCAQMD's approach to CEQA analyses of fugitive dust impacts is to require implementation of effective and comprehensive dust control measures rather than to require detailed quantification of emissions.<sup>32</sup> PM<sub>10</sub> emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are several feasible control measures that can be reasonably implemented to significantly reduce fugitive dust emissions from construction. For larger projects, the SCAQMD has determined that compliance with an approved fugitive dust control plan comprising Best Management Practices (BMPs), primarily through frequent water application, constitutes sufficient mitigation to reduce PM<sub>10</sub> impacts to a level considered less than significant (LTS) (Table IV.A-9).

<sup>32</sup> SCAQMD. Rule 403 Dust Control Information. Accessed 12-7-2020. Available at: <https://www.aqmd.gov/home/rules-compliance/compliance/rule-403-dust-control-information>

**TABLE IV.A-9  
CONSTRUCTION EMISSIONS SUMMARY AND SIGNIFICANCE EVALUATION**

Criteria Pollutants from Facility Construction	Construction (lbs/day)	Threshold (lbs/day)	Significance
CO	14.1	550	LTS
NO <sub>x</sub>	15.1	100	LTS
ROG (VOC)	1.5	75	LTS
SO <sub>x</sub>	0.03	150	LTS
Total PM <sub>10</sub>	3.0	150	LTS
Total PM <sub>2.5</sub>	1.7	55	LTS

**SOURCE:** HIA (Appendix D).

*Localized Significance Threshold Analysis*

The SCAQMD's Localized Significance Threshold (LST) methodology was used to analyze the neighborhood scale impacts of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> associated with project specific mass emissions. Introduced in 2003, the LST methodology was revised in 2008 to include the PM<sub>2.5</sub> significance threshold methodology and update the LST mass rate lookup tables for the new 1-hour NO<sub>2</sub> standard.

For determining localized air quality impacts from small projects in a defined geographic source receptor area (SRA), the LST methodology provides mass emission rate lookup tables for 1-acre, 2-acre, and 5-acre parcels by SRA. The tabulated LSTs represent the maximum mass emissions from a project that will not cause or contribute to an exceedance of state or national ambient air quality standards (CAAQS or NAAQS) for the above pollutants and were developed based on ambient concentrations of these pollutants for each SRA in the SCAB.<sup>33</sup>

For most land use projects, the highest daily emission rates occur during the site preparation and grading phases of construction, due to the use of heavy earthmoving equipment. For this reason, a construction LST analysis was performed. The case study site is 1.39 acres in Source-Receptor Area Zone 12 – South Central LA County. The peak daily soil disturbance normally occurs during the site preparation and grading phases. The 1-acre screening lookup tables were used to evaluate NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> impacts on nearby receptors. The proposed program proposes a 500-foot (150-meter) “buffer zone” around a Green Zone facility. Thus, 100 meters were used for conservatism. The estimated maximum of 43 permits that could potentially be issued and developed per year is a very conservative estimate, which represents a reasonable estimation of construction and operation scenarios for potential impacts to air quality scenario for potential impacts that could result from implementation improvement on individual properties as result from of the proposed program. However, based on the development pattern of such uses in the past 20 years, it is unlikely that even a significant fraction of that maximum permit number would be developed at the same time and in close proximity of each other such that their construction emissions would overlap and be collectively significant. In addition, the types of improvements/developments associated with these potential permits can involve a range of construction activities. For example, they may include changing fencing materials; installing paving; expanding landscaping buffers between incompatible uses; adding an enclosure for certain industrial activities; the placement of recycling bins, and even development of a new industrial facilities. Therefore, a reasonable estimation of construction and operation scenario was modeled in order to estimate the maximum emissions of criteria pollutants that could result from the potential anticipated quantity of permits that may be issued under the Green Zones Program. The LST results provided in Table IV.A-10 show that on-site emissions from construction meet the LST passing criteria at the nearest case study receptors. Thus, impacts would be less than significant.

**TABLE IV.A-10  
CONSTRUCTION LOCALIZED SIGNIFICANCE THRESHOLD EVALUATION**

Criteria Pollutants from Facility Construction	Construction (lbs/day)	Threshold (lbs/day)	Result
NO <sub>x</sub>	15.1	54	Pass
CO	14.1	632	Pass
Total PM <sub>10</sub>	3.0	26	Pass
Total PM <sub>2.5</sub>	1.7	7	Pass

**SOURCE:** HIA (Appendix D).

<sup>33</sup> South Coast Air Quality Management District (SCAQMD). 2008a. Localized Significance Threshold Methodology. Website (<http://www.aqmd.gov/docs/defaultsource/ceqa/handbook/localized-significance-thresholds/final-lst-methodologydocument.pdf?sfvrsn=2>) accessed October 6, 2020.

## Operations

### Criteria Pollutants from Project Operation

The term “project operations” refers to the full range of activities that can or may generate criteria pollutant, GHG, and TAC emissions when the project is functioning in its intended use. For projects, such as office parks, apartment buildings, residential subdivisions, and other indirect sources, motor vehicles traveling to and from the project represents the primary source of air pollutant emissions. For industrial projects and some commercial projects, equipment operation and manufacturing processes, i.e., permitted stationary sources, can be of greatest concern from an emissions standpoint. CEQA significance thresholds address the impacts of operational emission sources on local and regional air quality. Thresholds are also provided for other potential impacts related to project operations, such as odors. The inputs for the model are described in Appendix D. Table IV.A-11 shows criteria operational emissions and evaluates emissions against SCAQMD significance thresholds. Mass emissions of criteria pollutants from operation are below applicable SCAQMD significance thresholds, that is, LTS.

**TABLE IV.A-11**  
**OPERATIONAL EMISSIONS SUMMARY AND SIGNIFICANCE EVALUATION**

Criteria Pollutants from Facility Operations	Operation (lbs/day)	Threshold (lbs/day)	Significance
CO	60.6	550	LTS
NO <sub>x</sub>	7.7	55	LTS
ROG (VOC)	4.5	55	LTS
SO <sub>x</sub>	0.7	150	LTS
Exhaust PM <sub>10</sub>	1.4	150	LTS
Exhaust PM <sub>2.5</sub>	1.3	55	LTS
Fugitive Dust PM <sub>10</sub>	0.5	150	LTS

SOURCE: HIA (Appendix D).

The LST results provided in Table IV.A-12 show that on-site emissions from construction and operations meet the LST passing criteria at the nearest case study receptors. Thus, impacts would be less than significant.

**TABLE IV.A-12**  
**OPERATIONAL LOCALIZED SIGNIFICANCE THRESHOLD EVALUATION**

Criteria Pollutants from Facility Operations	Operation (lbs/day)	Threshold (lbs/day)	Result
NO <sub>x</sub>	7.7	54	Pass
CO	60.6	632	Pass
Total PM <sub>10</sub>	1.9	7	Pass
Exhaust PM <sub>2.5</sub>	1.3	2	Pass

SOURCE: HIA (Appendix D).

### Greenhouse Gas Emissions from Construction and Operation

Greenhouse gases—primarily carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O), collectively reported as carbon dioxide equivalents (CO<sub>2</sub>e)—are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also, included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills.<sup>34</sup>

<sup>34</sup> California Air Resources Board (CARB). 2017. California’s 2017 Climate Change Scoping Plan. Website (<https://ww3.arb.ca.gov/cc/scopingplan/scopingplan.htm>) accessed October 6, 2020.

California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2019 standards improved upon the 2016 standards for new construction of, and additions and alterations to, residential, commercial, and industrial buildings. The 2019 standards went into effect on January 1, 2020.<sup>35</sup>

Since the Title 24 standards require energy conservation features in new construction (e.g., high-efficiency lighting, high-efficiency heating, ventilating, and air-conditioning (HVAC) systems, thermal insulation, double-glazed windows, water conserving plumbing fixtures, etc.), they indirectly regulate and reduce GHG emissions.

Using CalEEMod, direct on-site and off-site GHG emissions were estimated for facility construction; operational GHG emissions from the HIA are also summarized.

The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 metric tons (MT) CO<sub>2</sub>e per year<sup>36</sup> and has proposed an industrial mass emissions threshold of 10,000 MT CO<sub>2</sub>e per year.<sup>37</sup> As shown in Tables IV.A-13 and IV.A-14, GHG emissions are below the proposed GHG significance threshold for industrial projects, that is, LTS.

**TABLE IV.A-13  
CONSTRUCTION GHG EMISSIONS SUMMARY AND SIGNIFICANCE EVALUATION (TOTAL)**

Greenhouse Gases from Facility Construction	Construction (MT/yr)	Threshold (MT/yr)	Significance
CO <sub>2</sub>	264	—	—
CH <sub>4</sub>	0.04	—	—
N <sub>2</sub> O	0.00	—	—
<b>Total CO<sub>2</sub>e</b>	<b>265</b>	<b>10,000</b>	<b>LTS</b>

SOURCE: HIA (Appendix D).

**TABLE IV.A-14  
OPERATIONAL GHG EMISSIONS SUMMARY AND SIGNIFICANCE EVALUATION**

Greenhouse Gases from Facility Operations	Operation (MT/yr)	Threshold (MT/yr)	Significance
On-Road Trucks CO <sub>2</sub> e	71	—	—
Off-Road Equipment CO <sub>2</sub> e	109	—	—
Stationary Source CO <sub>2</sub> e	1,846	—	—
Fugitive Emissions CO <sub>2</sub> e	142	—	—
<b>Total CO<sub>2</sub>e</b>	<b>2,167</b>	<b>10,000</b>	<b>LTS</b>

SOURCE: HIA (Appendix D).

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

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

Green Zone Districts would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the

<sup>35</sup> California Energy Commission (CEC). 2019. Building Energy Efficiency Program. Website (<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiencystandards>) accessed October 6, 2020.

<sup>36</sup> South Coast Air Quality Management District (SCAQMD). 2019. Air Quality Significance Thresholds. Website (<http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-airquality-significance-thresholds.pdf?sfvrsn=2>) accessed October 6, 2020.

<sup>37</sup> South Coast Air Quality Management District (SCAQMD). 2008b. Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. Website ([http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqasignificance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqasignificance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2)) accessed October 6, 2020.

current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 7 years of adoption. New sensitive uses that are constructed adjacent to industrial, recycling and solid waste, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses, to protect these new sensitive uses from impacts from existing industrial uses (Title 22, Chapter 22.84, and Chapter 22.130).

Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions. The proposed program includes more stringent development standards for the facilities in these districts. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Green Zone Districts: (1) physical separation through buffers; (2) physical separation of sensitive receptors from M-1, M-1.5, M-2, M-2.5, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions and require compliance with new and existing standards. The proposed program creates new standards for sensitive uses located adjacent to industrial uses. Additionally, the proposed program would not change the pattern or types of land uses allowed under the General Plan. In addition, the Proposed change to the land use and zoning designations would result in less intense land uses than projected in the General Plan. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. New sensitive uses that are constructed adjacent to industrial, recycling and solid waste, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses, to protect these new sensitive uses from impacts from existing industrial uses (Title 22, Chapter 22.84, and Chapter 22.130). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III of the PEIR, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Title 22, Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the implementation of the requirements of the proposed program would not differ substantially from existing conditions. This component would result in an overall reduction of direct impacts of air pollution on sensitive receptors adjacent to the industrial facilities. The proposed program would reduce emissions by requiring compliance with new and existing standards. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the New Sensitive Uses component: (1) physical separation through buffers; (2) physical separation of sensitive receptors from M-1, M-1.5, M-2, M-2.5, and other industrial uses through barriers including walls, and landscaping. The proposed program's improvements include physical barriers and air filtrations which would result in reduce exposure of sensitive receptors to air pollutants. Air filtrations and up-to-date

technologies would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. These air filtration systems would be installed, along with recycling processing, organic waste, and solid waste facilities, to protect inhabitants at the location of sensitive receptors including in residential units and other rooms intended for human occupancy, as recommended by Department of Public Health to filter out contaminants such as PM<sub>2.5</sub> and PM<sub>10</sub> from adjacent industrial sites. The installation of both air filtrations and walls/fencing would result in reduced impacts of air pollutants to adjacent sensitive uses. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. The Recycling and Waste Management Revisions consists of the inclusion of permitting requirements and development standards for Specific Uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. Additionally, the Recycling and Waste Management Revisions prohibits specific uses in certain areas identified in the General Plan, including SEAs, LA County Floodways, FEMA Flood Zones, High and Very High Fire Hazard Severity Zones, HMAs, and in some cases ARAs. Operation of the facilities in compliance with the proposed program element would be improved from existing conditions and would result of a net reduction of air quality impacts in the long term. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive receptors, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce air pollution and require compliance with new and existing standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). The facilities would not be located in high risk areas and would include the maintenance of existing facilities. The improvements would reduce direct exposure to sensitive uses adjacent to the placement of the recycling facilities and would not result in an increased impact of pollutants to sensitive receptors. The proper storage of materials and maintenance of facilities would ensure compliance with CALGreen building standards and would ensure the containment of stored materials at the existing facilities. Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. The purpose of the Supermarket Accessory Recycling Collection Centers is to establish standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket (Chapter 22.140.660), and to establish standards for enclosed rooms or storage areas for storing, collecting, and loading waste, recyclable materials, and organic materials. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive receptors, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions through the reduction of VMT and require compliance with new and existing energy efficiency standards. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures will be built. The maintenance of materials for storage and the recycling facilities would reduce direct impacts to adjacent sensitive uses. Operation of the supermarket recycling center revisions would reduce waste at supermarket recycling centers by implementing on-site collection of recyclable materials. The collection center requirements would not result

in increased exposure of air pollutants since the improvements would not include substantial changes to existing conditions or the construction of any new buildings. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to new development and expansion of existing uses, excluding residential uses with fewer than four units. These Revisions would also require that these collection and storage areas be safely accessible by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations (Chapter 22.128). This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive receptors, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions and require compliance with new and existing standards. The improvements would reduce exposure of the facilities to adjacent sensitive uses. The proposed program would implement more energy efficient technologies for the organic and solid waste facilities during operation. The energy efficient technologies would be in compliance with existing regulations and would reduce air pollutant impacts from existing organic and solid waste stored at facilities. The enclosures and maintenance of existing facilities would not result in an increase of air pollutants to adjacent sensitive receptors. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

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

The proposed program involves implementation of development standards to reduce exposure of residents to emissions from industrial facilities that are typically associated with nuisance dust and odor. The proposed program would address existing dust and odor emissions from recycling and solid waste facilities by requiring property owners or operators to install air filters consisting of activated carbon filters or other filtration media capable of suppressing odor emissions, maintenance of existing facilities including the construction of buffers, enclosures, and walls to reduce odors impacts to surrounding sensitive uses.

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

Element 1 would result in less than significant impacts to air quality in relation to resulting in emissions of dust or odors with the potential to adversely affect a substantial number of people. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the

nonconforming uses to come into compliance within 7 years of adoption. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to air quality in relation nuisance dust and odor emissions.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people). Development standards for the New Sensitive Uses would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. The implementation of development standards associated with the program would not create odors to sensitive uses. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities associated with implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions. The implementation of development standards associated with the program would not create odors to sensitive uses. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions. The implementation of development standards associated with the program would result would create dust and odors during the construction of the proposed physical improvements, including walls and landscaping. The net reduction would result from two aspects of the New Sensitive Uses: (1) physical separation through buffers; (2) physical separation of sensitive uses from industrial uses through barriers including walls, and landscaping. Although there would be the potential to generate dust and odors from ground-disturbing activities and the use of heavy equipment using diesel fuel to construct the improvements required by the proposed program the impact would be less than significant due to the limited area and duration required for the implementation of such improvements. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people).

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. Additionally, the Recycling and Waste Management Revisions prohibits specific uses in areas identified in the General Plan, including HMAs, SEAs, VHFHSZs, and in some cases ARAs. The implementation of development standards associated with the program would not increase odors to sensitive uses. The implementation of enclosures, air filtration, and buffers would reduce the odors emitted by the facilities. The solid walls and enclosures would result in the reduction of odors from the collection facilities. The requirements for the storage of materials, cleaning, and maintenance would reduce odors. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or

more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. The implementation of development standards associated with the program would result would create dust and odors during the construction of the proposed physical improvements, including walls and landscaping. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive uses from industrial uses through barriers including walls, and landscaping. Although there would be the potential to generate dust and odors from ground-disturbing activities and the use of heavy equipment using diesel fuel, the impact would be less than significant due to the limited area and duration required for the construction of such improvements. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions. Composting operations would be an allowable use. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people).

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people). The Revisions also require that the area be safely accessible by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations (Chapter 22.128). The implementation of development standards associated with the program would result would create dust and odors during the construction of the proposed physical improvements, including walls and landscaping. The net reduction would result from two aspects of the Storage Enclosures for Recycling and Solid Waste Revisions: (1) physical separation through buffers; (2) physical separation of sensitive uses from industrial uses through barriers including walls, and landscaping. Although there would be the potential to generate dust and odors from ground-disturbing activities and the use of heavy equipment using diesel fuel, the impact would be less than significant due to the limited area and duration required for the implementation of such improvements. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions. Composting operations would be an allowable use. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to all new development and expansion of existing uses, excluding residential uses with fewer than four units. The implementation of enclosures and maintenance of the existing collection facilities would not result in an increase in odors. The construction of solid walls and enclosures would not result in an increase of odors from the collection facilities. The requirements for the storage of materials, cleaning, and maintenance would result in reduced odors. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people).

## **5. CUMULATIVE IMPACTS**

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method No. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, this PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger Los Angeles County region surrounding it.

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

The proposed program would not be expected to contribute to cumulative impacts in relation to conflict with applicable air quality management plans. Less than significant impacts would occur to applicable air quality management plans as a result of the proposed program. In addition, the proposed program is consistent with the applicable AQMP because it would allow the same types and patterns of land uses at a lower intensity/density than was envisioned in those plans. Thus, the proposed program would be consistent with the AQMP population, housing and employment forecasts. With regard to cumulative short term construction impacts, an estimated maximum of 43 permits could be issued and developed per year. However, based on the development pattern of industrial uses in the past 20 years, it is unlikely that 43 development projects would be developed at the same time and in close proximity of each other such that their construction emissions would overlap and be collectively significant. While the proposed program will contribute to a short-term cumulative impact to applicable air quality management plans, these impacts are expected to be less than significant because the program requires improvements that would result in a net benefit for the reduction of net emissions over time.

**Impact A-2                      Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Less than significant impacts would occur to ambient air quality as a result of the proposed program. With regard to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, an estimated maximum of 43 permits could be issued and developed per year. However, based on the development pattern of industrial uses in the past 20 years, it is unlikely that 43 development projects would be developed at the same time and in close proximity of each other such that their construction emissions would overlap and be collectively significant. While the proposed program will contribute to a short-term cumulative impact to ambient air quality, these impacts are expected to be less than significant because the program requires improvements that result in a net benefit for the reduction of criteria pollutants.

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

Less than significant impacts would occur to sensitive receptors as a result of the proposed program. While the proposed program will contribute to a short-term cumulative impact to sensitive receptors, these impacts are expected to be less than significant because the program requires improvements that reduce long-term net emissions, and criteria pollutants that adversely affect sensitive receptors.

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

Less than significant impacts would occur to odors as a result of the proposed program. With regard to a cumulatively considerable net increase of other emissions or odors, an estimated maximum of 43 permits could be issued and developed per year. However, based on the development pattern of industrial uses in the past 20 years, it is unlikely that 43 development projects would be developed at the same time and in close proximity of each other such that their construction emissions would overlap and be collectively significant. While the proposed program will contribute to a short-term cumulative impact to odors, these impacts are expected to be less than significant because the program requires improvements that that result in a net benefit for the reduction of nuisance odors or other emissions over time.

## **6. MITIGATION MEASURES**

Impacts to air quality would be less than significant, and no mitigation would be required.

## **7. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Impacts to air quality would be less than significant, and no mitigation would be required.

## IV. ENVIRONMENTAL IMPACT ANALYSIS

---

### B. BIOLOGICAL RESOURCES

#### 1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to biological resources in accordance with the State California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> The goal of the analysis is to identify the potential for significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to biological resources to a less than significant level. This analysis of biological resources has been prepared as an information disclosure document for the public, stakeholders, and other agencies, and to support the County of Los Angeles (County), in their capacity as the Lead Agency pursuant to CEQA. As identified through the scoping process, the County has the sole discretionary land use with respect the proposed program and would use this Program Environmental Impact Report (PEIR) to inform their decision-making process. However, the California Department of Fish and Wildlife (CDFW), in a letter of comment on the Notice of Preparation (NOP) during the scoping period, identified several opportunities for reducing the potential conflicts between land uses that would be regulated by the Green Zones Program and resources that are protected under Section 2081 of the California Endangered Species Act on the subject properties and adjacent properties (see Appendix C, *NOP and Comments on NOP*), CDFW recommended the incorporation of setbacks, planting native plants, and creating a landscaping plant palette to avoid and potentially reduce the impacts of landscaping on sensitive plants, wildlife and habitats. The analysis provided in this section of the PEIR makes clear that the Green Zones Program does not exempt applicants from their responsibility to obtain applicable permits under the oversight authority of the CDFW. The scope of the analysis evaluates the four elements of the Green Zones program that could result in impacts to biological resources as defined in the County CEQA Guidelines and County of Los Angeles Department of Regional Planning Environmental Checklist Form. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated through a query of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database,<sup>2</sup> CDFW California Natural Diversity Database (CNDDB),<sup>3</sup> the California Native Plant Society (CNPS) Electronic Inventory,<sup>4</sup> Conservation and Natural Resources Elements of the Los Angeles County General Plan 2035,<sup>5</sup> and a review of published and unpublished literature germane to biological resources potentially affected by the proposed program. To fully analyze the potential for impacts to biological resources caused by the Green Zones Program, an analysis was undertaken using a variety of methods:

- A review of published literature and both county and local plans to characterize baseline conditions
- Geographic information systems (GIS) to determine program element boundaries and their relation to recorded biological resources
- GIS to analyze and review historic permitting data to identify the rate at which parcels subject to the Green Zones Program would receive permits
- The Los Angeles Almanac to model the County growth rate
- The potential for parcels to have biological resources in relation to the anticipated number of parcels that would be developed under the Green Zones Program
- For each resource category, the efficacy of the existing laws and regulations to fully compensate for impacts that would be the result of Green Zones Program improvements was taken into consideration

The PEIR also includes a list of commonly used abbreviations, acronyms, and working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

---

<sup>1</sup> California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> U.S. Fish and Wildlife Service. 2020. Environmental Conservation Online System: Information for Planning and Conservation. Available at: <https://ecos.fws.gov/ipac/>

<sup>3</sup> California Department of Fish and Wildlife. 2016. Rarefind 5: California Natural Diversity Database.

<sup>4</sup> California Native Plant Society. 2020. CNPS Electronic Inventory. Accessed 10 March 2020. Available at: [www.cnps.org](http://www.cnps.org)

<sup>5</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

## **2. ENVIRONMENTAL SETTING**

### **A. REGULATORY FRAMEWORK**

#### **(1) Federal**

##### ***Endangered Species Act (ESA)***

The 1973 ESA (16 U.S. Code [USC] 1531–1544) defines listed species as “endangered” or “threatened” and provides regulatory protection for listed species. The federal ESA provides a program for conservation and recovery of threatened and endangered species; it also ensures the conservation of designated critical habitat that the USFWS has determined is required for the survival and recovery of these listed species. Section 9 of the federal ESA prohibits the “take” of species listed by USFWS as threatened or endangered. *Take* is defined as follows: “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in such conduct.” In recognition that take cannot always be avoided, Section 10(a) of the federal ESA includes provisions for take that is incidental to, but not the purpose of, otherwise lawful activities. Section 10(a)(1)(B) permits (incidental take permits) may be issued if take is incidental and does not jeopardize the survival and recovery of the species. As defined in the federal ESA, individuals, organizations, states, local governments, and other non-federal entities are affected by the designation of critical habitat only if their actions occur on federal lands; require a federal permit, license, or other authorization; or involve federal funding.

##### ***Migratory Bird Treaty Act (MBTA)***

The MBTA of 1918 (16 USC 703-712), as amended, provides for federal protection of all migratory bird species and does not include provisions for authorized take.<sup>6</sup> Under the MBTA, it is unlawful to pursue, hunt, take, capture, kill, or sell birds, their active nests, eggs, parts, and so forth. Nesting birds and the nest contents within the project area are afforded protection during the breeding season (February 15–September 1) pursuant to the MBTA. Nonfederal contractors are required to obtain a depredation permit from the USFWS prior to removal or disturbance of nesting birds.

##### ***Clean Water Act (CWA) Section 401***

Section 401 of the federal CWA is administered by the State Water Resources Control Board and the Regional Water Quality Control Boards (RWQCBs). The RWQCBs also assert authority over waters of the State under waste discharge requirements pursuant to the Porter-Cologne Act. Section 401 requires that prior to any federal permit or license, any activity, including river or stream crossings during road, pipeline, or transmission line construction, which may result in discharges into waters of the United States, must be certified by the applicable RWQCB, in this instance the Los Angeles RWQCB. This certification ensures that the proposed activity does not violate state and/or federal water quality standards.

##### ***Clean Water Act Section 404***

Section 404 of the federal Clean Water Act, which is administered by the U.S. Army Corps of Engineers (USACE), regulates the discharge of dredged and fill material into waters of the United States, which include surface waters such as navigable waters and their tributaries, all interstate waters and their tributaries, natural lakes, all wetlands adjacent to other waters, and all impoundments of these waters. USACE has established a series of nationwide permits that authorize certain activities in waters of the United States, provided that a proposed activity can demonstrate compliance with standard conditions. Projects that result in the loss of less than the acreage specified by the applicable nationwide permit can normally be conducted pursuant to one of the nationwide permits, if consistent with the standard permit conditions. If the conditions of a nationwide permit cannot be met, or the project results in more than minimal adverse environmental impact, an individual permit may be required.

---

<sup>6</sup> Migratory Bird Treaty Act, 50 § FR 13710 (Apr. 5, 1985).

### ***Bald and Golden Eagle Protection Act (BGEPA)***

The purpose of the federal BGEPA (16 USC 668-668c, as amended) that is administered by the USFWS protects bald and golden eagles, their nests, eggs, and parts. The BGEPA states that no person shall take, possess, sell, purchase, barter, offer for sale, purchase or barter, transport, export, or import any bald or golden eagle alive or dead, or any part, nest, or egg without a valid permit to do so. The BGEPA prohibits the “take” of bald and golden eagles unless pursuant to regulations. Take is defined by the BGEPA as an action “to pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest, or disturb.”

In addition to immediate impacts, this definition covers impacts that result from human-caused alterations initiated around a previously used nest site during a time when eagles were not present. Permits are issued to Native Americans to possess eagle feathers for religious purposes, and salvaged eagle carcasses can be sent to the National Eagle Repository in Colorado, where they are redistributed to Native Americans. Although the bald eagle was removed from the Endangered Species List in June 2007, it is still federally protected under the BGEPA and MBTA described above. In addition, the National Bald Eagle Management Guidelines were published in conjunction with delisting by the USFWS in May 2007 to provide provisions to continue to protect bald eagles from harmful actions and impacts.

Under the BGEPA, a final rule was published in May 2008 in the Federal Register that proposed authorization for take of bald eagles for those with existing authorization under the federal ESA where the bald eagle is covered in a Habitat Conservation Plan (HCP) or the golden eagle is covered as a non-listed species. The final rule also established a new permit category to provide expedited permits to entities authorized to take bald eagles through Section 7 Incidental Take Permits.

### **Wetlands – Executive Order Number 11990**

Executive Order (EO) 11990 was issued in May 1977, as a furtherance of the National Environmental Policy Act (NEPA) providing protection of wetlands. Pursuant to the EO, all new construction should be designed to the greatest extent possible to avoid long- and short-term adverse impacts that would lead to the destruction or the modification of wetlands, in order to preserve and enhance the natural and beneficial values of wetlands. Federal agencies, such as the Federal Highway Administration (FHWA), cannot undertake or provide assistance for new construction located in wetlands unless the head of the agency finds that: (1) there is no practicable alternative to the construction and (2) the proposed project includes all practicable measures to minimize harm.

### **Invasive Species – EO Number 13112**

This EO was signed by President Clinton on February 3, 1999. It serves to prevent activities that may promote the introduction and spread of invasive species. The order states that federal agencies whose actions “may affect the status of invasive species shall ... use relevant programs and authorities to ... prevent the introduction of invasive species ... detect and respond rapidly to and control populations of such species in a cost-effective and environmentally sound manner...monitor invasive species populations accurately and reliably ... provide for restoration of native species and habitat conditions in ecosystems that have been invaded.” In order to implement EO 13112, the FHWA has established guidance to prevent the introduction and spread, and promote the control, of invasive plant species on highway rights-of-way. Under EO 13112, federal agencies are prohibited from authorizing, funding, or carrying out actions that are likely to promote or result in the introduction or spread of invasive species unless all feasible measures to minimize the impacts have been analyzed and considered.

### **(2) State**

### ***Sections 1600–1603 of the Fish and Game Code***

All diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake in California are subject to the regulatory authority of the CDFW pursuant to Sections 1600 through 1603 of the California Fish and Game Code and require preparation of a Lake or Streambed Alteration Agreement. Pursuant to the Code, a stream is defined as a body of water that flows at least periodically, or intermittently, through a bed or channel having banks and supporting fish or other aquatic life. Based on this definition, a watercourse with surface or subsurface flows that support or have supported riparian vegetation is a stream and is subject to CDFW jurisdiction. Altered or artificial waterways valuable to fish and wildlife are subject to CDFW jurisdiction. The CDFW must be contacted for a Lake or Streambed Alteration Agreement for any project that may impact a streambed or wetland. The CDFW has maintained a “no net loss” policy regarding potential impact and has required replacement of lost habitats on at least an acre-for-acre ratio.

### ***Sections 1900–1913 of the Fish and Game Code- Native Plant Protection Act***

The Native Plant Protection Act includes measures to preserve, protect, and enhance rare and endangered native plants. The list of native plants afforded protection pursuant to the Native Plant Protection Act includes those listed as rare and endangered under the California ESA. The Native Plant Protection Act provides limitations that no person would import into this state—or take, possess, or sell within the State of California—any rare or endangered native plant, except in compliance with provisions of the act. Where individual landowners have been notified by the CDFW that rare or native plants are growing on their land, the landowners are required to notify the CDFW at least 10 days in advance of changing land uses to allow the CDFW to salvage any rare or endangered native plant material.

### ***Sections 2080 and 2081 of the Fish and Game Code —California ESA***

The California ESA (California Fish and Game Code §§ 2050 et seq.) prohibits the take of listed species, except as otherwise provided in state law. The take for the California ESA is defined as it is in the federal ESA; however, unlike the federal ESA, the California ESA also applies the take prohibitions to species petitioned for listing as state candidates rather than only those listed species. State lead agencies are required to consult with the CDFW to ensure that any actions undertaken by the lead agency are not likely to jeopardize the continued existence of any state-listed species or result in destruction or degradation of required habitat. CDFW is authorized to enter into Memoranda of Understanding with individuals, public agencies, universities, zoological gardens, and scientific or educational institutions to import, export, take, or possess listed species for scientific, educational, or management purposes. Permits for incidental take of species protected pursuant to the California ESA are available under certain circumstances as described in Sections 2080 and 2081 of the California Fish and Game Code described below.

Section 2080 states, “No person shall import into this state [California], export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission [State Fish and Game Commission] determines to be an endangered species or threatened species, or attempt any of those acts, except as otherwise provided in this chapter, or the Native Plant Protection Act, or the California Desert Native Plants Act.”

Section 2081 states that CDFW may authorize individuals or public agencies to import, export, take, or possess, any state-listed endangered, threatened, or candidate species. These otherwise prohibited acts may be authorized through permits or Memoranda of Understanding as follows: (1) if the take is incidental to an otherwise lawful activity, (2) if impacts of the authorized take are minimized and fully mitigated, (3) if the permit is consistent with any regulations adopted pursuant to any recovery plan for the species, and (4) if the applicant ensures adequate funding to implement the measures required by CDFW. CDFW shall make this determination based on available scientific information and shall include consideration of the ability of the species to survive and reproduce.

### ***Sections 3503 and 3503.3 of the Fish and Game Code***

Sections 3503 and 3503.5 of the California Fish and Game Code provide regulatory protection to resident and migratory birds and all birds of prey within the state of California, including the prohibition of the taking of nests and eggs, unless otherwise provided for by the Fish and Game Code. Specifically, these sections of the Fish and Game Code make it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code.

### ***Section 3511 of the Fish and Game Code***

The State of California classifies certain animals as “Fully Protected.” This classification was the state’s initial effort in the 1960s to identify and provide additional protection to certain species that were rare or faced possible extinction. Lists were made for fish, mammals, amphibians and reptiles, birds, and mammals. Most of the species on these lists have subsequently been listed under the state and/or federal ESAs. Sections 3511, 4700, 5050 and 5515 of the Fish and Game Code state that Fully Protected species (birds, mammals, fish, reptiles, amphibians) or parts thereof may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

## ***Section 4150 of the Fish and Game Code***

Section 4150 of the California Fish and Game Code states that “All mammals occurring naturally in California which are not game mammals, fully protected mammals, or fur-bearing mammals, are nongame mammals. Nongame mammals or parts thereof may not be taken or possessed except as provided in this code or in accordance with regulations adopted by the commission.”

## ***State of California Code of Regulations, Sections 250 and 251.1***

Section 250 of the California Code of Regulations states that “Except as otherwise authorized in these regulations or in the Fish and Game Code, resident game birds, game mammals and furbearing mammals may not be taken at any time.” Section 251.1 of the California Code of Regulations states that “Except as otherwise authorized in these regulations or in the Fish and Game Code, no person shall harass, herd or drive any game or nongame bird or mammal or furbearing mammal. For the purposes of this section, harass is defined as an intentional act which disrupts an animal's normal behavior patterns, which includes, but is not limited to, breeding, feeding, or sheltering. This section does not apply to a landowner or tenant who drives or herds birds or mammals for the purpose of preventing damage to private or public property, including aquaculture and agriculture crops.” Activities that result in the take or harassment of a nongame mammal may also be considered in violation of this code.

## ***CDFW Species of Special Concern***

CDFW defines a Species of Special Concern (SSC) as a species, subspecies, or distinct population of an animal (bird, mammal, fish, reptile, and amphibian) native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria:

- Is extirpated from the state or, in the case of birds, in its primary seasonal or breeding role
- Is listed as federally-, but not state-, threatened or endangered
- Meets the State definition of threatened or endangered but has not formally been listed
- Is experiencing, or formerly experienced, serious (nonscyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status
- Has naturally small populations exhibiting high susceptibility to risk from any factor(s) that if realized could lead to declines that would qualify it for state threatened or endangered status

“Species of Special Concern” is an administrative designation and carries no formal legal status; however, SSCs should be considered during the environmental review process. CEQA requires state agencies, local governments, and special districts to evaluate and disclose impacts from “projects” in the state of California. Section 15380 of the CEQA Guidelines clearly indicates that SSCs should be included in an analysis of project impacts if they can be shown to meet the criteria of sensitivity outlined therein.

## **(3) Regional**

### ***County Municipal Code Title 22, Section 22.56.215 – Significant Ecological Areas (SEAs)***

Title 22, Section 22.56.215 of the County Municipal Code regulates development within SEAs. Conditional use permits are required prior to granting a building permit or grading permit within an SEA and must be approved to allow development within SEAs, subject to review by the Significant Ecological Areas Technical Advisory Committee (SEATAC) and a public hearing.

### ***County Municipal Code Title 22, Chapter 22.44, Part 6 – Sensitive Environmental Resource Areas***

Sensitive Environmental Resource Areas (SERAs) are located within the Santa Monica Mountains Coastal Zone area only. SERAs contain biological resources that, because of their special characteristics and/or vulnerability, require greater protection, and development in a SERA requires a heightened level of review to ensure that protection. Projects in a SERA are subject to review by the County Department of Regional Planning Environmental Review Board.

### ***County Municipal Code Sections 22.56.2050–22.56.2260 – Oak Tree Ordinance***

The County Oak Tree Ordinance requires a permit prior to the cutting, removing, destroying, relocating, inflicting damage on, or encroaching into a protected zone of any tree within the oak genus. The Ordinance regulates only oak trees (genus *Quercus*)

located within unincorporated areas of Los Angeles County. In addition, the circumference of an oak tree with one trunk must be 25 inches (8 inches in diameter) or more. For oak trees with multiple trunks, any two trunks must have a circumference of 38 inches (12 inches in diameter) or more. Measurements must be recorded at 4.5 feet above mean natural grade.

### ***County General Plan 2035***

The Conservation and Natural Resources Element of the County General Plan 2035 has established two goals and 12 policies related to biological resources:<sup>7</sup>

**Goal C/NR 3:** Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrubs, and Significant Ecological Areas (SEAs).

- Policy C/NR 3.1: Conserve and enhance the ecological function of diverse natural habitats and biological resources.
- Policy C/NR 3.2: Create and administer innovative County programs incentivizing the permanent dedication of SEAs and other important biological resources as open space areas.
- Policy C/NR 3.3: Restore upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands to maintain ecological function—acknowledging the importance of incrementally restoring ecosystem values when complete restoration is not feasible.
- Policy C/NR 3.4: Conserve and sustainably manage forests and woodlands.
- Policy C/NR 3.5: Ensure compatibility of development in the National Forests in conjunction with the USFS Land and Resource Management Plan.
- Policy C/NR 3.6: Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.
- Policy C/NR 3.7: Participate in inter-jurisdictional collaborative strategies that protect biological resources. Site Sensitive Design
- Policy C/NR 3.8: Discourage development in areas with identified significant biological resources, such as SEAs.
- Policy C/NR 3.9: Is considered in the design of a project that is located within an SEA.
- Policy C/NR 3.10: Require environmentally superior mitigation for unavoidable impacts on biologically sensitive areas, and permanently preserve mitigation sites.
- Policy C/NR 3.11: Discourage development in riparian habitats, streambeds, wetlands, and other native woodlands in order to maintain and support their preservation in a natural state, unaltered by grading, fill, or diversion activities.

**Goal C/NR 4:** Conserved and sustainably managed woodlands.

- Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.

### ***2012 Santa Clarita Valley Area Plan***

All parcels located within the Santa Clarita Valley are situated within the 2012 Santa Clarita Valley Area Plan, a component of the Los Angeles County General Plan. The 2012 Santa Clarita Valley Area Plan has a Conservation and Open Space Element that covers biological resources. There are seven objectives and 32 policies related to Biological Resources, of which four objectives and eight policies are relevant directly to the consideration of the proposed initiative:

- ***Objective CO-3.2:*** Identify and protect areas which have exceptional biological resource value due to a specific type of vegetation, habitat, ecosystem, or location.
  - ***Policy CO-3.2.1:*** Protect wetlands from development impacts, with the goal of achieving no net loss (or functional reduction) of jurisdictional wetlands within the planning area.

---

<sup>7</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

- Policy CO-3.2.2: Ensure that development is located and designed to protect oak and other significant indigenous woodlands. (Guiding Principle #9)
- Policy CO-3.2.3: Ensure protection of any endangered or threatened species or habitat, in conformance with State and federal laws.
- Policy CO-3.2.4: Protect biological resources in the designated Significant Ecological Areas (SEAs) through the siting and design of development which is highly compatible with the SEA resources. Specific development standards shall be identified to control the types of land use, density, building location and size, roadways and other infrastructure, landscape, drainage, and other elements to assure the protection of the critical and important plant and animal habitats of each SEA. In general, the principle shall be to minimize the intrusion and impacts of development in these areas with sufficient controls to adequately protect the resources. (Guiding Principle #10)
- **Objective CO-3.3**: Protect significant wildlife corridors from encroachment by development that would hinder or obstruct wildlife movement.
  - Policy CO-3.3.1: Protect the banks and adjacent riparian habitat along the Santa Clara River and its tributaries, to provide wildlife corridors.
  - Policy CO-3.3.3: Identify and protect one or more designated wildlife corridors linking the Los Padres and Angeles National Forests through the Santa Clarita Valley (the San Gabriel-Castaic connection).
- **Objective CO-3.5**: Maintain, enhance, and manage the urban forest throughout developed portions of the Santa Clarita Valley to provide habitat, reduce energy consumption, and create a more livable environment.
  - Policy CO-3.5.3: Pursuant to the requirements of the Zoning Ordinance, protect heritage oak trees that, due to their size and condition, are deemed to have exceptional value to the community.
- **Objective CO-3.6**: Minimize impacts of human activity and the built environment on natural plant and wildlife communities.
  - Policy CO-3.6.5: Ensure revegetation of graded areas and slopes adjacent to natural open space areas with native plants (consistent with fire prevention requirements).

### ***2015 Antelope Valley Area Plan – Town & Country***

The Antelope Valley Area Plan – Town & Country (Antelope Valley Area Plan) was approved by the County Board of Supervisors on November 12, 2014, and adopted on June 16, 2015.<sup>8</sup> The Antelope Valley Area Plan, a component of the Los Angeles County General Plan, provides planning policies for approximately 1,800 square miles of elevated desert terrain bounded by the southern foothills of the San Gabriel Mountains on the south, Kern County to the north, and extending from the eastern border of the community of Agua Dulce and the Ventura County line on the west to the San Bernardino County line on the east, including 94.8 percent of the parcels that would be potentially affected by the proposed initiative.<sup>9</sup> The Antelope Valley Area Plan has one goal and 10 policies related to biological resources, seven of which are relevant directly to the consideration of the proposed initiative:

- **Goal COS 4**: Sensitive habitats and species are protected to promote biodiversity.
  - Policy COS 4.1: Direct the majority of the unincorporated Antelope Valley's future growth to rural town centers and economic opportunity areas, minimizing the potential for habitat loss and negative impacts in Significant Ecological Areas.

---

<sup>8</sup> County of Los Angeles Department of Regional Planning. 2015. Town & Country: Latest News. Available at: <http://planning.lacounty.gov/tnc>

<sup>9</sup> County of Los Angeles Department of Regional Planning. 2015. Antelope Valley Area Plan – Town & Country: A Component of the Los Angeles County General Plan. Available at: <http://planning.lacounty.gov/tnc>

- Policy COS 4.2: Limit the amount of potential development in Significant Ecological Areas, including the Joshua Tree Woodlands, wildlife corridors, and other sensitive habitat areas, through appropriate land use designations with very low residential densities
- Policy COS 4.3: Require new development in Significant Ecological Areas to comply with applicable Zoning Code requirements, ensuring that development occurs on the most environmentally suitable portions of the land.
- Policy COS 4.4: Require new development in Significant Ecological Areas, to consider the following in design of the project, to the greatest extent feasible:
  - Preservation of biologically valuable habitats, species, wildlife corridors and linkages;
  - Protection of sensitive resources on the site within open space;
  - Protection of water sources from hydromodification in order to maintain the ecological function of riparian habitats;
  - Placement of development in the least biologically sensitive areas on the site, prioritizing the preservation or avoidance of the most sensitive biological resources onsite;
  - Design of required open spaces to retain contiguous undisturbed open space that preserves the most sensitive biological resources onsite and/or serves to maintain connectivity;
  - Maintenance of watershed connectivity by capturing, treating, retaining and/or infiltrating storm water flows on site; and
  - Consideration of the continuity of onsite open space with adjacent open space in project design.
- Policy COS 4.5: Subject to local, state or federal laws, require new development to provide adequate buffers from preserves, sanctuaries, habitat areas, wildlife corridors, State Parks, and National Forest lands, except within Economic Opportunity Areas.
- Policy COS 4.6: Encourage connections between natural open space areas to allow for wildlife movement.
- Policy COS 4.7: Restrict fencing in wildlife corridors. Where fencing is necessary for privacy or safety, require appropriate development standards that maximize opportunities for wildlife movement.

### ***The Oak Woodlands Conservation Management Plan Guide***

- The Oak Woodlands Conservation Management Plan Guide was prepared by the County Oak Woodlands Strategic Alliance on March 18, 2014. The Guide implements portions of the Oak Woodlands Conservation Management Plan and is a resource for assisting County staff when processing development applications that are not exempt from CEQA and may impact oak woodlands. The Guide includes definitions, application procedures, case processing, project mitigation and mitigation monitoring.

## **B. EXISTING CONDITIONS**

This section provides the environmental setting for sensitive biological resources within the boundaries of the Green Zones Program, which encompasses 134,576 land parcels in the county the of Los Angeles. This vast area includes millions of acres of open space and recreational land as well as large amounts of farmland and developed areas. Los Angeles County is composed of a complex pattern of land uses that may contain sensitive biological resources including residential, commercial/office, industrial, institutional, agricultural, and open space land uses. The County includes a rich assemblage of biological resources supported by a variety of elevation, landform, soil and rock types, and climate zones. This varied landscape contains a high diversity and abundance of species, including relatively recently-evolved species and localized habitats with species that occur only in Southern California. This section includes information on the following baseline conditions: special-status species and associated critical habitat, state-sensitive and riparian plant communities, federally protected wetlands and waterways, migratory corridors and nursery sites for native Southern California wildlife, local policies and ordinances, and Habitat Conservation Plans and Natural Community Conservation Plans.

## USFWS and CDFW Listed, Candidate, Sensitive, or Special Status Species

A query of the CNDDDB resulted in 32 federally listed threatened or endangered and 10 State-listed rare, threatened, or endangered species whose historic range includes the areas associated with the County land use zoning designation revisions (Table IV.B-1, *Listed Species Whose Range Includes the Zoning Designation with Revision Area*). Of the 32 federally listed species, designated or proposed critical habitat for 13 species overlaps with the Zoning Designation with Revision Area (Table IV.B-2, *Acres of Critical Habitat inside Zoning Designation with Revisions Area*; Figure IV.B-1, *Critical Habitat*). A further 138 sensitive species recognized by the USFWS as species of concern, by the CDFW as California species of special concern, by the Bureau of Land Management, by the United States Forest Service, or by the Western Bat Working Group also have historical records of occurring within the boundaries of the proposed program (Table IV.B-3, *Sensitive Species Whose Range Includes the Zoning Designation with Revision Area*). An incidental take permit under Section 10 of the federal ESA or Section 2081 of the California Fish and Game Code may need to be obtained if the project would affect designated critical habitat, or suitable or occupied habitat of a species afforded protection.

**TABLE IV.B-1  
LISTED SPECIES WHOSE RANGE INCLUDES  
THE ZONING DESIGNATION WITH REVISION AREA**

	Plants	Amphibians	Reptiles	Birds	Mammals	Fish	Invertebrates
Number of federally listed species	13	3	1	6	1	5	3
Number of state listed species	2	1	0	5	2	0	0

**TABLE IV.B-2  
ACRES OF CRITICAL HABITAT INSIDE ZONING DESIGNATION WITH REVISION AREA**

Species	Zoning Designation with Revision Area (acres)
Arroyo toad	4,666.68
Braunton's milk-vetch	194.60
California condor	7,789.88
California red-legged frog	7,759.31
Coastal California gnatcatcher	18,193.57
Desert tortoise	36,020.15
Least Bell's vireo	2,547.89
Lyon's pentachaeta	445.30
Mountain yellow-legged frog	4,485.04
Santa Ana sucker	1,298.43
Southwestern willow flycatcher	1,375.32
Spreading navarretia	120.56
Tidewater goby	13.78
<b>Total</b>	<b>84,910.52</b>

**TABLE IV.B-3  
OTHER SENSITIVE SPECIES WHOSE RANGE INCLUDES  
THE ZONING DESIGNATION WITH REVISION AREA**

	Plants	Amphibians	Reptiles	Birds	Mammal	Fish	Invertebrates
Number of State and Federal Sensitive Species	68	5	9	19	26	2	9

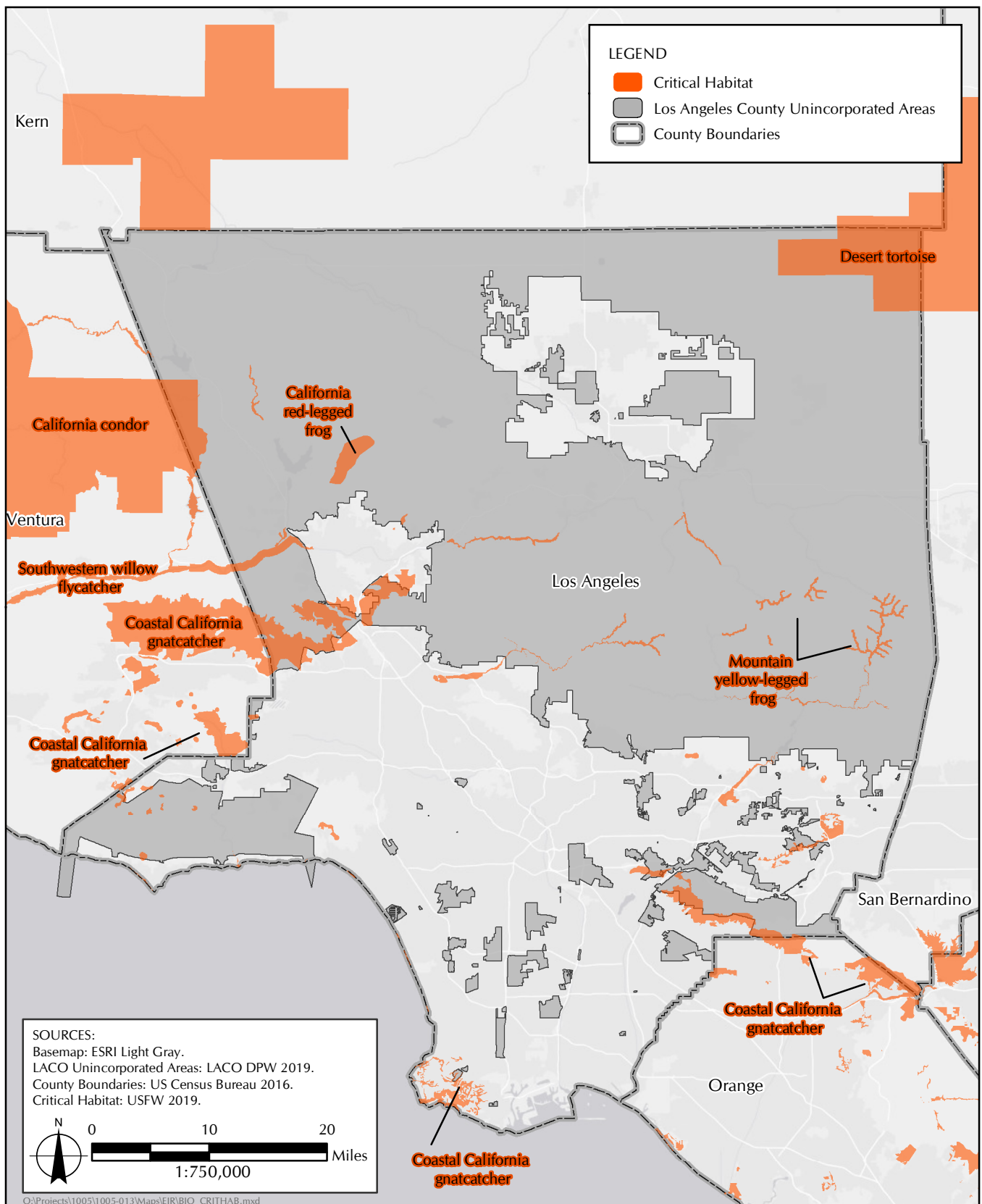


FIGURE IV.B-1  
Critical Habitat

## Sensitive Natural Communities

The boundaries of the proposed program overlap with roughly 62,000 acres of state or federally designated natural communities, such as Mojave riparian forest and California walnut woodlands (Table IV.B-4, *Acres of State-Designated Sensitive Habitats in the Zoning Designation with Revision Area Threshold of Significance*). Due to the high levels of disturbance and human activity, it is unlikely that any of these sensitive communities be directly present at the facilities that the proposed program pertains to. However, these communities do have the potential to be located nearby and could be either indirectly or directly affected by the alterations to the landscape. Compliance with Section 1600 of the State Fish and Game Code, U.S. Forest Service (USFS) Land Management Plan, implementing regulations for the USFWS; CDFW; and other related federal, state, and local regulations, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all sensitive natural communities.

**TABLE IV.B-4**  
**ACRES OF STATE-DESIGNATED SENSITIVE HABITATS IN**  
**THE ZONING DESIGNATION WITH REVISION AREA**

Habitat Type	Zoning Designation with Revision Area (acres)
California walnut woodland	2,234.89
Canyon live oak ravine forest	4,776.24
Mainland cherry forest	72.98
Mojave riparian forest	947.62
Riversidian alluvial fan sage scrub	564.65
Southern coast live oak riparian forest	5,259.65
Southern cottonwood willow riparian forest	6,283.14
Southern mixed riparian forest	1,725.01
Southern riparian forest	98.46
Southern riparian scrub	2,640.78
Southern sycamore alder riparian woodland	29,882.26
Southern willow scrub	1,370.36
Valley oak woodland	6,580.99
<b>Total</b>	<b>62,437.04</b>

## State or Federally Protected Wetlands

The boundaries of the proposed program overlap with nearly 50,000 acres of either state or federally protected wetlands (Table IV.B-5, *Wetland Habitats in the Zoning Designation with Revision Area*). Given that the proposed program generally pertains to facilities in areas that are already highly urbanized and disturbed it is unlikely that any federally protected wetland would occur within the boundaries of proposed program, as generally the revisions apply to previously developed areas. To ensure the prolonged health and existence of all wetlands, obtaining the necessary permits in compliance with Section 1600 of the State Fish and Game Code, Section 401 and 404 of the CWA, implementing regulations for the USFWS, the RWQCB, USACE, CDFW; and other related federal, state, and local regulations, would be required.

**TABLE IV.B-5**  
**WETLAND HABITATS IN THE ZONING DESIGNATION WITHIN REVISION AREAS**

Habitat Type	Zoning Designation with Revision Area (acres)
Estuarine and marine deepwater	371.44
Estuarine and marine wetland	32.99
Freshwater emergent wetland	1,378.59
Freshwater forested/shrub wetland	7,877.48
Freshwater pond	4,697.59
Lake	17,848.53
Riverine	18,033.74
<b>Total</b>	<b>50,240.37</b>

## Wildlife Corridors and Wildlife Nursery Sites

Multiple SEAs overlap the boundaries of the Zoning Designation with Revision Area (Figure IV.B-2, *Significant Ecological Areas*; Table IV.B-6, *Acres of SEA inside Zoning Designation with Revision Area*). However, within these SEAs, the proposed program is generally limited to only highly modified areas throughout the unincorporated areas of the County. None of these areas would be expected to funnel wildlife through the area; nor is there any contiguous natural habitat through which wildlife would be expected to move.

**TABLE IV.B-6**  
**ACRES OF SEA INSIDE ZONING DESIGNATION WITH REVISION AREA**

<b>SEA</b>	<b>Zoning Designation with Revision Area (number of parcels)</b>
Altadena Foothills and Arroyos	6,429.26
Antelope Valley	175,377.66
Ballona Wetlands	0.01
Cruzan Mesa Vernal Pools	238.32
East San Gabriel Valley	82.13
Harbor Lake Regional Park	7.15
Joshua Tree Woodlands	5,306.57
Malibu Coastline	4.61
Puente Hills	7,594.26
Rio Hondo College Wildlife Sanctuary	81.41
San Andreas	90,088.24
San Dimas Canyon/San Antonio Wash	3,602.81
San Gabriel Canyon	14,767.09
Santa Clara River	36,538.15
Santa Felicia	9,652.22
Santa Monica Mountains	57,210.97
Santa Susana Mountains/Simi Hills	24,518.53
Valley Oaks Savannah	157.15
<b>Total</b>	<b>431,656.53</b>

### Oak Woodlands

The boundaries of the proposed program overlap with roughly 62,000 acres of state or federally designated natural communities, which includes unique native woodlands (Table IV.B-4). Due to the high levels of disturbance and human activity, it is unlikely that any of these woodlands would be directly present at the facilities affected by the proposed program. The inclusion of the landscaping barriers, enclosures, and paving would not substantially alter the current existing conditions. In the unlikely event Oak woodlands and or other unique native woodlands were present, compliance with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, the CDFW, the Oak Woodlands Conservation Management Plan; and other related federal, state, and local regulations, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all sensitive natural communities. Ultimately, this would result in less than significant impacts to biological resources oak woodlands and other unique native woodlands.

### County Oak Tree Ordinance

Oak trees and countless wildflower species are endemic and integrals part of the LA County vegetation community and can be found throughout the county. As the urban sprawl reached the outer limits of LA County, local policies and ordinances such as the Los Angeles County Oak Tree Ordinance, were put into affect to preserve the remaining biological resources. As such any construction that happens because of the proposed program would be required to abide by the rules, regulations, and mitigations set forth by any local policies or ordinance designed to protect biological resources.

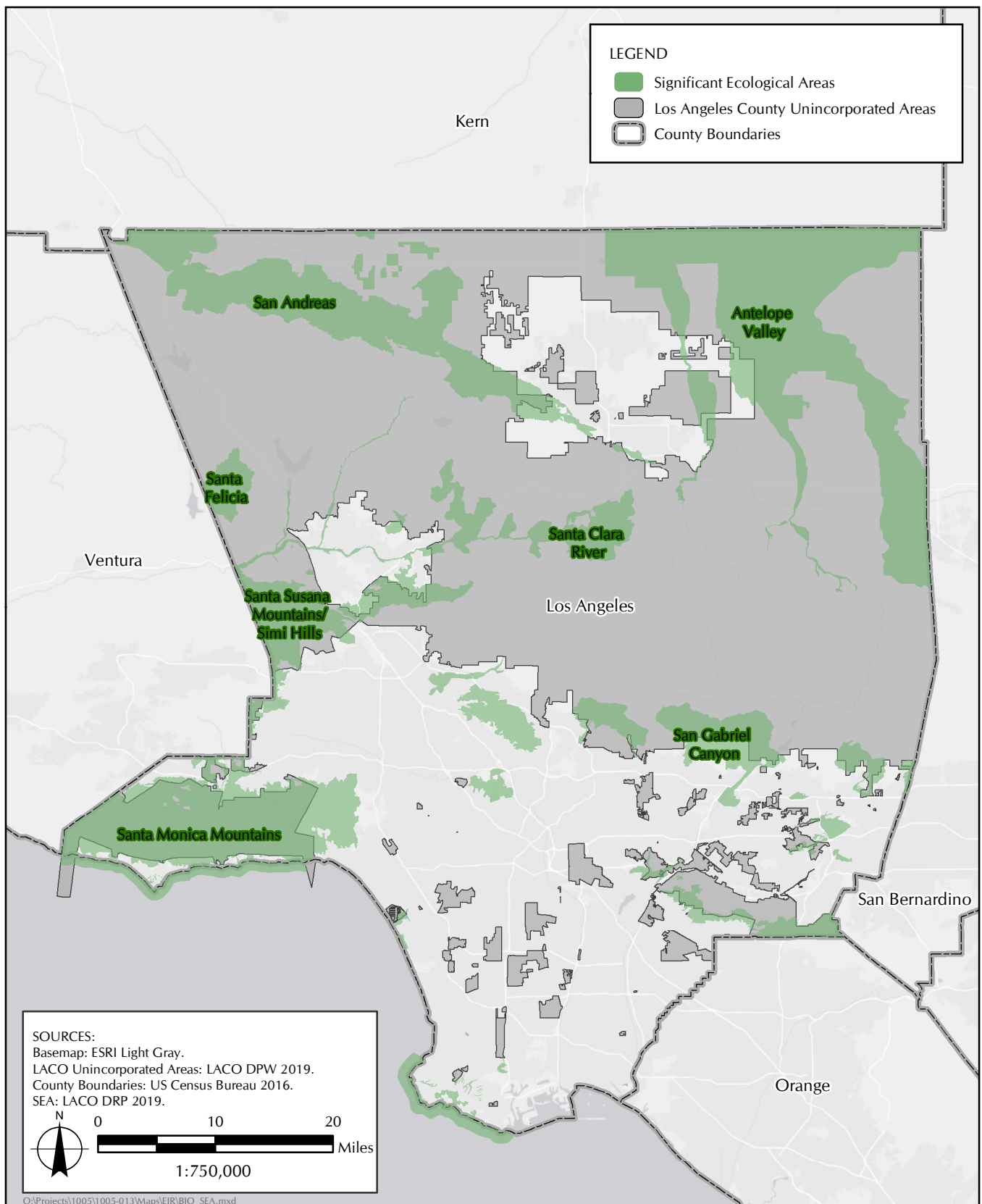


FIGURE IV.B-2  
Significant Ecological Areas

## HCPs

HCP's are protected areas that are designed to protect biodiversity and connect large blocks of federal land to ensure species are able to utilize the most expansive range of habitats available.<sup>10</sup> There are no HCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3, *HCPs and NCCPs*).

## Natural Community Conservation Plan (NCCPs)

NCCPs are defined by CDFW as a plan for the conservation of natural communities that identifies and provides for the regional or areawide protection and perpetuation of plants, animals, and their habitats. Within the boundaries of the proposed program, there are no NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3).

## 3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to biological resources if it would:

Threshold B-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

Threshold B-2: Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

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

Threshold B-4: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Threshold B-5: Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?

Threshold B-6: Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?

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

---

<sup>10</sup> California Department of Fish and Wildlife. n.d. Natural Community Conservation Planning Program. Accessed June 9, 2020. Available at: <https://wildlife.ca.gov/Conservation/Climate-Science/Case-Studies/NCCP#:~:text=The%20Natural%20Community%20Conservation%20Planning,of%20wildlife%20to%20climate%20change>

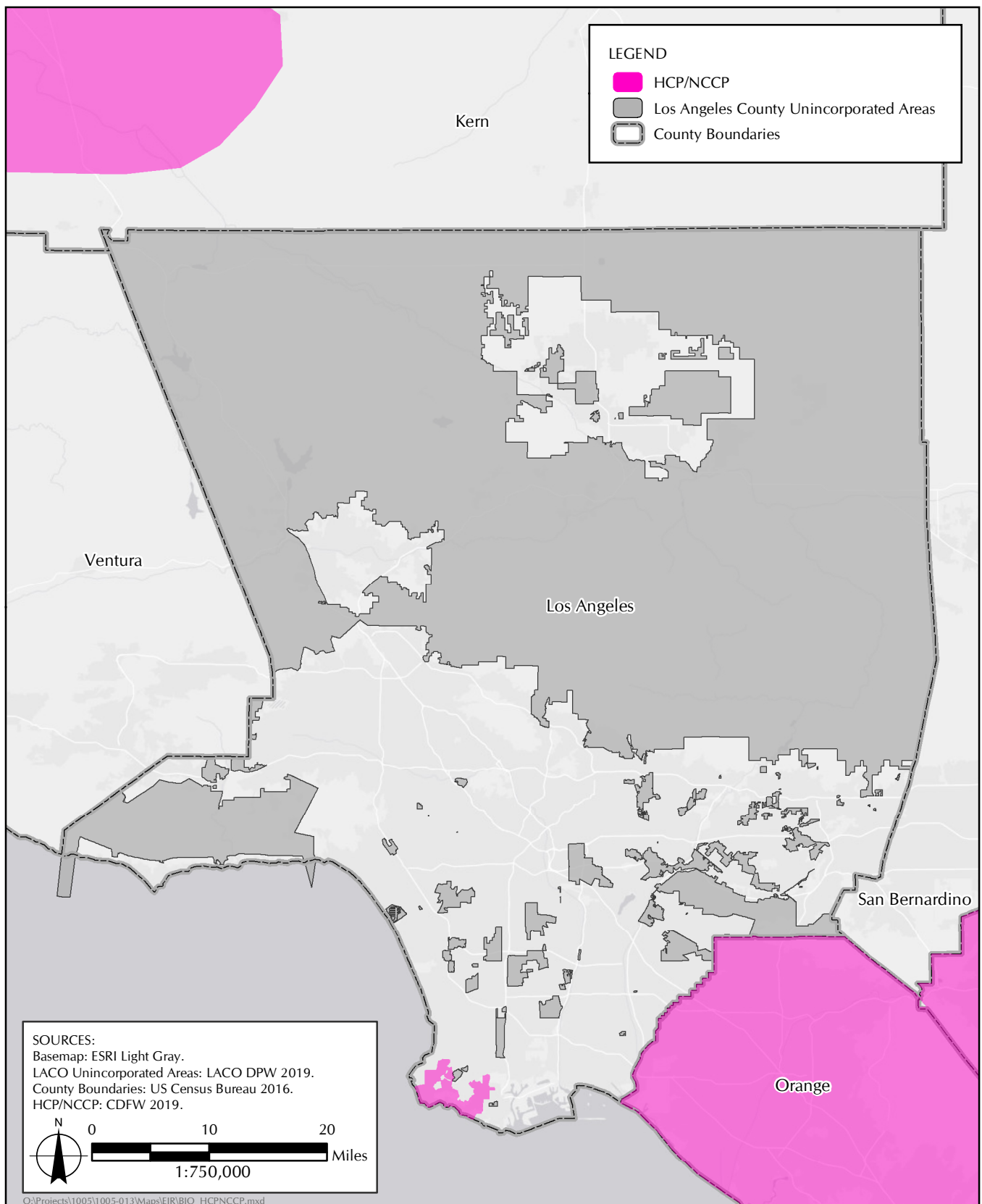


FIGURE IV.B-3  
HCPs and NCCPs

## 4. IMPACT ANALYSIS

This analysis considers potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels throughout the County (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the potential changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment in terms of biological resources include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, building enclosures, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The potential for impacts to biological resources has been evaluated in relation to all program components that could result in a physical change to the environment.

Assuming the case study project modeled in the HIA that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).<sup>11</sup> This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element No. 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs) (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

**Threshold B-1**      **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?**

The Green Zones Program would result in less than significant impacts, either directly or through habitat modifications, to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the USFWS or CDFW. Implementation of the proposed program would not affect the CEQA process and would instead impose stricter regulations to certain land use areas. Although industrial use areas are typically situated in highly urbanized areas where disturbance and human activity generally preclude suitable habitat for listed or sensitive species, there is the unlikely possibility that a listed species could reside within the boundaries of the proposed program and be impacted by the work activities. In the unlikely event that a federally or state listed species is found to be present at any of the facilities to which the Zoning Designation Revisions apply, the revisions would neither allow nor facilitate the take of any listed species and therefore the impacts are deemed less than significant.

---

<sup>11</sup> Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

The construction activities that would be required because of the proposed program elements would have the potential to result in less than significant impacts to biological resources in regard to federally or state-listed species. Construction activities needed for the implementation of the program would require certain digging, paving, lighting standards, signage standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards to be met within subject properties. Ultimately, implementation of the proposed program elements would result in the construction of new areas of impervious surfaces and increased landscape buffers that could potentially result in direct habitat loss for listed species, as well as alter surface water runoff affecting vegetation communities nearby. Over the period of 21 years, a reasonable estimation of construction and operation scenario estimates that 1,260 acres of buildout could occur, roughly 90 percent of which is zoned for industrial use areas that are typically situated in highly urbanized areas where disturbance and human activity generally preclude suitable habitat for listed or sensitive species. Additionally, all of the previously built out areas would be retroactively required to conform with the proposed program within 7 years. In the unlikely event that a federally or state listed species is found to be present at any of the facilities to which the Zoning Designation Revisions apply, the revisions would neither allow nor facilitate the take of any listed species. Should a listed species or its habitat be identified within the work area, the Green Zones Program would still be required to reduce future impacts to species identified as a candidate, sensitive, or special status species and its habitats through cooperation, information sharing, and program development. The analysis assumes that the applicant for a project undertaken pursuant to the Green Zones Program would be required to obtain a permit if the project would effect designated critical habitat, or suitable or occupied habitat of a species afforded protection under the federal or California ESA. The ability to obtain an incidental take permit under Section 10 of the federal ESA or Section 2081 of the California Fish and Game Code normally requires demonstration of sufficient measures to preserve the ability of the species to survive and recover in the wild.

Compliance with Sections 7, 9, and 10(a) of the federal ESA and/or Section 2081 of the California ESA, and related applicable implementing regulations, as applicable and feasible, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all state and or federally listed and sensitive species. Additional compliance should adhere to applicable implementing regulations from the USFWS, the National Marine Fisheries Service (NMFS), and/or the CDFW. Such measures may include the following, or other comparable measures identified within each permit:

- Require project design to avoid occupied habitat, potentially suitable habitat, and designated critical habitat, wherever practicable and feasible
- Where avoidance is determined to be infeasible, provide conservation measures to fulfill the requirements of the applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal ESA or Section 2081 of the California ESA to support issuance of an Incidental take permit. A wide variety of conservation strategies have been successfully used in the County to protect the survival and recovery in the wild of federally and state-listed endangered species including the bald eagle. Suggested measures include, but are not limited to,
  - Avoidance strategies
  - Contribution of in-lieu fees
  - Mitigation banking
  - Funding research and recovery efforts
  - Habitat restoration
  - Conservation easements
  - Permanent dedication and preservation of habitat
  - Any other suggested or recommended by appropriate agencies
- Develop and implement a Worker Awareness Program (environmental education) to inform and educate project workers of their responsibilities in regard to avoiding and minimizing impacts on sensitive biological resources. Appoint a qualified biologist or environmental monitor to implement the required mitigation measures.
- Limit construction activities to periods outside of sensitive times for biological resources (e.g. nesting bird season February 15 – September 15) and when possible, avoid the rainy season to limit the increased amounts of erosion, runoff, and sediment transport that may occur.
- Where projects are determined to be within suitable habitat or historical occurrences of listed or sensitive species that have specific field survey protocols or guidelines outline by the USFWS, CDFW, or other agency, conduct preconstruction surveys and monitoring that follow the applicable guidelines and protocol. All monitoring and surveys are to be conducted by qualified and or certified personnel.

- Consult with CDFW to create a Project landscaping plan for CDFW's review and approval. General provisions of this plan would include avoiding planting, seeding, or introducing exotic plant species to landscaped areas that are adjacent or near native habitat areas.

Therefore, the proposed program would result in less than significant impacts to biological resources in regard to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS with the adherence to the ESA and Section 2080 of the California ESA.

### *Operations*

The proposed program would result in no impacts during operations in relation to biological resources in relation to state or federally listed species and would instead require the non-conforming uses to come into compliance within 7 years of adoption. All physical temporary and permanent modifications to the land, including digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

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

Green Zone Districts would result in less than significant impacts, either directly or through habitat modifications, to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the USFWS or CDFW. Nine species are known to historically occur within the boundaries of the Green Zone Districts (one amphibian, four plants, two mammals, two reptiles). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone changes are to ensure that the current general plan and zoning designations are consistent with the revisions to Title 22 as part of the proposed program, with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The 11 Green Zone Districts are identified as the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont West Carson, West Whittier-Los Nietos, West Rancho Dominguez-Victoria, and Willowbrook. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program requires nonconforming uses to come into compliance within 7 years of adoption. In the case of updated standards for existing industrial uses, the implementation of these measures would differ from existing conditions, as there would be modifications and alterations to existing industrial land uses. Of the 134,576 parcels subject to the Green Zones program, only 0.02 percent (281 acres) of all the total acreage of all the parcels would be developed. Of these 281 acres, roughly 90 percent are already zoned and developed for specific industrial, recycling and vehicle related uses, and are not likely to contain species identified as a candidate, sensitive, or special status species due to their location and proximity to industrial and manufacturing land uses and absence of natural habitats. Additionally, all of the previously built out areas would be retroactively required to conform with the proposed program within 7 years. In the unlikely event that a federally or state listed species, or suitable habitat for such species was present, the applicant would be required to comply with the federal and/or California ESA to ensure that there is not an adverse effect to the ability of the species to survive and recover in the wild. As a result, there would be less than significant impacts, either directly or indirectly, through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS, as a result of the Green Zone Districts.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. These measures aim to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space. The development standards for New Sensitive Uses would not change the total number of parcels authorized for development, but would instead specify enhancements to the existing development standards that are to be applied when a sensitive use is proposed to be developed within 500 feet of an industrial use. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions or increase in the conversion of habitat in such a way that would potentially result in significant impacts. However unlikely, species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, could be potentially present in areas subject to development standards for New Sensitive Uses. In this case, the applicant would be responsible for obtaining all necessary permits under the federal and/or California ESA to keep impacts, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, to a less than significant level.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from Hillside Management Areas (HMAs), SEAs, and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, combustion and non-combustion biomass conversion waste facilities are prohibited in ARAs. Although unlikely, species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS could be significantly impacted by the construction of fencing, solid walls, paving, and landscaping barriers. However, the Recycling and Waste Management Revisions would require an applicant to obtain a CUP, which is subject to discretionary approval by the County. The discretionary approval is subject to CEQA, and such land use decisions are conditioned upon the applicant obtaining all necessary permits under the federal and/or California ESA, which would keep impacts, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, to a less than significant level.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. These uses proposed as accessory uses within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with California Department of Resources Recycling and Recovery (CalRecycle) requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertically stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. The Revisions would allow an applicant to go through site plan review for improvement of a recycling collecting center when it is in accessory to an existing facility. These uses would be constructed on existing parking lots, and no new structures would be built. Improvements to existing facilities are located on already existing paved parking and storage areas that would not involve the conversion of natural habitat for state and or federally listed species. Although unlikely, species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS could be significantly impacted by the construction of fencing, solid walls, paving, and landscaping barriers.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS. The revisions would add additional requirements to current development standards including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Per Chapter 22.128, the surface where a storage area is located and two feet beyond the walls of the enclosure would be required to be paved pursuant to County Code 22.112.080.E with concrete, asphalt, or another approved material. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Therefore, no increase in the conversion of habitat would result from the Storage Enclosures for Recycling and Solid Waste Revisions. In the highly unlikely event that species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS could reside in these areas and be impacted, the applicant would be responsible for obtaining all necessary permits under the federal and/or California ESA, which would keep impacts to a less than significant level.

**Threshold B-2**      **Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?**

The proposed program has the potential to result in less than significant impacts in relation to adverse effects on sensitive natural communities identified in local or regional plans, policies, regulations, or by CDFW or USFWS. If riparian or sensitive natural communities are found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence. The inclusion of the landscaping barriers, enclosures, and paving has the potential to alter the current existing conditions by changing both the amount and availability of water, or other resources needed for the communities to survive. Habitat loss and invasive plants are two of the leading causes of native biodiversity loss. Ultimately, this could result in less than significant impacts to biological

resources regarding riparian habitat or any other sensitive natural community provided protection under federal, state, and local laws, regulations, policies, or plans.

### *Construction*

The construction activities that would be required because of the proposed program elements would have the potential to result in less than significant impacts to biological resources in regard to sensitive natural communities. Construction activities needed for the implementation of the program would require certain digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards to be met within subject properties. Ultimately, implementation of the proposed program elements would result in the construction of new areas of impervious surfaces and increased landscape buffers that could potentially result in direct habitat loss for sensitive natural communities, as well as alter surface water runoff affecting vegetation communities nearby. Over the period of 20 years, a reasonable estimation of construction and operation scenario estimates that 1,260 acres of build-out could occur, roughly 90 percent of which is zoned for industrial use areas that are typically situated in highly urbanized areas where disturbance and human activity generally preclude any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS. Additionally, all of the previously built-out areas would be retroactively required to conform with the proposed program within 7 years. Therefore, the proposed program would result in less than significant impacts to biological resources in regard to sensitive natural communities. Compliance with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, CDFW, and other related federal, state, and local regulations, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all sensitive natural communities. Such measures may include the following, or other comparable measures identified within each permit:

- Consult with the USFWS and CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA.
- Consult with the USFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino.
- Consult with the CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for state-listed rare, threatened, and endangered species afforded protection pursuant to the California ESA, or Fully-Protected Species afforded protection pursuant to the State Fish and Game Code.
- Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Game Code as they relate to Lakes and Streambeds.
- Consult with the USFWS, USFS, CDFW, and cities in the Los Angeles County, where state-designated sensitive or riparian habitats are occupied by birds afforded protection pursuant to the MBTA during the breeding season.
- Consult with the CDFW for state-designated sensitive or riparian habitats where fur-bearing mammals, afforded protection pursuant to the provisions of the State Fish and Game Code for fur-bearing mammals, are actively using the areas in conjunction with breeding activities.
- Require project design to avoid sensitive natural communities and riparian habitats, wherever practicable and feasible.
- Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats.
- Consult with CDFW to create a project landscaping plan for CDFW's review and approval. General provisions of this plan would include avoiding planting, seeding, or introducing exotic plant species to landscaped areas that are adjacent or near native habitat areas. As well as planting native plants to help meet the City of Los Angeles' ongoing goal of "no net loss of biodiversity by 2035."
- Install fencing and/or mark sensitive habitat to be avoided during construction activities.
- Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial plants for use in restoring native vegetation to all areas of temporary disturbance within the project area.

- Revegetate with appropriate native vegetation following the completion of construction activities.
- Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species).
- Use Best Management Practices (BMPs) at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport.

### *Operations*

The proposed program would result in no impacts during operations in relation to biological resources in relation to sensitive natural communities and would instead require the non-conforming uses to come into compliance within 7 years of adoption. All physical permanent modifications including maintenance and operations standards, and vehicle circulation standards would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

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

Green Zone Districts would result in less than significant impacts to sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions of the proposed program and Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, building enclosures, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 7 years of adoption. The new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in impact to sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS). The Green Zone Districts do not overlap with any areas of riparian or state sensitive natural communities and there is no conversion of aquatic or riparian habitat that would occur as a result of the Green Zone Districts (Table IV.B-4). However, altered surface water run off patterns do have the unlikely potential to result in impacts to any nearby sensitive natural communities. In the unlikely event that a sensitive natural community was present, the applicant would be required to comply with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, the NMFS, Native Plant Protection Act; the State Fish and Game Code, and the Desert Native Plant Act to ensure that there is not an adverse effect on all sensitive natural communities that would impact their continued existence. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts.

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

The development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause an impact to sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS). The inclusion of additional landscaping and fencing could result in a modified environment and could lead to impacts to sensitive natural communities that overlap with the boundaries of the zone revisions (Table IV.B-4). The development standards for New Sensitive Uses would not change the total number of parcels authorized for development, but would instead specify enhancements to the existing development standards that are to be applied when a sensitive use is proposed adjacent to or adjoining an existing industrial use. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions or increase in the conversion of habitat in such a way that would potentially result in significant impacts. In the unlikely event that a sensitive natural community was present, the applicant would be required to comply with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, and the CDFW ensure that there is not an adverse effect on all sensitive natural communities that would keep the proposed program's impact to a less than significant level.

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

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, would result in less than significant impacts to sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. The Recycling and Waste Management Revisions would require an applicant to obtain a CUP, which is subject to discretionary approval by the County. The discretionary approval is subject to CEQA, and such land use decisions are conditioned on the applicant obtaining all necessary permits through the appropriate agency. Riparian habitats and other sensitive habitats are unlikely to occur in these heavily disturbed and modified areas. If riparian or sensitive habitat is found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence. If riparian or sensitive habitat is found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence and would be subject to protection under the provisions of the Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, CDFW, USFWS and any other applicable agencies.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to biological resources regarding riparian habitat or any other sensitive natural community provided protection under federal, state, and local laws, regulations, policies or plans. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Center locations must be approved by the State of California as a Supermarket Site prior to application submittal. These uses would be permitted in currently developed Supermarket locations in urbanized areas of the County. Currently, Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertically stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. Riparian habitats are unlikely to occur in these heavily disturbed and modified areas. The Revisions would require an applicant to go through site plan review for the addition of the recycling collecting center when it is in accessory to an existing Supermarket facility. These uses would be located on existing parking lots, and no new structures would be built. Improvements to existing facilities are located on already existing paved parking and storage areas that would not involve the conversion of sensitive natural communities.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to biological resources regarding riparian habitat or any other sensitive natural community provided protection under federal, state, and local laws, regulations, policies, or plans. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements to current development standards including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Therefore, no increase in the conversion of sensitive natural communities would result from the Storage Enclosures for Recycling and Solid Waste Revisions. Riparian habitats are unlikely to occur in these heavily disturbed and modified areas. There is the potential to result in less than significant impacts to biological resources regarding riparian habitat or any other sensitive natural community provided protection under federal, state, and local laws, regulations, policies, or plans. If riparian or sensitive habitat is found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence and would be subject to protection under the provisions of the Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, CDFW, USFWS and any other applicable agencies. The applicant would be responsible for obtaining all necessary permits under the federal and/or California ESA, which would keep impacts to a less than significant level.

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

The proposed program would result in less than significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The National Wetlands Inventory (NWI) was reviewed and there are state or federally protected wetlands that could be potentially impacted by the proposed program (Table IV.B-5). The revisions to the

zoning caused by the proposed program would be solely limited to previously developed areas used for industrial purposes, and recycling facilities and would likely not impact any state or federally protected wetlands or any other waters of the United States. The proposed program would generally apply to County industrial and commercial zones. Although “natural” waterways are not typically found in these highly modified areas, water is conveyed through these areas through a variety of means such as through channels, ditches, or storm drains. Often these are subject to the jurisdiction of permitting agencies such as CDFW and the RWQCB. All construction-related activities would center around previously developed facilities and would neither develop nor promote the development of these waterways. However, as shown in Table IV.B-5, several wetland habitat types exist in areas subject to the Zoning Designation with Revision Area, including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. Compliance with Section 1600 of the State Fish and Game Code, Section 401 and 404 of the CWA, implementing regulations for the USFWS, the RWQCB, USACE, the CDFW; and other related federal, state, and local regulations, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all wetlands. Therefore, the Zoning Designation with Revision Area may result in less than significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. If wetland habitats are found to be present at these facilities, the revisions would neither allow or facilitate their conversion and which would impact their continued existence. The inclusion of the landscaping barriers, enclosures, and paving has the potential to alter the current existing conditions by changing both the amount and availability of water needed for the wetland habitats to persist.

### *Construction*

The construction activities that would be required because of the proposed program elements would have the potential to result in less than significant impacts to biological resources in regard to state and or federally protected wetlands. Construction activities needed for the implementation of the proposed program would require certain digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards to be met within subject properties. Ultimately, implementation of the proposed program elements would result in the construction of new areas of impervious surfaces and increased landscape buffers that could potentially result in direct impacts to wetlands, as well as alter surface water runoff affecting nearby wetlands. Over the period of 21 years, a reasonable estimation of construction and operation scenario estimates that 1,260 acres of buildout could occur, roughly 90 percent of which is zoned for industrial use areas that are typically situated in highly urbanized areas where disturbance and human activity generally preclude wetlands identified in local or regional plans, policies, regulations or by CDFW or USFWS from occurring. Additionally, all of the previously built-out areas would be retroactively required to conform with the proposed program within 7 years. While wetlands overlap with the boundaries of the proposed program, it would not neither authorize nor facilitate their conversion. Compliance with Section 1600 of the State Fish and Game Code, Section 401 and 404 of the CWA, implementing regulations for the USFWS, the RWQCB, USACE, the CDFW; and other related federal, state, and local regulations, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all wetlands. Such measures may include the following, or other comparable measures identified within each permit:

- Require project design to avoid federally protected wetlands consistent with the provisions of Section 404 of the CWA, wherever practicable and feasible.
- Where the Lead Agency has identified that a project, or other regionally significant project, has the potential to impact other wetlands or waters not protected under Section 404 of the CWA, seek comparable coverage for these wetlands and waters in consultation with the USACE and applicable RWQCB.
- Where avoidance is determined to be infeasible, develop sufficient conservation measures to fulfill the requirements of the applicable authorization for impacts to federally protected wetlands to support issuance of a permit under Section 404 of the CWA as administered by the USACE. The use of an authorized Nationwide Permit or issuance of an individual permit requires the project applicant to demonstrate compliance with the USACE's Final Compensatory Mitigation Rule. The USACE reviews projects to ensure environmental impacts to aquatic resources are avoided or minimized as much as possible. Consistent with the administration's performance standard of “no net loss of wetlands” a USACE permit may require a project proponent to restore, establish, enhance or preserve other aquatic resources in order to replace those affected by the proposed project. This compensatory mitigation process seeks to replace the loss of existing aquatic resource functions and area. Project proponents required to complete mitigation are encouraged to use a watershed approach and watershed planning information. The new rule establishes performance standards, sets timeframes for decision making,

and to the extent possible, establishes equivalent requirements and standards for the three sources of compensatory mitigation:

- Permittee-responsible mitigation
- Contribution of in-lieu fees
- Use of mitigation bank credits
- Require review of construction drawings by a certified wetland delineator as part of each project-specific environmental analysis to determine whether wetlands would be affected and, if necessary, perform a formal wetland delineation

### *Operations*

The proposed program would result in no impacts during operations in relation to biological resources in relation to wetlands and would instead require the non-conforming uses to come into compliance within 7 years of adoption. All physical temporary and permanent modifications to the land, including digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

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

Green Zones Districts would result in less than significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, building enclosure, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 7 years of adoption. In total 26.7 acres of wetland habitat overlap into the boundaries of the Green Zone District. It is unlikely that state or federally protected wetlands that are within of the boundaries of the Green Zone Districts would be impacted by the zone revisions. Indirect impacts to adjacent wetlands could occur as the inclusion of paving and landscaping could alter the flow and or availability of water. If wetland habitats were found at or near the facilities the zoning ordinance would not facilitate impacts to any protected wetlands. Although unlikely, the proposed program may result in less than significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. In the unlikely event that a federally or state wetland occurs with the boundary of the project, Compliance with Section 1600 of the State Fish and Game Code, Section 401 and 404 of the CWA would be implemented, resulting in a “no net loss” of wetland habitats. As a result, there would be less than significant impacts, either directly or indirectly, through habitat modifications, on wetlands as a result of the provision of Green Zone Districts.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, adjacent to or adjoining existing industrial uses. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as landscaping and planting trees, buffering, and open space, would potentially impact wetland habitats by potentially altering the flow or availability of water downstream. As shown in Table IV.B-5, several wetland habitat types exist in areas subject to the proposed program including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. The development standards for New Sensitive Uses would not change the total number of parcels authorized for development, but would instead specify enhancements to the existing development standards that are to be applied with a sensitive use is proposed to be developed adjacent to or adjoining an existing industrial use. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions or increase in the conversion of wetland habitat in such a way that would potentially result in significant impacts. However unlikely, wetlands could be impacted. All applicants would be required to be in compliance with Section 1600 of the State Fish and Game Code, Section 401 and 404 of the CWA and would result in “no net loss” of wetland habitats. Therefore, the proposed program may result in less than significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

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

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, would result in less than significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). The proposed program, would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. The Recycling and Waste Management Revisions would require an applicant to obtain a CUP, which is subject to discretionary approval by the County. The discretionary approval is subject to CEQA, and such land use decisions are conditioned on the applicant obtaining all necessary permits through the appropriate agencies. Although wetlands habitats overlap with the recycling and waste management revisions, the zoning designation applies only to previously existing facilities and is unlikely to impact any state or federally protected wetlands. However, as shown in Table IV.B-5, several wetland habitat types exist in areas subject to the proposed program including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. Therefore, the proposed program may result in less than significant impacts to biological resources regarding federally protected wetlands, and would be required to remain in compliance with Section 1600 of the State Fish and Game Code and Sections 401 and 404 of the CWA and would result in “no net loss” of wetland habitats.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Center locations must be approved by the State of California as a Supermarket Site prior to application submittal. These uses would be permitted at currently developed Supermarket locations in urbanized areas in the County. Currently, Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. The proposed program would allow an applicant to go through site plan review for improvement of the recycling collecting center when it is in accessory to an existing Supermarket. These uses would be constructed on existing parking lots, and no new structures would be built. The revisions would concentrate on supermarket recycling centers would neither promote or allow for the development of any state or federally protected wetlands and would not impact these resources. As shown in Table IV.B-5, several wetland habitat types exist in areas subject to the proposed program including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. It is unlikely that a wetland would be found within the previously developed areas, however the Supermarket Accessory Recycling Collection Centers would not allow or facilitate the conversion of wetlands. All project activities would be required to remain in compliance with Section 1600 of the State Fish and Game Code and Sections 401 and 404 of the CWA and would result in “no net loss” of wetland habitats. Therefore, the proposed program may result in less than significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). Any new development or expansion of existing development would be required to meet the current development standards of the zones where the development is permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Therefore, no increase in the conversion of protected wetlands would result from the Storage Enclosures for Recycling and Solid Waste Revisions. It is highly unlikely that wetlands would occur within these previously developed areas. However, should wetlands occur, all project activities and zoning revisions would be required to remain in compliance with Section 1600 of the State Fish and Game Code and Sections 401 and 404 of the CWA and would result in “no net loss” of wetland habitats. Therefore, the proposed program would result in less than significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means).

**Threshold B-4**      **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

The Green Zones Program would have no impact to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

*Construction*

The construction activities that would be required because of the proposed program elements would result in no impacts to biological resources in regard to the movement of any native resident or migratory fish wildlife corridors, or nursery sites. Construction activities needed for the implementation of the program would require certain digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards to be met within subject properties. Ultimately, implementation of the proposed program elements would result in the construction of new areas of impervious surfaces and increased landscape buffers in already highly developed areas that would not be conducive to wildlife corridors or nursery sites. Over the period of 21 years, a reasonable estimation of construction and operation scenario estimates that 1,260 acres of buildout could occur, roughly 90 percent of which is zoned for industrial use areas that are typically situated in highly urbanized areas where disturbance and human activity generally preclude any wildlife corridors or nursery sites as defined by the state. Additionally, all of the previously built out areas would be retroactively required to conform with the proposed program within 7 years.

*Operations*

The proposed program would result in no impacts during operations in relation to biological resources in relation to the movement of any native resident or migratory fish wildlife corridors, or nursery sites and would instead require the non-conforming uses to come into compliance within 7 years of adoption. All physical temporary and permanent modifications to the land, including digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

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

Green Zone Districts would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions of the proposed program with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, building enclosure, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 7 years of adoption. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a

500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites). Although 7.15 acres of SEA overlap into the Green Zone District, these areas are highly anthropogenically modified and would likely not be conducive for wildlife corridor movement or native nursery sites. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. No further analysis is warranted.

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

The development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would impact biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would not allow nor promote development in these wildlife corridors, SEAs, or native nursery sites. Therefore, the development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts. No further analysis is warranted.

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

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. The revisions to recycling and waste management centers pertain solely to storage enclosures used for recycling and solid waste and would not affect any of the SEAs that overlap within the zone's revision. The revisions do not allow nor promote development in these wildlife corridors, SEAs, or native nursery sites. The Recycling and Waste Management Revisions would ultimately reduce the amount of development allowed with SEAs. Therefore, there would be less than significant impacts, and no mitigation or further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident

or migratory wildlife corridors, or native wildlife nursery sites. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Recycling Accessory Collection Center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Currently, Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertically stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. These areas are highly anthropogenically modified and would likely not be conducive for wildlife corridor movement or native nursery sites. Therefore, there would be less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites, and no mitigation or further analysis is warranted.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. Any new development or expansion of existing development would be required to meet the current development standards of the zones in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units, and would not substantially alter the existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. No further analysis is warranted.

**Threshold B-5**      **Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?**

The proposed program has the potential to result in less than significant impacts in relation to adverse effects on oak woodlands and other unique native woodlands. If oak or native woodlands are found to be present at these facilities, the revisions would neither allow or facilitate the conversion of any woodland habitat and which would impact their continued existence.

#### ***Construction***

The construction activities that would be required because of the proposed program elements would have the potential to result in less than significant impacts to biological resources in regard to sensitive natural communities. Construction activities needed for the implementation of the program would require certain digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards to be met within subject properties. Ultimately, implementation of the proposed program elements would result in the construction of new areas of impervious surfaces and increased landscape buffers that could potentially result in direct habitat loss for oak woodlands, as well as alter surface water runoff affecting nearby oak woodland communities. Over the period of 21 years, a reasonable estimation of construction and operation scenario estimates that 1,260

acres of buildout could occur, roughly 90 percent of which is zoned for industrial use areas that are typically situated in highly urbanized areas where disturbance and human activity generally preclude any oak woodlands or unique native woodlands as defined by the state. Additionally, all of the previously built-out areas would be retroactively required to conform with the proposed program within 7 years.

Compliance with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, the CDFW, the Oak Woodlands Conservation Management Plan; and other related federal, state, and local regulations would require permitting and associated avoidance and minimization measures that would ensure continued existence of all sensitive natural communities. Such measures may include the following, or other comparable measures identified within each permit:

- Consult with the USFWS and NMFS where such oak woodlands or other unique native woodland habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA.
- Consult with the USFS where such oak woodlands or other unique native woodland habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal Endangered Species Act and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino.
- Consult with the CDFW where such oak woodlands or other unique native woodlands provide potential or occupied habitat for state-listed rare, threatened, and endangered species afforded protection pursuant to the California Endangered Species Act, or Fully-Protected Species afforded protection pursuant to the State Fish and Game Code.
- Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Game Code as they relate to Lakes and Streambeds.
- Consult with the USFWS, USFS, CDFW, and cities in the County, where state-designated sensitive or oak woodlands are occupied by birds afforded protection pursuant to the MBTA during the breeding season.
- Consult with the CDFW for state-designated sensitive or riparian habitats where fur-bearing mammals, afforded protection pursuant to the provisions of the State Fish and Game Code for fur-bearing mammals, are actively using the areas in conjunction with breeding activities.
- Require project design to avoid oak woodlands or other unique woodlands, wherever practicable and feasible.
- Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats.
- Consult with CDFW to create a project landscaping plan for CDFW's review and approval. General provisions of this plan would include avoiding planting, seeding, or introducing exotic plant species to landscaped areas that are adjacent or near native habitat areas.
- Install fencing and/or mark sensitive habitat to be avoided during construction activities.
- Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial plants for use in restoring native vegetation to all areas of temporary disturbance within the project area.
- Revegetate with appropriate native vegetation following the completion of construction activities.
- Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species).
- Use BMPs at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport.

### *Operations*

The proposed program would result in no impacts during operations in relation to biological resources in relation to oak woodlands and would instead require the non-conforming uses to come into compliance within 7 years of adoption. All physical temporary and permanent modifications to the land, including digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

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

Green Zone Districts would result in less than significant impacts to oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent canopy cover with oaks at least 5 inches in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to oak woodlands. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions of the proposed program with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, building enclosure, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 7 years of adoption. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result into oak woodlands or other unique native woodlands. Of these 281 acres, over 90% are already zoned and developed for specific industrial, recycling and vehicle related uses, and are not likely to contain oak woodlands due to the close proximity to industrial and manufacturing land uses and absence of natural habitats. Additionally, all of the previously built out areas would be retroactively required to conform with the proposed program within 7 years. In the unlikely event that oak woodlands or other unique native woodlands were present, the applicant would be required to comply with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, the CDFW, and the Oak Woodlands Conservation Management Plan to ensure that there is not an adverse effect on all sensitive natural communities that would impact their continued existence. As a result, there would be less than significant impacts, either directly or indirectly, through habitat modifications, on oak woodlands or other unique native woodlands, as a result of the provision of Green Zone Districts.

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

The development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts, to woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent canopy cover with oaks at least 5 inches in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. The development standards for New Sensitive Uses would not change the total number of parcels authorized for development, but would instead specify enhancements to the existing development standards that are to be applied with a sensitive use is proposed

adjacent to or adjoining an existing industrial use. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions or increase in the conversion oak woodlands or unique native woodlands. Although the zoning ordinance would overlap with areas of oak woodland or unique native woodlands, it would neither facilitate nor promote their development in such a way that would impact their permanent existence. (Table IV.B-4). In the unlikely event that oak woodlands or other unique native woodlands were present, the applicant would be required to comply with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, the CDFW, and the Oak Woodlands Conservation Management Plan to ensure that there is not an adverse effect on any sensitive natural community that would impact its continued existence. As a result, there would be less than significant impacts, either directly or indirectly, through habitat modifications, on oak woodlands or other unique native woodlands, as a result of the provision of the New Sensitive Uses.

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

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, would result in less than significant impacts to oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Woodlands are unlikely to occur in these heavily disturbed and modified areas. If oak woodlands or other unique native woodlands are found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence. The Recycling and Waste Management Revisions would require an applicant to obtain a CUP, which is subject to discretionary approval by the County. The discretionary approval is subject to CEQA, and such land use decisions are conditioned on the applicant obtaining all necessary permits in compliance with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, the CDFW, and the Oak Woodlands Conservation Management Plan, which would keep impacts, either directly or through habitat modifications on unique native woodlands, to a less than significant level.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to biological resources regarding oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent canopy cover with oaks at least 5 inches in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.). The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling

Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. The Revisions would allow an applicant to go through site plan review for improvement of the recycling collecting center when it is in accessory to an existing facility. These uses would be constructed on existing parking lots, and no new structures would be built. Improvements to existing facilities are located on already existing paved parking and storage areas that would not involve the conversion of oak woodlands or other unique native woodlands.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to biological resources regarding oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent canopy cover with oaks at least 5 inches in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.). Any new development or expansion of existing development would be required to meet the current development standards of the zones in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Therefore, no increase in the conversion of woodland habitat would result from the Storage Enclosures Revisions. Native woodlands are unlikely to occur in these heavily disturbed and modified areas. If oak woodlands or native woodlands are found to be present at these facilities, the revisions would neither allow nor facilitate the conversion of the woodland habitat which would impact their continued existence, and the applicant would be required to comply with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, the CDFW, and the Oak Woodlands Conservation Management Plan. Therefore, there would be less than significant impacts.

**Threshold B-6      Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?**

The construction activities that would be required because of the proposed program elements would result in no impacts to biological resources in regard to local policies or ordinances protecting biological resources. All activities would be required to remain in compliance with all local policies or ordinances protecting biological resources

#### ***Construction***

The construction activities that would be required because of the proposed program elements would result in no impacts to biological resources in regard to local policies or ordinances protecting biological resources. Construction activities needed for the implementation of the program would require certain digging, paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards to be met within subject properties. Over the period of 21 years, a reasonable estimation of construction and operation scenario estimates that 1,260 acres of buildout could occur, 90 percent of which is zoned for industrial use areas that are typically situated in highly urbanized areas where disturbance and human activity generally preclude any wildlife corridors or nursery sites as defined by the state. All activities would be required to remain in compliance with all local policies or ordinances protecting biological resources and all of the previously built out areas would be retroactively required to conform with the proposed program within 7 years.

#### ***Operations***

The proposed program would result in no impacts during operations in relation to biological resources in relation to the movement of any native resident or migratory fish wildlife corridors, or nursery sites and would instead require the non-conforming uses to come into compliance within 7 years of adoption. All physical temporary and permanent modifications to the land, including digging, paving, lighting standards, signage standards, maintenance and operations standards, building height

and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

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

Green Zone Districts would result in no impacts to biological resources with regard to conflicts with policies or ordinances protecting biological resources. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Any oak trees or protected trees that are anticipated to be removed or damaged would have to comply with policies or ordinances such as the Los Angeles County Oak Tree Ordinance, and as such would result in no impact with regards to conflicts with policies or ordinances protecting biological resources. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 7 years of adoption.

Under Los Angeles County Code 22.176.030 a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into a protected zone of any tree of the oak genus which is

- (a) 25 inches or more in circumference (eight inches in diameter) as measured 4.5 feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one half feet above mean natural grade, on any lot or parcel of land within the unincorporated area of Los Angeles County.
- (b) any tree that has been provided as a replacement tree, pursuant to Section 22.56.2180, on any lot or parcel of land within the unincorporated area of Los Angeles County, unless an oak tree permit is first obtained.

Under the appropriate permit, oak trees may be relocated or removed so long as the applicant agrees to a minimum of 2:1 replacement ratio.<sup>12</sup>

Oak trees, and other trees, provide nesting habitats for native birds, and any removal has the potential to disrupt avian species' ability to reproduce. The MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds.<sup>13,14</sup> In the event that trees are removed, including oak trees, the proposed program would have to abide by the rules, regulations, and mitigations set forth by the MBTA and California Fish and Game Code. Therefore, the proposed program would have no impacts to tree preservation policies.

---

<sup>12</sup> L.A.C.C. § 22.176.070.6a.

<sup>13</sup> Migratory Bird Treaty Act, 50 § § FR 13710 (Apr. 5, 1985).

<sup>14</sup> California Fish and Game Code §§ 3503 & 3513 (2019).

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

The development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to local policies or ordinances protecting biological resources. Any oak trees or protected trees that are anticipated to be removed or damaged would have to comply with policies or ordinances such as the Los Angeles County Oak Tree Ordinance, and as such would result in no impact. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the construction of these measures would differ substantially from existing conditions, such that they would have potentially significant impacts to local policies or ordinances protecting biological resources, particularly the Los Angeles County Oak Tree Ordinance. All removed or relocated oak trees that fall under the requirements of Los Angeles County Code 22.176.030, would be subject to a minimum of 2:1 replacement ratio and appropriate permitting. Oak trees, and other trees provide essential nesting habitat for nesting birds, and any removal has the potential to disrupt avian species' ability to reproduce. The MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds. In the event that trees are removed, including oak trees, the proposed Recycling and Waste Management Revisions would have to abide by the rules, regulations, and mitigations set forth by the MBTA and California Fish and Game Code. Therefore, the proposed program would have no impacts to tree preservation policies.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to local policies or ordinances protecting biological resources. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. The construction of improvements such as landscaping barriers, paving and fencing would have potentially significant impacts to local policies or ordinances protecting biological resources, particularly the Los Angeles County Oak Tree Ordinance. All removed or relocated oak trees that fall under the requirements of Los Angeles County Code 22.176.030, would be subject to a minimum of 2:1 replacement ratio and appropriate permitting. Oak trees, and other trees provide essential nesting habitat for nesting birds, and any removal has the potential to disrupt avian species' ability to reproduce. The MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds. In the event that trees are removed, including oak trees, the proposed Recycling and Waste Management Revisions would have to abide by the rules, regulations, and mitigations set forth by the MBTA and California Fish and Game Code. Therefore, the proposed program would have no impacts to tree preservation policies.

The Supermarket Accessory Recycling Collection Centers revisions would result in no significant impacts to local policies or ordinances protecting biological resources. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code" (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection

center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. As these revisions pertain solely to recycling collection centers used for recycling and solid waste, there would be no impact to any local policies or ordinances protecting biological resources.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to local policies or ordinances protecting biological resources. Any new development or expansion of existing development would be required to meet the current development standards of the zones in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. As these revisions pertain solely to storage enclosures used for recycling and solid waste, there would be no impact to any local policies or ordinances protecting biological resources.

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

HCPs and NCCPs are protected areas that are designed to protect biodiversity and connect large blocks of federal and other publicly owned land to ensure species are able to utilize the most expansive range of habitats available.<sup>15</sup> Within the boundaries of the proposed program, there are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3). The proposed program would result in no impacts to any adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan.

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

Green Zone Districts would result in no impact to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impact. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which

---

<sup>15</sup> California Department of Fish and Wildlife. n.d. Natural Community Conservation Planning Program. Available at: <https://wildlife.ca.gov/Conservation/Climate-Science/Case-Studies/NCCP#:~:text=The%20Natural%20Community%20Conservation%20Planning,of%20wildlife%20to%20climate%20change>

would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, building enclosure, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 7 years of adoption. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would impact any HCP or NCCPs. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3). The proposed program would result in no impact to biological resources regarding conflicts with the provisions of an adopted HCP, NCCP,<sup>16</sup> or other approved local, regional, or state habitat conservation plan.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause any impacts to existing or proposed HCPs or NCCPs. There are no HCPs or NCCPs with boundaries that intersect with any of the elements (Figure IV.B-3). Therefore, there would be no impact.

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

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, would result in no impacts to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3). Therefore, there would be no impact.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix

---

<sup>16</sup> California Regional Conservation Plans. October 2017. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>

A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3). Therefore, there would be no impact.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in would result in no impact to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3). Therefore, there would be no impact.

## **5. CUMULATIVE IMPACTS**

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method No. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, the PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, the PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger County region surrounding it. Through analysis of the County growth rate and building footprint data from the LARIAC, an estimate for the full build-out of the County General Plan land designations was obtained. It is assumed the actual physical development will not be this large, and it is important to note that while certain zones may be subject to an element of the Green Zones Program, that does not necessitate that every parcel zoned as such is considered a related project. For instance, Element 3, Recycling and Waste Management Revisions, includes new development standards for Supermarket Accessory Recycling Collection Centers in commercial, mixed use, and industrial zones. However, there would be no new development with regard to supermarket accessory recycling centers as these uses will operate in existing parking lots and would not require construction. Therefore, the estimate of approximately 31 million square feet of commercial uses remaining until full build-out is vastly greater than the commercial development that

will likely be occurring within the County under the Green Zones Program. For a more in-depth analysis of the methods used to quantify the cumulative impact, please see the introduction to Section IV.

**Threshold B-1**                    **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?**

The Green Zones Program would not be expected to contribute incrementally with related projects in the County to impacts on federally and/or state-listed species because all projects would be subject to the federal ESA and Section 2080 of the California ESA, which would require the undertaking of conservation measures prior to the issuance of take permits. Although, the program would be expected to contribute incrementally with related projects in the County to impacts on other sensitive and/or rare plant and animal species not afforded protection under the federal and/or state ESAs as a result of an incremental loss of suitable habitat for these species, the USFS Land Management Plan, and other state and or local regulations, would require permitting and associated avoidance and minimization measures where these species are have historical records of occurring. Therefore, any cumulative impacts would be less than significant.

**Threshold B-2**                    **Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?**

The proposed program would not be expected to contribute incrementally with related projects in the County to significant cumulative impacts on state-sensitive natural communities and riparian habitat as a result of an incremental loss of habitat. The

proposed program would not be expected to contribute incrementally to impacts to state jurisdictional riparian habitats because all projects would be subject to compliance with Section 1600 of the State Fish and Game Code, which would require a Streambed Alteration Agreement prior to the alteration of a State jurisdictional area, as well as the USFS Land Management Plan, and the Desert Native Plant Act.

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

The proposed program would not be expected to contribute incrementally in the County to impacts on wetlands and waterways because applicants would be required to comply with Sections 401 and 404 of the federal CWA and Section 1600 of the State Fish and Game Code, which would require no net loss of habitat function or value.

**Threshold B-4**                    **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

The proposed program would not impact the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, SEA's, or impede the use of native wildlife nursery sites, and as such there would be no significant cumulative impacts.

**Threshold B-5**                    **Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?**

The proposed program would not be expected to contribute incrementally with related projects in the County to significant cumulative impacts on oak woodlands and other unique woodlands as defined by the state as a result of an incremental loss of habitat, and individual protected trees and vegetation. All applicant would be required to comply with the appropriate agency recommended minimization and avoidance measures included with the Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, the CDFW, the Oak Woodlands Conservation Management Plan, and any other local plans.

**Threshold B-6**      **Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?**

The proposed program would not conflict with any local policies or ordinances protecting biological resources, and thus there would be no potential for cumulative impacts.

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

The proposed program would not conflict with the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan, and thus there would be no potential for cumulative impacts.

## **6.      MITIGATION MEASURES**

All elements of the Green Zones Program would result in no impact or less than significant impacts to biological resources, and mitigation would not be required.

## **7.      LEVEL OF SIGNIFICANCE AFTER MITIGATION**

All elements of the Green Zones Program would result in no impact or less than significant impacts to biological resources, and mitigation would not be required.

## IV. ENVIRONMENTAL IMPACT ANALYSIS

---

### C. CULTURAL RESOURCES

#### 1. INTRODUCTION

This section evaluates the potential impacts the Green Zones Program (proposed program) may have on cultural resources (i.e., historical, archaeological, paleontological, and human remains) in accordance with the State California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> As identified through the scoping process, the County of Los Angeles has the sole discretionary land use with respect to the proposed program and will use this Program Environmental Impact Report (PEIR) to inform their decision-making process.

The analysis in this section is based on all of the following sources: 75 U.S. Geological Survey (USGS) 7.5-minute series topographical quadrangles and Dibblee maps that cover the area affected by the proposed program; a review of the Sacred Lands Files; and the Conservation and Natural Resources Elements of the Los Angeles County General Plan 2035.<sup>2</sup> Additionally, a geographic information system (GIS) was utilized to overlay the program area with known historical and archaeological resources recorded in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Los Angeles County Register of Landmarks and Historic Districts (County Register) to identify the potential for improvement required pursuant to the proposed program to result in impacts to recorded resources. In addition, GIS was utilized to overlay the program area with USGS topographic maps to determine the presence of known cemeteries and to assess the potential to encounter human remains, including tribal consultation (see Section IV.H, *Tribal Cultural Resources*). The PEIR includes a list of commonly used abbreviations, acronyms, and working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

#### 2. ENVIRONMENTAL SETTING

##### A. REGULATORY FRAMEWORK

###### (1) Federal

###### *Archaeological Resources Protection Act*

The Archaeological Resources Protection Act of 1979 regulates the protection of archaeological resources and sites that are on federal lands and Native American lands.

###### *National Historic Preservation Act of 1966*

The National Historic Preservation Act (NHPA) is legislation intended to preserve historic and archaeological buildings, structures, objects, sites, and cultural landscapes in the United States of America. The act created the NRHP, the list of National Historic Landmarks, and the State Historic Preservation Offices.<sup>3</sup> Working with State Historic Preservation Offices, Tribal Historic Preservation Offices, and Federal Preservation Offices, the National Park Service (NPS) maintains the NRHP, searchable in the National Historic Landmarks database (currently under reconstruction). This is the official list of properties that are deemed worthy of preservation. Properties listed in the NRHP tell stories that are important to a local community, the citizens of a specific state, or all Americans. Properties listed in the NRHP may be owned by private individuals, universities, nonprofits, governments, and/or corporations.

---

<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

<sup>3</sup> Secretary of the Interior, National Park Service. n.d. National Historic Preservation Act. Available at: <https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm>

Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in or eligible for inclusion in the NRHP and that the ACHP must be afforded an opportunity to comment—through a process outlined in the Advisory Council on Historic Preservation (ACHP) regulations, in 36 Code of Federal Regulations (CFR) Part 800—on such undertakings. The Section 106 process involves identification of significant historic resources within an “area of potential effect,” determination if the undertaking will cause an adverse effect on historic resources, and resolution of those adverse effects through execution of a Memorandum of Agreement. In addition to the ACHP, interested members of the public—including individuals, organizations, and agencies, such as the California Office of Historic Preservation (OHP)—are provided with opportunities to participate in the process.

### ***NRHP***

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following four criteria:

- Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B: Associated with the lives of persons significant in our past; or
- Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction; or
- Criterion D: That have yielded, or may be likely to yield, information important in history or prehistory.

Cemeteries, birthplaces, or graves of historic figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years of age to be considered for listing in the NRHP, unless it satisfies a standard of exceptional importance.

### ***National Historic Landmarks***

The National Historic Landmarks Program, developed in 1982, identifies and designates National Historic Landmarks and encourages the long-range preservation of nationally significant properties that illustrate or commemorate the history and prehistory of the United States. National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction.

### ***36 CFR 67: Secretary of the Interior’s Standards for the Treatment of Historic Properties***

Evolving from the Secretary of the Interior’s Standards for Historic Preservation Projects with Guidelines for Applying the Standards that were developed in 1976, the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings was published in 1995 and codified as 36 CFR 67. Neither technical nor prescriptive, these standards are “intended to promote responsible preservation practices that help protect our Nation’s irreplaceable cultural resources.” Preservation acknowledges a resource as a document of its history over time and emphasizes stabilization, maintenance, and repair of existing historic fabric. Rehabilitation not only incorporates the retention of features that convey historic character, but also accommodates alterations and additions to facilitate continuing or new uses. Restoration involves the retention and replacement of features from a specific period of significance. Reconstruction, the least used treatment, provides a basis for recreating a missing resource. These standards have been adopted, or are used informally, by many agencies at all levels of government to review projects that affect historic resources

## ***Native American Graves Protection and Repatriation Act***

The Native American Graves Protection and Repatriation Act (NAGPRA) is a federal law passed in 1990 that provides a process for museums and federal agencies to return certain Native American cultural items, such as human remains, funerary objects, sacred objects, or objects of cultural patrimony, to lineal descendants and culturally affiliated Native American tribes.

## ***Omnibus Lands Act***

Originally known as the Paleontological Resources Preservation Act, Title VI Subtitle D, Paleontological Resources Preservation, of this Act provides protection for scientifically significant fossils on federal land. The Act defines a paleontological resource as “any fossilized remains, traces, or imprints of organisms, preserved in or on the earth’s crust, that are of paleontological interest and that provide information about the history of life on earth.” The Act promotes the inventory, monitoring, and scientific and educational use of paleontological resources on federal land and establishes rules for the collection and curation of paleontological materials. Penalties for illegal collection of paleontological resources are also strengthened by the Act.

## **(2) State**

### ***California Coastal Act of 1976***

Enacted in 1976, the California Coastal Act (Public Resources Code [PRC] Sections 30000-30265.5, Division 30116) specifies the protection of archaeological resources identified in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer (SHPO) into Land Conservation Plans that regulate land uses within the coastal zone. The California Coastal Act defines a “coastal zone” as the area of the State that extends from the Oregon border to the Mexican border and then extends 3 miles seaward and generally about 1,000 yards inland. In generally undeveloped areas, the coastal zone extends to a maximum of 5 miles inland from mean high tide line. In developed urban areas, the coastal zone extends substantially less than 1,000 yards inland.

### ***CRHR***

The NHPA called for the creation of a state agency to implement provisions of the law, including the preparation of a comprehensive historic preservation plan and a statewide survey of historical resources. Section 5024 of the PRC established the OHP, the CHRH, and California Historical Resources Commission and established guidelines for documenting and evaluating properties, and conducting surveys.<sup>4</sup> The SHPO is the appointed official responsible for the operation and management of the OHP, as well as long-range preservation planning. The State Historical Resources Commission (SHRC) has designed the CRHR program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources.<sup>5</sup>

The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The criteria for eligibility for the CRHR are based upon NRHP criteria. The four eligibility criteria are as follows:

- Criterion 1: Associated with events that have made a significant contribution to the broad pattern of California’s history and cultural heritage;
- Criterion 2: Associated with the lives of persons important in our past;
- Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method construction, or represents the work of an important creative individual, or possesses high artistic value; or
- Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

---

<sup>4</sup> State of California, Office of Historic Preservation. n.d. PRC 5024 & 5024.5 – State Agency Compliance. Available at: [https://ohp.parks.ca.gov/?page\\_id=27964](https://ohp.parks.ca.gov/?page_id=27964)

<sup>5</sup> State of California, Office of Historic Preservation. n.d. About the Office of Historic Preservation. Available at: [https://ohp.parks.ca.gov/?page\\_id=27961](https://ohp.parks.ca.gov/?page_id=27961)

Additionally, a historic resource eligible for listing in the CRHR must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

The CRHR consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

- California properties listed in the NRHP (Category 1 in the State Inventory of Historical Resources) and those formally determined eligible for listing in the NRHP (Category 2 in the California Historical Resource Inventory System [CHRIS])
- California Registered Historical Landmarks from No. 077 and up
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the CRHR

Other resources that may be nominated for listing in the CRHR include

- Historical resources with a significance rating of Categories 3 through 5 in CHRIS (Categories 3 and 4 refer to potential eligibility for the NRHP, while Category 5 indicates a property with local significance)
- Individual historical resources
- Historical resources contributing to historic districts
- Historical resources designated or listed as a local landmark

### ***California Historical Landmarks (SHLs)***

SHLs are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The landmark must also be approved for designation by the county board of supervisors or the city/town council in whose jurisdiction it is; be recommended by the SHRC; and be officially designated by the Director of California State Parks. The resource must meet at least one of these criteria:

- Be the first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California)
- Be associated with an individual or group having a profound influence on the history of California
- Be a prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder<sup>6</sup>

### ***California Points of Historical Interest (SHPI)***

SHPIs are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. SHPIs designated after December 1997 and recommended by the SHRC also are listed in the CRHR. No historical resource may be designated as both a landmark and a point. If a point is subsequently granted status as a landmark, the point designation will be retired.<sup>7</sup>

To be eligible for designation as an SHPI, a resource must meet at least one of the following criteria:

- Be the first, last, only, or most significant of its type within the local geographic region (city or county)
- Be associated with an individual or group having a profound influence on the history of the local area
- Be a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or be one of the more notable works or the best surviving work in the local region of a pioneer architect, designer, or master builder

---

<sup>6</sup> Office of Historic Preservation. n.d. California Historical Landmarks Registration Program. Available at: <http://ohp.parks.ca.gov>

<sup>7</sup> Office of Historic Preservation. n.d. California Points of Historical Interest, Registrations Programs. Available at: <http://ohp.parks.ca.gov>

### ***PRC Section 21083.2***

PRC Section 21083.2 defines a *unique geologic feature* as an important and irreplaceable geological formation, and these features may be considered to have scientific and/or cultural value. A *unique paleontological resource* is defined as a fossil that meets one or more of the following criteria:

- a. It provides information on the evolutionary relationships and developmental trends among organisms, living or extinct.
- b. It provides data useful in determining the age(s) of the rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geologic events therein.
- c. It provides data regarding the development of biological communities or interaction between plant and animal communities.
- d. It demonstrates unusual or spectacular circumstances in the history of life.
- e. The fossils are in short supply and/or in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation, and are not found in other geographic locations.

### ***Related CEQA Guidance***

Pursuant to CEQA, a *historical resource* is a resource listed in, or eligible for listing in, the CRHR. In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historical resources under CEQA, unless a preponderance of evidence demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR, or is not included in a local register or survey, shall not preclude a Lead Agency from determining that the resource may be a historical resource as defined in PRC Section 5024.1.<sup>8</sup>

CEQA applies to archaeological resources when (1) the archaeological resource satisfies the definition of a historical resource or (2) the archaeological resource satisfies the definition of a “unique archaeological resource.” A unique archaeological resource is an archaeological artifact, object, or site that has a high probability of meeting any of the following criteria:<sup>9</sup>

- (1) The archaeological resource contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
- (2) The archaeological resource has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) The archaeological resource is directly associated with a scientifically recognized important prehistoric or historic event or person

### ***Senate Bill 18 (SB 18)***

SB 18, signed into law in September 2004, requires cities and counties to notify and consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural sites. Effective March 1, 2005, cities and counties must provide general plan amendment proposals to those California Native American Tribes that are on the Native American Heritage Commission (NAHC) contact list and have traditional lands located within the city’s or county’s jurisdiction. If requested by the Native American Tribes, the cities and counties must also conduct consultations with the culturally-affiliated tribes prior to adopting or amending their general and specific plans.

### ***PRC Section 5097.5***

PRC Section 5097.5 defines a misdemeanor as the unauthorized disturbance or removal of archaeological, historic, or paleontological resources located on public lands.

---

<sup>8</sup> California Code of Regulations, Title 14, Chapter 3: Guidelines for the Implementation of the California Environmental Quality Act as Amended October 6, 2005, Section 15064.5(a).

<sup>9</sup> California Public Resources Code, Division 13, Section 21083.2(g).

### (3) Local

#### ***County of Los Angeles Historic Preservation Ordinance (Title 22 – Planning and Zoning of the Los Angeles County Code, Part 29 of Chapter 22.52)***

##### *22.52.3010 Purpose*

The County of Los Angeles Historic Preservation Ordinance has seven established basic purposes:

- A. Enhance and preserve the distinctive historic, architectural, and landscape characteristics which represent the County's cultural, social, economic, political, and architectural history.
- B. Foster community pride in the beauty and noble accomplishments of the past as represented by the County's historic resources.
- C. Stabilize and improve property values and enhance the aesthetic and visual character and environmental amenities of the County's historic resources.
- D. Recognize the County's historic resources as economic assets.
- E. Encourage and promote the adaptive reuse of the County's historic resources.
- F. Promote the County as a destination for tourists and as a desirable location for businesses.
- G. Specify significance criteria and procedures for the designation of landmarks and Historic Districts and provide for the ongoing preservation and maintenance of landmarks and Historic Districts.

##### *22.52.3060 Criteria for Designation of Landmarks and Historic Districts*

- A. Property which is more than 50 years of age may be designated as a landmark if it satisfies one or more of the following seven criteria:
  - 1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community.
  - 2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community.
  - 3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction; or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community; or possesses artistic values of significance to the nation, State, County, or community.
  - 4. It has yielded, or may be likely to yield, information important locally in prehistory or history.
  - 5. It is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.
  - 6. It is one of the largest or oldest trees of the species located in the County.
  - 7. It is a tree, plant, landscape, or other natural land feature having historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Section 22.52.3060.A, above, and exhibits exceptional importance.
- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may itself be designated as a landmark or included in the landmark designation of a property if the space is more than 50 years of age and satisfies one or more of the criteria set forth in Subsection A, above, or if the space is less than 50 years of age and satisfies the requirements of Section 22.52.3060.B, above.

#### ***County Register***

The County Register is the County's official list of designated properties. The County Register is maintained by the Historical Landmarks and Records Commission pursuant to the County's Historic Preservation Ordinance No. 2015-0033.<sup>10</sup>

---

<sup>10</sup> County of Los Angeles. n.d. Historical Landmarks & Records Commission. Available at: <http://hlrc.lacounty.gov/Landmark-Registration/Los-Angeles-County-Landmark-Registration>

***County of Los Angeles Historic Preservation Ordinance (Title 22 – Planning and Zoning of the Los Angeles County Code, Part 29 of Chapter 22.52)***

***22.52.3010 Purpose***

The County of Los Angeles Historic Preservation Ordinance has seven established basic purposes:

- A. Enhance and preserve the distinctive historic, architectural, and landscape characteristics which represent the county's cultural, social, economic, political, and architectural history.
- B. Foster community pride in the beauty and noble accomplishments of the past as represented by the county's historic resources.
- C. Stabilize and improve property values and enhance the aesthetic and visual character and environmental amenities of the county's historic resources.
- D. Recognize the county's historic resources as economic assets.
- E. Encourage and promote the adaptive reuse of the county's historic resources.
- F. Promote the county as a destination for tourists and as a desirable location for businesses.
- G. Specify significance criteria and procedures for the designation of landmarks and Historic Districts, and provide for the ongoing preservation and maintenance of landmarks and Historic Districts.

***22.52.3060 Criteria for Designation of Landmarks and Historic Districts***

- A. Property which is more than 50 years of age may be designated as a landmark if it satisfies one or more of the following criteria:
  - 1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, state, county, or community.
  - 2. It is associated with the lives of persons who are significant in the history of the nation, state, county, or community.
  - 3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction; or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, state, county, or community; or possesses artistic values of significance to the nation, state, county, or community.
  - 4. It has yielded, or may be likely to yield, information important locally in prehistory or history.
  - 5. It is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.
  - 6. It is one of the largest or oldest trees of the species located in the county.
  - 7. It is a tree, plant, landscape, or other natural land feature having historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Section 22.52.3060.A, above, and exhibits exceptional importance.
- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may itself be designated as a landmark or included in the landmark designation of a property if the space is more than 50 years of age and satisfies one or more of the criteria set forth in Subsection A, above, or if the space is less than 50 years of age and satisfies the requirements of Section 22.52.3060.B, above.

## B. EXISTING CONDITIONS

This section provides the environmental setting for sensitive cultural resources within the boundaries of the proposed Green Zones Program, which encompasses 134,576 land parcels in the County of Los Angeles.

### Historical Resources

*Historic Context.*<sup>11</sup> The area making up present-day Los Angeles County was originally settled by differing groups of Native Americans for centuries before the first European contact was made in 1769. California was ruled by Spain until 1821, when Mexico assumed jurisdiction. Mexican and American hostilities over the land came to an end with the Treaty of Cahuenga in 1847 and the Treaty of Guadalupe Hidalgo in 1848, which incorporated Los Angeles and the rest of California as an American territory.

In 1850, Los Angeles County was established as one of the 27 original counties, and the City of Los Angeles, incorporated later that year as the County's first city, was declared to be the county seat.

In the late 19th century, Southern California citrus farming was born, and the Southern Pacific Railroad and Santa Fe Railway completed routes into Los Angeles County. By 1890, the population of Los Angeles County had reached about 101,454 residents. The population continued to grow in the late 19th century. During the early 20th century, the San Pedro harbor became operational, including the founding of salable petroleum, and the population continued to grow with the establishment of the motion picture, television, and the defense industries.

*Historical Resources.* The NRHP, CRHR, SPHI, and SHL in the CHRIS, as well as the County Register, were searched to determine whether known historical resources are located within the area of the proposed program. The literature search was abbreviated due to the large size of the proposed program area. The information reviewed includes sufficient data necessary to determine the level of cultural sensitivity for the project area.

Historical resources identified in the NRHP, CRHR, SPHI, SHL, and County Register are spread out throughout all of Los Angeles County. According to the County General Plan, the CHRH lists over 500 historical resources throughout Los Angeles County, including 31 within the unincorporated areas of the county, but none of those resources are located in areas affected by the Ordinance.<sup>12</sup>

### Archaeological Resources

The resources described in Section 9 of the Conservation and Natural Resources Element of the County General Plan<sup>13</sup> include significant archaeological resources located within the unincorporated territory of the County. Archaeological resources are nonrenewable and irreplaceable, and as such, it is the policy of Los Angeles County to strive for the promotion of public awareness of the value of these resources, and public enjoyment should be fostered whenever possible. The county promotes cooperative efforts between public and private organizations to identify, restore, and conserve these resources.

Archival research and review of published literature considered a general overview of the existing conditions and potentially known archaeological sites or resources that could be impacted. The NAHC was contacted on March 13, 2020, to request a Sacred Lands File search and the current Native American contact list for the proposed program site in order to initiate consultation with interested tribes in accordance with CEQA and Assembly Bill 52 (AB 52) and SB 18. Of the 89 topographic quadrangle maps that document the County, 75 intersect with the areas included in the Green Zones Program (Figure IV.C-1, *USGS 7.5-Minute Quadrangle Index Map*).

---

<sup>11</sup> County of Los Angeles. n.d. History. Available at: <https://lacounty.gov/government/about-la-county/history/>

<sup>12</sup> Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

<sup>13</sup> Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

Section 9 of the Conservation and Natural Resources Element of the County General Plan acknowledges the history of occupation by indigenous people of lands that now comprise the unincorporated territory of the County:

“The indigenous Chumash and Gabrieliño/Tongva peoples, two of the most populous and sophisticated native cultures, have occupied land within Los Angeles County since prehistoric times. Unfortunately, many of the known archaeological, paleontological, and historic cultural sites in the region have been disturbed to some extent by both human activity, such as development, occupation, and use, and natural occurrences, such as erosion that results from earthquakes, fire, and flood. In some instances, historic and prehistoric artifacts such as stone tools, antique nails, and equipment parts have been picked up or even destroyed by visitors or residents.”<sup>14</sup>

### **Paleontological Resources: Surficial Geologic Units**

Surficial geological units within the proposed program area vary greatly due to the immense geographical area represented and the complex geology found along tectonic plate boundaries like Southern California and are described below in relation to three program ordinance revisions that encompassed in the Green Zones Program.

The Conservation and Open Space Element of the Los Angeles County General Plan 2035 provides a summary of the significant general fossil locations in the County:<sup>15</sup>

“Paleontological resources, or fossils, are the remains of ancient animals and plants, as well as trace fossils such as burrows, which can provide scientifically-significant information on the history of life on Earth.

Over 1,000 fossil localities have been recorded and in excess of a million specimens have been collected in Los Angeles County. Numerous places countywide have yielded fossils, especially in the Santa Monica Mountains and in the vicinity of Rancho La Brea.”

The area subject to the proposed program consists of stationary sources of pollution near sensitive uses in the Los Angeles Basin. These communities are located within highly urbanized areas of Los Angeles County, and have undergone significant development.

### **Human Remains**

There are 12 known cemeteries within the proposed program area. The number of informal cemeteries is unknown. Burial features can range in complexity from a modest and isolated internment or a final site for cremated remains to complex elaborate burial sites with multiple individuals interned. Informal burials can often exist as shallow gravesites of no more than a few feet below the surface.

## **3. SIGNIFICANCE THRESHOLDS**

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zone Program would have a significant impact related to cultural resources if it would:

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

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

Threshold C-2: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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

---

<sup>14</sup> Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

<sup>15</sup> Sharp, Robert P. 1993. Geology Underfoot in Southern California. Mountain Press.

## 4. IMPACT ANALYSIS

This analysis considers the potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels throughout the County (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the potential changes to the physical environment as a result of new and/or revised development standards in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment in terms of cultural resources include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The potential for impacts to cultural resources has been evaluated in relation to all program components that could result in a physical change to the environment.

Assuming the case study project modeled in the HIA that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).<sup>16</sup> This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element No. 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs) (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

This anticipated buildout would be used to analyze the potential for impacts to each of the cultural resource areas listed in Appendix G of the CEQA guidelines and as defined in County of Los Angeles Department of Regional Planning Environmental Checklist Form.

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

The proposed program would result in impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5. There are 31 known historical resources within the unincorporated areas of Los Angeles County, but none of those resources are known to be located on parcels that may be affected by the proposed program. Thus, initiatives within the proposed program area would not impact known historical resources. Incompatible land uses and development can adversely affect unknown or previously unrecorded historical resources by degrading the historic nature of the building, structure, object, site, or cultural landscape through incompatible and inappropriate design features, by allowing development that blocks views or hinders the public's enjoyment of a particular cultural resource, or development that removes or demolishes significant character-defining features of existing buildings, structures, objects, sites, or cultural landscapes. While existing industrial facilities in the proposed program area have not been previously identified as historical resources, some may qualify for designation as a historical resource upon further analysis. Additionally, neighboring buildings, structures, objects, and sites may qualify for designation as a historical resource upon further

---

<sup>16</sup> Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

analysis. Because discretionary projects associated with the proposed program have not been defined, mitigation measures to reduce the level of significant impact cannot be feasibly defined. Furthermore, ministerial projects are not subject to environmental review and may result in significant and unavoidable impacts to historical resources.

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

Green Zone Districts would result in impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5. There are no known historical resources located in land use zoning designations that are affected by the Green Zone Districts. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines.

#### *Construction*

Currently the zoning and land use designations for the 11 Green Zone Districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2 (heaving manufacturing), to M-1 (light manufacturing), resulting in less intense industrial zones. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation, which would allow a less intense industrial use. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). Construction activities within the Green Zone Districts may result in a significant and unavoidable substantial adverse change to historical resources. Existing industrial facilities in the proposed program area have not been previously identified as historical resources; however, some may qualify for designation as a historical resource upon further analysis. Additionally, neighboring buildings, structures, objects, and sites may qualify for designation as a historical resource upon further analysis. Because discretionary projects associated with the proposed program have not been defined, mitigation measures to reduce the level of significant impact cannot be feasibly defined. Furthermore, ministerial projects are not subject to environmental review and may result in significant and unavoidable impacts to historical resources. Therefore, construction activities in the Green Zone Districts may result in a significant and unavoidable substantial adverse change to a historical resource.

#### *Operations*

The proposed program requires the non-conforming uses to come into compliance with the Green Zone Ordinance within 3, 5, or 7 years of adoption. During operation, there would be no construction or ground disturbance and no potential for discovery of cultural resources.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines as a result of operations.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses may result in significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses.

### ***Construction***

The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130), which would result in ground disturbance. Existing industrial facilities within the proposed program area have not been previously identified as historical resources; however, some may qualify for designation as a historical resource upon further analysis. Additionally, neighboring buildings, structures, objects, and sites may qualify for designation as a historical resource upon further analysis. Therefore, the new development standards for New Sensitive Uses may result in significant and unavoidable impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5 as a result of construction activities.

### ***Operations***

These measures would be required where the Green Zones Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5 because no construction activities would occur as a result of operations.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, may result in significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5. The County currently regulates recycling facilities as junk and salvage, in which those facilities and solid waste facilities are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in Los Angeles County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with California Resources Recycling and Recovery Department (CalRecycle) requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials

for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. Feasible mitigation measures to reduce impacts to historical resources may be identified through the permitting process. However, because projects associated with the proposed program have not been identified, the level of significant impact to historical resources may remain significant and avoidable with implementation of feasible mitigation measures. Therefore, the new development standards for recycling and waste management revisions would result in significant and unavoidable impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5 as a result of the recycling and waste management zoning revisions.

#### *Construction*

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Therefore, Element 3 may result in impacts to cultural resources related to the significance of historical resources. These uses would be constructed on existing parking lots. The construction of a recycling collection center or compliance with development standards may substantially alter the existing conditions such that historical resources would be impacted. Existing industrial facilities within the proposed program area have not been previously identified as historical resources; however, some may qualify for designation as a historical resource upon further analysis. Additionally, neighboring buildings, structures, objects, and sites may qualify for designation as a historical resource upon further analysis. Therefore, the new development standards for recycling and waste management revisions may result in significant and unavoidable impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5 as a result of construction activities.

#### *Operational*

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines § 15064.5 because no construction activities would occur. Therefore, the new development standards for recycling and waste management revisions would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5 as a result of operations.

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

The Storage Enclosures for Recycling and Solid Waste Revisions may result in impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5.

#### *Construction*

Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. New development or expansion of existing development may directly or indirectly impact the integrity of a historical resource through material destruction or alteration of character-defining features of a building, structure, object, or site. The implementation of these measures may differ substantially from existing conditions when expansion or new construction is proposed. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions may result in significant impacts to historical resources pursuant to Section 15064.5 of the CEQA Guidelines.

## *Operations*

The operation of storage enclosures for recycling and solid waste revisions would not result in impacts to historical resources because no construction activities would occur.

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

The proposed program would result in significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. Due to the size of the proposed program area, a cultural resource records search was not completed at the South Central Coastal Information Center (SCCIC), and the locations of previously recorded archaeological resources are unknown. Additionally, unknown archaeological resources may be located in the proposed program area. Incompatible land uses and development can adversely affect unknown or previously unrecorded archaeological resources by degrading the building, structure, object, site, or cultural landscape through incompatible and inappropriate design features; by allowing development that blocks views or hinders the public's enjoyment of a particular cultural resource; or by development that removes or demolishes significant character-defining features of existing buildings, structures, objects, sites, or cultural landscapes. The improvements that would be required pursuant to the proposed program have the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines.

The potential for impacts to archaeological resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts were evaluated (please see Section III, *Project Description*; Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment resources in relation to causing a substantial adverse change in the significance of an archaeological resource include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2).

The proposed program requires the non-conforming uses to come into compliance with the Green Zone Ordinance within 3, 5, or 7 years of adoption. During operation, there would be no construction or ground disturbance and no potential for discovery of archaeological resources.

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

Green Zone Districts would result in potentially significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines Section 15064.5. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. The zoning change in the proposed program would yield a less intense industrial use; however, construction-related activities may adversely affect archaeological resources.

## *Construction*

Currently the zoning and land use designations for the 11 Green Zone Districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2 (heavy manufacturing), to M-1 (light manufacturing), resulting in less intense industrial zones. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation, which would allow a less intense industrial use. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts

with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). Construction activities within the Green Zone Districts may adversely affect the integrity of sites, resulting in a significant and unavoidable substantial adverse change to archaeological resources. Because discretionary projects associated with the proposed program have not been defined, mitigation measures to reduce the level of significant impact cannot be feasibly defined. Ministerial projects are not subject to environmental review and may result in significant and unavoidable impacts to archaeological resources. Therefore, construction activities in the Green Zone Districts may result in a significant and unavoidable substantial adverse change to an archaeological resource.

### *Operations*

The proposed program requires the nonconforming uses to come into compliance with the Green Zone Ordinance within 3, 5, or 7 years of adoption. During operation, there would be no construction or ground disturbance and no potential for discovery of archaeological resources. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines as a result of operations.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses may result in potentially significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. Construction activities associated with new sensitive uses may result in earth-moving activities in native soils, which may result in a substantial adverse change to an archaeological resource.

### *Construction*

The proposed program includes standards for requiring the use of solid wall screening, expanded landscaping buffers between incompatible uses, standards for windows, placement of balconies, and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).

These measures would be required where the Green Zone 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would be minor additions to existing industrial land uses. Surficial resources are not likely to be encountered; however, there is a potential to encounter intact buried archaeological deposits interred at shallow depths at project locations where ground disturbance is expected to occur. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, may result in impacts to archaeological resources. Therefore, the New Sensitive Uses may result

in significant and unavoidable impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines.

### *Operations*

These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5, because no construction activities would occur as a result of operations.

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

The Recycling and Waste Management Revisions may result in impacts to in relation to causing a substantial adverse change to an archaeological resource. As discussed in Section III, the Recycling and Waste Management Revisions consist of the inclusion of permitting requirements and development standards for specific uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. Additionally, the Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited including HMAs, SEAs, VHFHSZs, and in some cases ARAs. The County of Los Angeles currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. Therefore, the new development standards for Recycling and Waste Management Revisions may result in potential significant and unavoidable impacts to cultural resources related to causing a substantial adverse change to an archaeological resource through ground disturbing activities in native undisturbed soils.

### *Construction*

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. Therefore, the new development standards for Recycling and Waste Management Revisions may result in potential significant and unavoidable impacts to cultural resources related to causing a substantial adverse change to an archaeological resource through ground disturbing activities in native undisturbed soils.

### *Construction*

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMA, SEA, and VHFHSZ. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARA.

Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. Therefore, impacts to Recycling and Waste Management Revisions may cause a substantial adverse change to an archaeological resource through ground-disturbing activities.

The Supermarket Accessory Recycling Collection Centers revisions may cause a substantial adverse change to an archaeological resource. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in Los Angeles County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones.

#### *Operations*

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5 because no construction activities would occur.

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

The Storage Enclosures for Recycling and Solid Waste Revisions may result in significant impacts to cultural resources as it relates to causing a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Ground disturbance is expected to reach depths of approximately 6 feet or greater; therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried archaeological deposits.

#### *Construction*

Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. New development or expansion of existing development may directly or indirectly impact the integrity of an archaeological resource through material destruction or alteration of character-defining features of a building, structure, object, or site. The implementation of these measures may differ substantially from existing conditions when expansion or new construction is proposed. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions may result in impacts to archaeological resources. The improvements that would be required pursuant to the proposed program have the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines.

Implementation of the improvements required pursuant to the development standards for the Green Zones Program, Recycling and Waste Management Revisions, and Supermarket Recycling Center Revisions would require ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping. Ground disturbance is expected to reach depths of approximately 6 feet or greater; therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried archaeological deposits. Therefore, the proposed program would have the potential to result in significant and unavoidable impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines.

### *Operations*

The operation of storage enclosures for recycling and solid waste revisions would not result in impacts to archaeological resources because no construction activities would occur.

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

The proposed program may result in significant impacts in regard to directly or indirectly destroying a unique paleontological resource or site or unique geologic figure. The potential for impacts to paleontological resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts, are evaluated (please see Section III, Table III.E-1, and Table III.E-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment to paleontological resources include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2).

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

Green Zone Districts may impact paleontological resources as related to destroying a unique paleontological resource, site, or unique geologic feature directly or indirectly. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties may impact paleontological resource as related to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature during earth-moving activities in native undisturbed soils. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements.

### *Construction*

In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption. In the case of updated standards for existing

industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses.

As stated in the Conservation and Open Space Element of the County General Plan, the area subject to the proposed program consists of stationary sources of pollution near sensitive uses in the Los Angeles Basin. These communities are located within highly urbanized areas of Los Angeles County and have undergone significant development, resulting in significant ground disturbance throughout the Green Zone Districts area. Implementation of development standards for the Green Zones Program would likely result in ground disturbance particularly with regards to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping in native undisturbed soils. These modifications are expected to result in a maximum depth of approximately 6 feet of ground disturbance. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties may result in potential significant impacts to cultural resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature.

### *Operations*

During operation, there would be no construction or ground disturbance and no potential for discovery of paleontological resources.

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

The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).

These measures would be required where the Green Zone 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would be minor additions to existing industrial land uses. Surficial resources are not likely to be encountered; however, there is a potential to encounter intact buried paleontological deposits interred at shallow depths at project locations where ground disturbance is expected to occur. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, may result in impacts to paleontological resources in relation to causing a substantial adverse change in the significance of a resource. Therefore, the new development standards for New Sensitive Uses may result in significant and unavoidable impacts to cultural resources in relation to causing a substantial adverse change in the significance pursuant to Section 15064.5 of the CEQA Guidelines.

### *Construction*

The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Green Zone Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses.

As stated in the Conservation and Open Space Element of the County General Plan, the proposed program site consists of stationary sources of pollution near sensitive uses in the Los Angeles Basin. These communities are located within highly urbanized areas of Los Angeles County, and have undergone significant development, resulting in significant ground disturbance throughout the New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses area.

Implementation of development standards for the Green Zones Program would likely result in ground disturbance particularly with regards to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping. These modifications are expected to result in a maximum depth of approximately 6 feet of ground disturbance. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space may result in potential impacts to paleontological resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature through ground disturbing activities in native undisturbed soils. Therefore, the new development standards for New Sensitive Uses may result in potential significant and unavoidable impacts to cultural resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature through ground disturbing activities.

### *Operations*

During operation, there would be no construction or potential for discovery of paleontological resources. Therefore, the New Sensitive Uses would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance pursuant to CEQA Guidelines Section 15064.5 as a result of operations.

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

The Recycling and Waste Management Revisions may result in impacts to in relation to destroying a unique paleontological resource, site, or unique geologic features directly or indirectly. As discussed in Section III, the Recycling and Waste Management Revisions consist of the inclusion of permitting requirements and development standards for Specific Uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. Additionally, the Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited including HMAs, SEAs, VHFHSZs, and in some cases ARAs. Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. The County of Los Angeles currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. Therefore, the new development standards for Recycling and Waste Management Revisions may result in potential significant and unavoidable impacts to cultural resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature through ground disturbing activities in native undisturbed soils.

### *Construction*

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMA, SEA, and VHFHSZ. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARA. Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. Therefore, impacts to Recycling and Waste Management Revisions may destroy a unique paleontological resource, site, or unique geologic features directly or indirectly through ground-disturbing activities.

The Supermarket Accessory Recycling Collection Centers revisions may destroy a unique paleontological resource, site, or unique geologic features directly or indirectly. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in Los

Angeles County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones.

#### *Operations*

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to paleontological resources in relation to causing a substantial adverse change in significance as defined in the CEQA Guidelines § 15064.5 because no construction activities would occur.

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

The Storage Enclosures for Recycling and Solid Waste Revisions may result in impacts in relation to destroying a unique paleontological resource or unique geologic feature through ground-disturbing activities. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. Therefore, the new development standards for Storage Enclosures for Recycling and Solid Waste Revisions may result in potential significant and unavoidable impacts to cultural resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature through ground disturbing activities.

#### *Construction*

The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Any construction resulting from compliance with development standards may substantially alter the existing conditions for existing industrial uses such that impacts to unique paleontological resources or unique geologic features would occur. The construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing land uses. However, ground disturbing-activities in native undisturbed soils may occur for the construction of new storage enclosures for recycling and sold waste. Therefore, direct or indirect significant and unavoidable impacts to a unique paleontological resource or unique geologic features could occur.

#### *Operations*

The operation of storage enclosures for recycling and solid waste revisions would not result in impacts to paleontological resources because no construction activities would occur.

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

The proposed program would result in less than significant impacts in relation to disturbing human remains, including those interred outside of dedicated cemeteries. The potential for impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section III, Table III.E-1, and Table III.E-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving,

lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2).

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

Green Zone Districts would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The land use zoning designation affected by the Green Zone Districts does not contain any formal cemeteries and a review of historic topographic maps and state registries does not indicate a presence of informal interment sites. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. Compliance with California Health and Safety Code Section 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with California Health and Safety Code Section 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains.

### ***Construction***

In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would as be minor additions to existing industrial land uses. As a result, ground disturbance, although minimal excavation may reach depths of as much as 6 feet or potentially more in which internments at shallow depths could be encountered, may result in the inadvertent find of human remains in an informal cemetery.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties could potentially impact human remains as it relates to the disturbance of any human remains, including those interred outside of dedicated cemeteries. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with NAGPRA and California Health and Safety Code § 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required

reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

### *Operations*

During operation, there would be no construction or ground disturbance and no potential for discovery of human remains. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to human remains in relation to causing a substantial adverse change pursuant to Section 15064.5 of the CEQA Guidelines as a result of operations.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The land use zoning designation affected by the new sensitive uses standards does not contain any formal cemeteries and a review of historic topographic maps and State registries does not indicate a presence of informal interment sites. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses.

### *Construction*

The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Green Zone Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would as be minor additions to existing industrial land uses. As a result, ground disturbance, although minimal excavation may reach depths of as much as 6 feet or potentially more in which internments at shallow depths could be encountered, may result in the inadvertent find of human remains in an informal cemetery. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations.

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses could potentially impact human remains as it relates to the disturbance of any human remains, including those interred outside of dedicated cemeteries. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with NAGPRA and California Health and Safety Code § 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

### *Operations*

During operation, there would be no construction or potential for discovery of human remains. Therefore, the new development standards for New Sensitive Uses would result in no impacts to human remains as defined in the CEQA Guidelines Section 15064.5 as a result of operations.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements.

### *Construction*

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would be minimal and would not substantially alter the existing conditions for existing industrial uses such that human remains, including those interred outside of dedicated cemeteries, would be impacted. These revisions would not affect the significance of human remains, including those interred outside of dedicated cemeteries. Given that they are not recycling or waste facilities, organic waste processing facilities would not be expected to impact human remains, including those interred outside of dedicated cemeteries. There are 12 known dedicated cemeteries located within the proposed program area; therefore, no impacts to dedicated cemeteries will occur as a result of the proposed program. However, ground disturbance may impact human remains interred outside of dedicated cemeteries.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The land use zoning designation effected by the Supermarket Accessory Recycling Collection Centers does not contain one formal cemetery and a review of historic topographic maps and State registries do not indicate a presence of informal interment sites. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include one parking stall for every 250 square feet of area; any facility larger than 250 square feet of area shall be required to have fencing or walls for screening purposes, containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. These revisions would not affect the significance of human remains, including those interred outside of dedicated

cemeteries. Given that they are not recycling or waste facilities, supermarket recycling facilities would not be expected to impact human remains, including those interred outside of dedicated cemeteries.

Compliance with NAGPRA and California Health and Safety Code § 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

#### *Operations*

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, because no construction activities would occur. Therefore, the new development standards for recycling and waste management revisions would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5 as a result of operations.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in.

#### *Construction*

The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Any construction resulting from compliance with development standards may alter the existing conditions for existing industrial uses such that human remains, including those interred outside of dedicated cemeteries, would be impacted. However, compliance with NAGPRA and California Health and Safety Code § 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is less than significant.

#### *Operations*

The operation of storage enclosures for recycling and solid waste revisions would not result in impacts to human remains because no construction activities would occur. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to human remains pursuant to Section 15064.5 of the CEQA Guidelines through operations,

## **5. CUMULATIVE IMPACTS**

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or

- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, this PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger Los Angeles County region surrounding it.

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

The proposed program is expected to contribute to cumulative impacts to historical resources. Sensitive uses would be brought into compliance with the proposed program within a period of 3, 5, or 7 years. Based upon current analysis and reasonably foreseeable projects, significant impacts may occur to historical resources as a result of the proposed program. As discretionary projects are defined in the future, a project level CEQA review will be conducted to evaluate the project's potential impacts to historical resources and identify feasible mitigation measures, as appropriate. Ministerial projects are not subject to review under CEQA and may result in significant impacts to historical resources. Therefore, projects associated with the proposed program may contribute to a cumulative impact to historical resources.

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

The proposed program is expected to contribute to cumulative impacts to archaeological resources. Sensitive uses would be brought into compliance with the proposed program within a period of 3, 5, or 7 years. Based upon current analysis and reasonably foreseeable projects, significant impacts may occur to archaeological resources as a result of the proposed program. As discretionary projects are defined in the future, a project level CEQA review will be conducted to evaluate the project's potential impacts to archaeological resources and identify feasible mitigation measures, as appropriate. Ministerial projects are not subject to review under CEQA and may result in significant impacts to archaeological resources. Therefore, projects associated with the proposed program may contribute to a cumulative impact to archaeological resources.

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

The proposed program is expected to contribute to cumulative impacts to paleontological resources. Sensitive uses would be brought into compliance with the proposed program within a period of 3, 5, or 7 years. Based upon current analysis and reasonably foreseeable projects, impacts may occur to paleontological resources as a result of the proposed program. As discretionary projects are defined in the future, a project level CEQA review will be conducted to evaluate the project's potential impacts to paleontological resources and identify feasible mitigation measures, as appropriate. Ministerial projects are not subject to review under CEQA and may result in significant impacts to paleontological resources. Therefore, projects associated with the proposed program may contribute to a cumulative impact to paleontological resources.

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

The proposed program is not expected to contribute to cumulative impacts to human remains. Sensitive uses would be brought into compliance with the proposed program within a period of 3, 5, or 7 years. Based upon current analysis and reasonably foreseeable projects, compliance with existing regulations would reduce potential impacts to human remains as a result of the proposed program to below the level of significance. Therefore, the proposed program would not contribute to a cumulative impact to human remains.

## **6. MITIGATION MEASURES**

As stated above, no feasible mitigation measures are currently available to reduce impacts to less than significant level for historical, archaeological, or paleontological resources. Consequently, impacts would be significant and unavoidable.

Mitigation would not be required in relation to disturbance of human remains.

## **7. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Impacts to cultural resources resulting from implementation of the proposed program would be significant and unavoidable in relation to historical, archaeological, and paleontological resources.

Impacts would be less than significant to cultural resources in relation to disturbance of human remains.

## IV. ENVIRONMENTAL IMPACT ANALYSIS

---

### D. HAZARDS AND HAZARDOUS MATERIALS

#### 1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to hazards and hazardous materials in accordance with the State California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> The goal of the analysis is to identify the potential for significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to hazards and hazardous materials to a less than significant level. This analysis has been prepared as an information disclosure document for the public, stakeholders, and other agencies, and to support the County of Los Angeles (County), in their capacity as the Lead Agency pursuant to CEQA. As identified through the scoping process, the County has the sole discretionary land use with respect the proposed program and will use this Program Environmental Impact Report (PEIR) to inform their decision-making process. The scope of the analysis considers potential for the project to adversely affect hazards and hazardous materials by providing zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect communities surrounding these land uses.

Hazards and hazardous materials were evaluated with regard to federal laws guidelines including the Occupational Safety and Health Act; Hazardous Materials Transportation Act; Resource Conservation and Recovery Act; Comprehensive Environmental Response; Compensation and Liability Act; Emergency Planning and Community Right-To-Know Act; Federal Emergency Management Act; and County regulations and guidelines including Los Angeles County Code, Title 11 – Health and Safety; the Los Angeles County General Plan 2035 (County General Plan); Land Use Plan; and Health and Safety Plan. This PEIR includes a list of commonly used abbreviations, acronyms, and useful working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

#### 2. ENVIRONMENTAL SETTING

Hazardous materials are commonly encountered during construction activities. Hazardous materials typically require special handling, reuse, and disposal because of their potential to harm human health and the environment. The California Health and Safety Code defines a hazardous material as:

A material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.

“Hazardous materials” include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (Cal. Health and Safety Code Section 25501).

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in products (e.g., household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products, etc.). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Accidental releases of hazardous materials have a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents. The term “hazardous materials” as used in this section include all materials defined in the California Health and Safety Code (H&SC).

“Hazardous materials” include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.” The term includes chemicals regulated by the United States Department of Transportation (DOT), the United States Environmental Protection Agency (U.S. EPA), the California Department of Toxic Substances (DTSC), the California Governor’s Office of Emergency Services, and other

---

<sup>1</sup> California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

agencies as hazardous materials, wastes, or substances. “Hazardous waste” is any hazardous material that has been discarded, except those materials specifically excluded by regulation. Hazardous materials that have been intentionally disposed of or inadvertently released fall within the definition of “discarded” materials and can result in the creation of hazardous waste. Hazardous wastes are broadly characterized by their ignitability, toxicity, corrosivity, reactivity, radioactivity, or bioactivity. Federal and state hazardous waste definitions are similar but contain enough distinctions that separate classifications are in place for federal Resource Conservation and Recovery Act (RCRA) hazardous wastes and state non-RCRA hazardous wastes. Hazardous wastes require special handling and disposal because of their potential to impact public health and the environment. Some materials are designated “acutely” or “extremely” hazardous under relevant statutes and regulations.

## **A. REGULATORY FRAMEWORK**

Hazardous materials and wastes can pose a significant actual or potential hazard to human health and the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Many federal, state, and local programs that regulate the use, storage, and transportation of hazardous materials and hazardous waste are in place to prevent these unwanted consequences. These regulatory programs are designed to reduce the danger that hazardous substances may pose to people and businesses under normal daily circumstances and as a result of emergencies and disasters.

### **(1) Federal**

#### ***Occupational Safety and Health Act of 1970***

The Occupational Safety and Health Act (29 Code of Federal Regulations [CFR] Parts 70 to 2400), which is implemented by the Federal Occupational Safety and Health Administration (OSHA), contains provisions with respect to hazardous materials handling. Federal OSHA requirements, as set forth in 29 CFR Section 1910 et seq., are designed to promote worker safety, worker training, and a worker’s right-to-know. In California, OSHA has delegated the authority to administer OSHA regulations to the State of California.

#### ***Hazardous Materials Transportation Act of 1975***

The Hazardous Materials Transportation Act (Title 49 U.S. Code [USC] Sections 5101–5127) is the principal federal law regulating the transportation of hazardous materials. Its purpose is to “protect against the risks to life, property, and the environment that are inherent in the transportation of hazardous material in intrastate, interstate, and foreign commerce” under the authority of the U.S. Secretary of Transportation. Regulations implementing the Hazardous Materials Transportation Act of 1975 specify additional requirements and regulations with respect to the transport of hazardous materials. For example, the Act requires that every employee who transports hazardous materials receive training to recognize and identify hazardous materials and become familiar with hazardous materials requirements. Drivers are also required to be trained in function and commodity specific requirements.

#### ***Resource Conservation and Recovery Act (RCRA)***

The RCRA of 1976 (42 USC 2) was the first major federal act regulating the potential health and environmental problems associated with hazardous and nonhazardous solid waste. RCRA and the implementation regulations developed by the U.S. EPA provide the general framework for the national hazardous and nonhazardous waste management systems. This framework includes the determination of whether hazardous wastes are being generated, techniques for tracking wastes to eventual disposal, and the design and permitting of hazardous waste management facilities.

RCRA amendments enacted in 1984 and 1986 began the process of eliminating land disposal as the principal hazardous waste disposal method. Hazardous waste regulations promulgated in 1991 address site selection, design, construction, operation, monitoring, corrective action, and closure of disposal facilities. Additional regulations addressing solid waste issues are contained in 40 CFR, Part 258.

#### ***Hazardous Materials Transportation Act (HMTA)***

Enacted in 1975, the HMTA (49 USC 51, Sections 5101 et seq.) is the principal federal law regulating the transportation of hazardous materials. Its purpose is to “protect against the risks to life, property, and the environment that are inherent in the transportation of hazardous material in intrastate, interstate, and foreign commerce” under the authority of the U.S. Secretary of Transportation.

### ***Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)***

CERCLA (1980; 42 USC Sections 1906 et seq.), also known as the Superfund Act, outlines the potential liability related to the cleanup of hazardous substances; available defenses to such liability; appropriate inquiry into site status under Superfund, which is the federal government's program to clean up the nation's uncontrolled hazardous waste sites; statutory definitions of hazardous substances and petroleum products; and the petroleum product exclusion under CERCLA. CERCLA provides broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites, provides for liability of persons responsible for releases of hazardous waste at these sites, and establishes a trust fund to provide for cleanup when no responsible party can be identified. CERCLA also establishes the National Contingency Plan (NCP), which provides guidelines and procedures necessary to respond to releases and threatened releases of hazardous substances.

### ***Emergency Planning and Community Right-to-Know Act (EPCRA)***

The EPCRA of 1986 (42 USC 116, Sections 9601 et seq.) was created to help communities plan for emergencies involving hazardous substances. EPCRA requires hazardous chemical emergency planning by federal, state, and local governments; Native American tribes; and industry. It also requires industry to report on the storage, use, and releases of hazardous chemicals to federal, state, and local governments.

### ***Superfund Amendment and Reauthorization Act (SARA), Title III***

SARA, Title III, of 1986 is the Emergency Planning and Community Right-to-Know Act (40 CFR Parts 350–372). Facilities are required to report the following items on U.S. EPA Form R, the Toxic Chemical Release Inventory Reporting Form: facility identification, off-site locations where toxic chemicals are transferred in wastes, chemical-specific information, and supplemental information.

Form R requires a facility to list the hazardous substances that are handled on-site and to account for the total aggregate releases of listed toxic chemicals for the calendar year. Releases to the environment include emissions to the air, discharges to surface water, and on-site releases to land and underground injection wells.

### ***Robert T. Stafford Disaster Relief and Emergency Assistance Act, as Amended, and Related Authorities***

The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 100-707), signed into law on November 23, 1988, amended the Disaster Relief Act of 1974 (Public Law 93-288). The Stafford Act constitutes the statutory authority for most federal disaster response activities especially as they pertain to the Federal Emergency Management Agency (FEMA) and FEMA programs.

### ***Disaster Mitigation Act (DMA) of 2000***

DMA 2000 (Public Law 106-390) provides the legal basis for FEMA mitigation planning requirements for state, local and Indian Tribal governments as a condition of mitigation grant assistance. DMA 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act by repealing the previous mitigation planning provisions and replacing them with a new set of requirements that emphasize the need for state, local, and Indian Tribal entities to closely coordinate mitigation planning and implementation efforts. The requirement for a state mitigation plan is continued as a condition of disaster assistance, adding incentives for increased coordination and integration of mitigation activities at the state level through the establishment of requirements for two different levels of state plans. DMA 2000 also established a new requirement for local mitigation plans and authorized up to 7 percent of HMGP funds available to a state for development of state, local, and Indian Tribal mitigation plans.

### ***FEMA Regulation***

FEMA's mission is to reduce the loss of life and property and protect communities nationwide from all hazards, including natural disasters, acts of terrorism, and other man-made disasters. FEMA leads and supports the nation in a risk-based, comprehensive emergency management system of preparedness, protection, response, recovery and mitigation.

In March 2003, FEMA became a department of the U.S. Department of Homeland Security (DHS), pursuant to 44 CFR, Chapter 1 Part 201. The primary mission of FEMA is to reduce the loss of life and property and protect the nation from all hazards, including natural disasters, acts of terrorism, and other human-made disasters, by leading and supporting the nation in a risk-based, comprehensive emergency management system of preparedness, protection, response, recovery, and mitigation. SCAG is under the jurisdiction of FEMA Region 9, which covers Arizona, California, Hawaii, Nevada, Guam, American Samoa, Commonwealth of Northern Mariana Islands, Republic of Marshall Islands, Federated State of Micronesia, and more than 150 sovereign tribal entities. In Southern California, FEMA Region 9 specifically plans for hazards such as major earthquakes and wildfires. A catastrophic earthquake could result in 1,800 fatalities, 9 million people displaced, and \$200 billion in losses.

### ***Presidential Policy Directive 8: National Preparedness***

The National Response Framework (NRF) is an essential component of the National Preparedness System mandated in Presidential Policy Directive 8: National Preparedness (PPD-8). PPD-8 is aimed at strengthening the security and resilience of the United States through systematic preparation for the threats that pose the greatest risk to the security of the Nation. PPD-8 defines five mission areas—Prevention, Protection, Mitigation, Response, and Recovery—and mandates the development of a series of policy and planning documents to explain and guide the Nation’s collective approach to ensuring and enhancing national preparedness. The NRF presents the guiding principles that enable all response partners to prepare for and provide a unified national response to disasters and emergencies. It establishes a comprehensive, national, all-hazards approach to domestic incident response. The National Response Plan was replaced by the NRF effective March 22, 2008 and updated May 2013. The NRF defines the principles, roles, and structures that organize response protocols as a nation. The NRF

- Describes how communities, tribes, states, the federal government, private-sectors, and nongovernmental partners work together to coordinate national response;
- Describes specific authorities and best practices for managing incidents; and
- Builds upon the National Incident Management System (NIMS), which provides a consistent template for managing incidents.

### ***Title 40 – Protection of Environment, Chapter I - Environmental Protection Agency (Continued) CFR Part 68 – Chemical Accident Prevention Provisions***

This part sets forth the list of regulated substances and thresholds, the petition process for adding or removing substances to the list of regulated substances, the requirements for owners or operators of stationary sources concerning the prevention of accidental releases, and the state accidental release prevention programs approved under Section 112(r).

#### **(2) State**

#### ***Hazardous Waste Control Law of 1972***

The Hazardous Waste Control Act (Health and Safety Code Sections 25100 et seq.) created the state hazardous waste management program, which is similar to but more stringent than the federal RCRA program. The Act is implemented by regulations contained in Title 26 of the California Code of Regulations (CCR), which describes the following required aspects for the proper management of hazardous waste: identification and classification; generation and transportation; design and permitting of recycling, treatment, storage, and disposal facilities; treatment standards; operation of facilities and staff training; and closure of facilities and liability requirements. These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of such waste. Under the Hazardous Waste Control Act and Title 26, the generator of hazardous waste must complete a manifest that accompanies the waste from generator to transporter to the ultimate disposal location. Copies of the manifest must be filed with DTSC.

#### ***Hazardous Materials Release Response Plans and Inventory Law of 1985***

The Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act; Health and Safety Code (HSC) Division 20 Chapter 6.95 [25500–25547.8]) governs hazardous materials handling, reporting requirements, and local agency surveillance programs.

### ***California Disaster Assistance Act (CDAA)***

The California Disaster Assistance Act (CDAA; CCR Title 19, Chapter 6) authorizes the Director of the California Governor's Office of Emergency Services (Cal OES) to administer a disaster assistance program that provides financial assistance from the state for costs incurred by local governments as a result of a disaster event. Funding for the repair, restoration, or replacement of public real property damaged or destroyed by a disaster is made available when the Director concurs with a local emergency proclamation requesting state disaster assistance.

### ***Hazardous Substances Account Act (State Superfund) (HSC Sections 25300–25301)***

Chapter 6.8 of the California Health and Safety Code requires the DTSC to include “the largest manageable number” of potentially responsible parties (PRPs) in any cleanup order that applies to a multiple PRP site after considering certain factors, including the adequacy of the evidence of each PRP's liability, the financial viability of each PRP, and the degree to which each PRP contributed to the release of hazardous substances at the site.

### ***California Vehicle Code***

The California Vehicle Code (Title 13 of the CCR) establishes regulations for motor carrier transport of hazardous materials. For example, all motor carrier transporters of hazardous materials are required to have a Hazardous Materials Transportation license issued by the California Highway Patrol. In addition, placards identifying that hazardous materials are being transported must be displayed on the vehicle.

### ***California Health and Safety Code***

The transport of hazardous waste materials is further governed by California Health and Safety Code Section 25163 and Title 22, Chapter 13, of the CCR. Specifically, Section 25163 of the Health and Safety Code requires transporters of hazardous waste to hold a valid registration issued by the DTSC in his/her possession while transporting hazardous waste. Additionally, Title 22, Chapter 13, of the CCR includes a number of requirements, which include, but are not limited to, the following:

- Transporters shall not transport hazardous waste without first receiving an identification number and a registration certificate from DTSC;
- Registration as a hazardous waste transporter expires annually, on the last day of the month in which the registration was issued;
- To be registered as a hazardous waste transporter, an application must be submitted;
- Hazardous waste shall not be accepted for transport without a Uniform Hazardous Waste Manifest that has been properly completed and signed by generator and transporter; and
- Hazardous waste shall be delivered to authorized facilities only.

### ***California Emergency Services Act (AB 38)***

AB 38 gave Cal EMA responsibility for overseeing and coordinating emergency preparedness, response, recovery, and homeland security activities in the state. The Governor's Office of Emergency Services (OES) mission statement is “Protect lives and property, build capabilities, and support our communities for a resilient California.” OES goals include:

- Goal 1.** Anticipate and enhance prevention and detection capabilities to protect our State from all hazards and threats.
- Goal 2.** Strengthen California's ability to plan, prepare for, and provide resources to mitigate the impacts of disasters, emergencies, crimes, and terrorist events.
- Goal 3.** Effectively respond to and recover from both human-caused and natural disasters.
- Goal 4.** Enhance the administration and delivery of all state and federal funding, and maintain fiscal and program integrity.
- Goal 5.** Develop a united and innovative workforce that is trained, experienced, knowledgeable, and ready to adapt and respond.
- Goal 6.** Strengthen capabilities in public safety communication services and technology enhancements.

### ***2013 State Hazard Mitigation Plan (SHMP)***

Approved by FEMA on September 30, 2013, as an Enhanced State Mitigation Plan, the 2013 SHMP update continues to build upon California's commitment to reduce or eliminate the impacts of disasters caused by natural, technological, accidental, and adversarial/human-caused hazards, and further identifies and documents progress made in hazard mitigation efforts, new or revised state and federal statutes and regulations, and emerging hazard conditions and risks that affect the State of California. Resilience depends on the whole community and is a shared responsibility for all levels of government, private and nonprofit sectors, and individuals.

### ***Hazardous Materials Release Cleanup (Assembly Bill [AB] 440 Chapter 588)***

AB 440 Chapter 588, passed into law in 2013, authorizes a local agency to take clean-up action similar to that under the Polanco Redevelopment Act that the local agency determines is necessary, consistent with other state and federal laws, to remedy or remove a release of hazardous substances within the boundaries of the local agency. AB 440 allows the local agency to designate another agency, in lieu of the department or the regional board, to review and approve a cleanup plan and to oversee the cleanup of hazardous material from a hazardous material release site, under certain conditions. It also provides immunity to the local agency as long as the action is in accordance with a cleanup plan prepared by a qualified independent contractor, and approved by the department, a regional board, or the designated agency, and the cleanup is undertaken and properly completed. Finally, AB 440 authorizes the local agency to recover cleanup costs from the responsible party.

### ***Unified Hazardous Waste and Hazardous Materials Management Regulatory Program***

The Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program) required the administrative consolidation of six hazardous materials and waste programs (Program Elements) under one agency, a Certified Unified Program Agency (CUPA). The Program Elements consolidated under the Unified Program are Hazardous Waste Generator and On-Site Hazardous Waste Treatment Programs (aka Tiered Permitting); Aboveground Petroleum Storage Tank Spill Prevention Control and Countermeasure Plan (SPCC); Hazardous Materials Release Response Plans and Inventory Program (aka Hazardous Materials Disclosure or "Community-Right-To-Know"); California Accidental Release Prevention Program (Cal ARP); UST Program; and Uniform Fire Code Plans and Inventory Requirements. The Unified Program is intended to provide relief to businesses complying with the overlapping and sometimes conflicting requirements of formerly independently managed programs. The Unified Program is implemented at the local government level by CUPAs. Most CUPAs have been established as a function of a local environmental health or fire department. Some CUPAs have contractual agreements with another local agency, a participating agency, which implements one or more Program Elements in coordination with the CUPA.

### ***California Accidental Release Prevention Program***

The California Accidental Release Prevention Program (CalARP; CCR Title 19, Division 2, Chapter 4.5) was implemented on January 1, 1997, and replaced the California Risk Management and Prevention Program (RMPP). The CalARP program encompasses both the federal "Risk Management Program," established in the Code of Federal Regulations, Title 40, Part 68, and the State of California program, in accordance with the Title 19 of the California Code of Regulations, Division 2, Chapter 4.5.

The main objective of the CalARP program is to prevent accidental releases of those substances determined to potentially pose the greatest risk of immediate harm to the public and the environment, and to minimize the consequences if releases do occur. These substances are called regulated substances and include both flammable and toxic hazardous materials listed on the Federal Regulated Substances for Accidental Release Prevention and on the State of California Regulated Substances lists. Businesses that handle regulated substances in industrial processes above threshold quantity levels are subject to CalARP program requirements.

The CalARP program requires businesses to have planning activities that are intended to minimize the possibility of an accidental release by encouraging engineering and administrative controls. It is further intended to mitigate the consequences of an accidental release, by requiring owners or operators of facilities to develop and implement an accident prevention program.

### **(3) Regional**

#### *Certified Unified Program Agencies (Senate Bill 1082)*

Californians are protected from hazardous waste and materials by a unified program that ensures consistency throughout the state in regard to administrative requirements, permits, inspections, and enforcements. The goal of the CUPA is to create a more cohesive, effective, and efficient program. Under the CUPA, application and required submission forms are standardized and consolidated, inspections are combined where possible, annual fees for each program element are merged into a single fee system, and enforcement procedures are made more consistent. The program elements consolidated under the CUPA are

- Hazardous waste generator and onsite hazardous waste treatment programs (a.k.a. Tiered permitting)
- Aboveground petroleum storage tank spill prevention control and countermeasure plan (SPCC)
- Hazardous materials release response plans and inventory program (aka hazardous materials disclosure or community-right-to-know)
- CalARP
- Underground storage tank program (UST)
- Uniform fire code plans and inventory requirements

### **(4) Local**

#### *Los Angeles County Code, Title 11 – Health and Safety*

Title 11, Health and Safety, of the Los Angeles (L.A.) County Code contains regulations addressing issues such as public health, hazardous commercial and residential operations, water hazards, and storage of hazardous materials. Division 2, General Hazards, covers a variety of hazardous industrial and residential conditions by providing “minimum standards to safeguard life, limb, safety and public welfare by requiring protections from hazardous bodies of water, wells and other defined excavations and abandoned chests, not presently covered by statutes of the state of California” (L.A. County Code, Section 11.40.020). Division 4, Underground Storage of Hazardous Materials, prevents and controls unauthorized discharges of hazardous materials from underground storage tanks (L.A. County Code, Section 11.72.020).

#### *County General Plan*

The Safety Element of the County General Plan, in conjunction with the All-Hazard Mitigation Plan prepared by the Chief Executive Office, Office of Emergency Management, sets strategies for natural and man-made hazards in Los Angeles County. The All-Hazard Mitigation Plan, which has been approved by FEMA and the California Emergency Management Agency (CalEMA), includes a compilation of known and projected hazards in Los Angeles County.

#### *Land Use Element*

- Policy LU 1.6: In the review of a project-specific amendment(s) to convert lands within the EPD Overlay to non-industrial land use designations, ensure that the project-specific amendment(s):
  - Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
  - Will not negatively impact the productivity of neighboring industrial activities;
  - Is necessary to promote the economic value and the long-term viability of the site; and
  - Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.
- Policy LU 2.9: Utilize the General Plan Land Use Legend and the Hazard, Environmental and Resource Constraints Model to inform the development of land use policy maps.
- Policy LU 3.2: Discourage development in areas with high environmental resources and/or severe safety hazards.
- Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
- Policy LU 7.3: Protect public and semi-public facilities, including, but not limited to, major landfills, natural gas storage facilities, and solid waste disposal sites from incompatible uses.

- Policy LU 7.6: Ensure airport operation compatibility with adjacent land uses through airport land use plans.
- Policy LU 11.6: Ensure that subdivisions in VHFHSZs site open space to minimize fire risks, as feasible.

### *Safety Element*

- Policy S 3.1: Discourage high density and intensity development in VHFHSZs.
- Policy S 3.2: Consider climate change implications in planning for FHSZs.
- Policy S 3.3: Ensure that the mitigation of fire related property damage and loss in FHSZs limits impacts to biological and other resources.
- Policy S 3.4: Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire resistant building materials and vegetation.
- Policy S 3.5: Encourage the use of fire resistant vegetation that is compatible with the area's natural vegetative habitats in fuel modification activities.
- Policy S 3.6: Ensure adequate infrastructure, including ingress, egress, and peak load water supply availability for all projects located in FHSZs.
- Policy S 3.7: Consider siting and design for developments located within FHSZs, particularly in areas located near ridgelines and on hilltops, to reduce the wildfire risk.
- Policy S 3.8: Support the retrofitting of existing structures in FHSZs to help reduce the risk of structural and human loss due to wildfire.
- Policy S 3.9: Adopt by reference the County of Los Angeles Fire Department Strategic Fire Plan, as amended.
- Policy S 4.1: Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.
- Policy S 4.2: Support County emergency providers in reaching their response time goals.
- Policy S 4.3: Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.
- Policy S 4.4: Encourage the improvement of hazard prediction and early warning capabilities.

## **B. EXISTING CONDITIONS**

### ***Routine transport, storage, production, use, or disposal of hazardous materials***

A hazardous material is defined as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment (HSC Section 25501(o)). The term "hazardous materials" refers to both hazardous substances and hazardous wastes. Under federal and state laws, any material, including wastes, may be considered hazardous if it is specifically listed by statute as such or if it is toxic (causes adverse human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), or reactive (causes explosions or generates toxic gases). Hazardous wastes are hazardous substances that no longer have practical use, such as materials that have been spent, discarded, discharged, spilled, contaminated, or are being stored until they can be disposed of properly (22 CCR Section 66261.10). Soil that is excavated from a site containing hazardous materials is a hazardous waste if it exceeds specific 22 CCR criteria. While hazardous substances are regulated by multiple agencies, as described in the Regulatory Framework below, cleanup requirements of hazardous wastes are determined on a case-by-case basis according to the agency with lead jurisdiction over the project. Preschools, schools, daycare centers, nursing homes, and hospitals are considered sensitive receptors for hazardous material issues because children and the elderly are more susceptible than adults to the effects of many hazardous materials. There are numerous sensitive receptors located throughout the proposed EWMPs or "program" service area.

The proposed program would affect supermarket recycling collection facilities, industrial uses, and solid waste facilities, which typically involve the use, storage, disposal, and transportation of hazardous materials, such as fuels, lubricants, solvents and degreasers, and paints. There are 18 existing hazardous waste facilities and 66 large-volume solid waste transfer and processing facilities that service the area subject to the proposed program (Figure IV.D-1, *Los Angeles County Hazardous Waste Facilities*; Figure IV.D-2, *Large Volume Solid Waste Transfer and Processing Facilities in Los Angeles County in 2018*). However, these 18 identified sites are located outside of the unincorporated area of the County and located within the jurisdiction of cities adjacent to the program area. These 18 sites are required to comply with regulatory requirements related to the routine transport, use, or disposal of hazardous materials within their specific jurisdictions and would not be subject to the revision of the proposed program in relation to supermarket recycling collection facilities, and solid waste facilities.

Hazardous materials in various forms can cause death, serious injury, long-lasting health effects, and damage to buildings, homes, and other property. Many products containing hazardous chemicals are also used and stored in homes routinely. Varying quantities of hazardous materials are manufactured, used, or stored at facilities in the project area. Hazardous materials come in the form of explosives, corrosives, flammable and combustible substances, poisons, and radioactive materials (Figure IV.D-3, *Typical Contaminants from Land Use Sources*).

### ***Release of Hazardous Materials or Waste into the Environment***

The Los Angeles County Fire Department (LACFD) is the CUPA for the County and is responsible for enforcing Chapter 6.95 of the California Health and Safety Code. As the CUPA, LACFD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of on development sites. The plan also contains an emergency-response plan, which describes the procedures for mitigating a hazardous release, procedures, and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency-response personnel, such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the LACFD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances. The County, in conjunction with its many emergency services partners, has prepared a Local All-Hazards Mitigation Plan that sets strategies for coping with the natural and man-made hazards faced by residents. The plan is a compilation of information from County departments correlated with known and projected hazards that face Southern California. The plan complies with, and has been approved by, FEMA and the Governor's Office of Emergency Services (OES). The plan has been formally adopted by the Los Angeles County Board of Supervisors for use in the development of specific hazard mitigation proposals that have a high cost-benefit ratio.

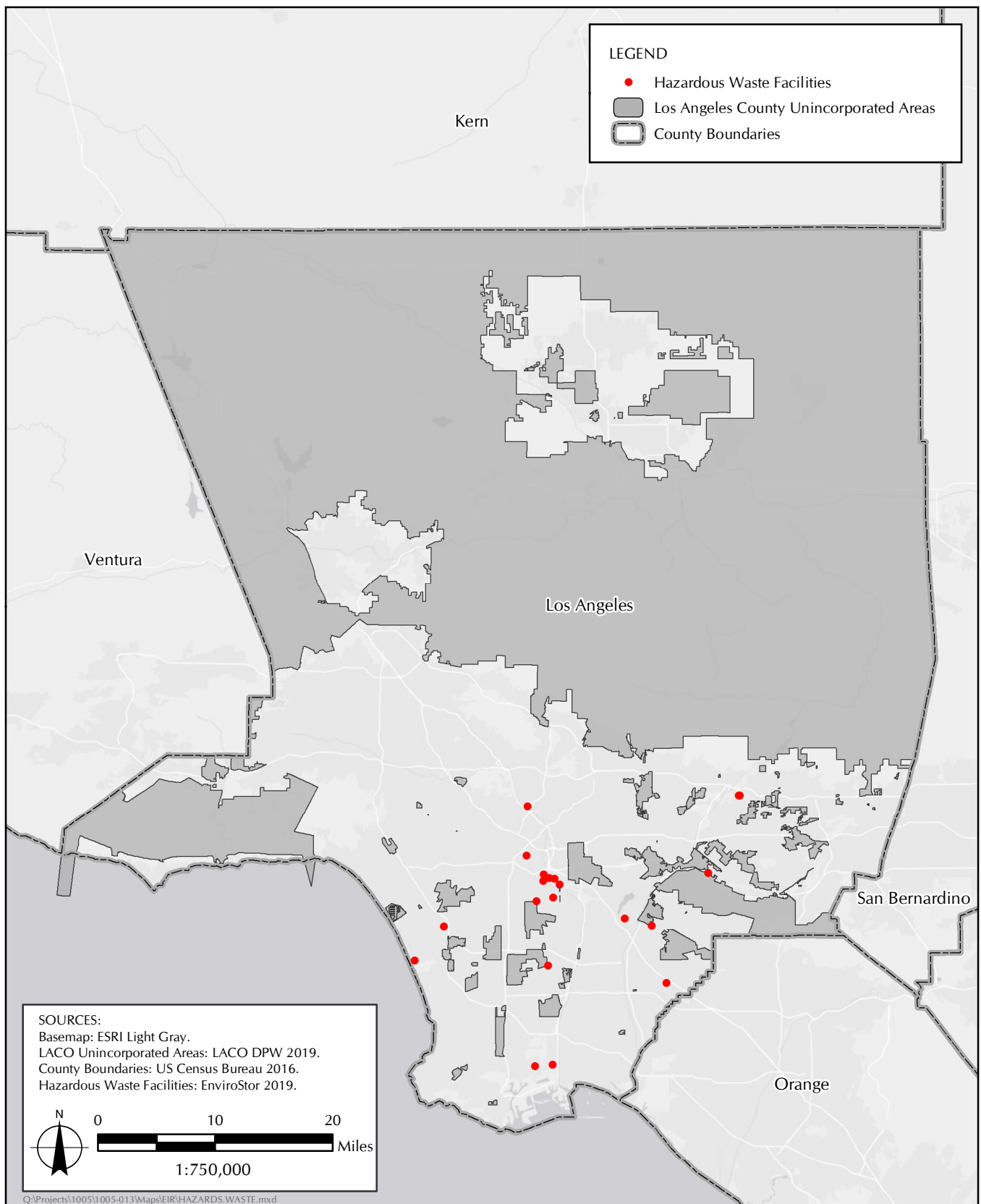
The California OES, Hazardous Materials (HazMat) Section, under the Fire and Rescue Division, coordinates statewide implementation of hazardous materials accident prevention and emergency response programs for all types of hazardous materials incidents and threats. In response to any hazardous materials emergency, the Section staff is called upon to provide state and local emergency managers with emergency coordination and technical assistance.<sup>2</sup> The California OES immediately takes on the Incident Command responsibility after an emergency incident involving transport on the railways and has a goal of resolving incidents within 90 minutes. The unincorporated territory of the County is covered by California OES.

The California Highway Patrol (CHP) has the responsibility to minimize exposure of the public to unsafe conditions resulting from emergency incidents on state highways.<sup>3</sup> The CHP immediately takes on the Incident Command responsibility after an emergency incident and has a goal of resolving incidents within 90 minutes. The unincorporated area of the County is covered by the CHP.

---

<sup>2</sup> State of California. 2011. <http://www.calema.ca.gov/hazardousmaterials/pages/hazardous-materials.aspx>

<sup>3</sup> California Highway Patrol, Enforcement and Planning Division, Special Projects Section. January 2014. California Highway Patrol Strategic Plan 2014-2015.



**FIGURE IV.D-1**  
 Los Angeles County Hazardous Waste Facilities



# Large Volume Solid Waste Transfer and Processing Facilities in Los Angeles County in 2018



NO.	FACILITY NAME AND ADDRESS	PERMITTED CAPACITY (Tpd)	
1	Carson Transfer Station & Materials Recovery Facility 321 West Francisco Street, Carson, 90745	5,300	
2	Athens Services 14048 East Valley Boulevard, Industry, 91746	5,000	◆
3	Downey Area Recycling & Transfer 9770 Washburn Road, Downey, 90241	5,000	
4	Grand Central Recycling & Transfer Station 999 Hatcher Boulevard, Industry, 91748	5,000	
5	Potential Industries 922 East E Street, Wilmington, 90744	5,000	
6	Crown Recycling Services 9147 De Garmo Avenue, Sun Valley, CA 91352	4,600	
7	Puente Hills Materials Recovery Facility 2808 Workman Mill Road, Whittier, 90601	4,400	◆
8	Central LA Recycling & Transfer Station 2201 East Washington Boulevard, Los Angeles, 90034	4,025	
9	Azusa Transfer & Materials Recovery Facility 1501 West Gladstone Street, Azusa, 91701	3,800	
10	Construction and Demolition Recycling 9309 Rayo Avenue, South Gate, 90280	3,000	▲
11	Paramount Resource Recycling Facility 7230 Petterson Lane, Paramount, 90723	2,450	
12	American Waste Transfer Station 1449 West Rosecrans Avenue, Gardena, 90249	2,225	
13	Waste Management South Gate Transfer Station 4489 Ardine Street, South Gate, 90280	2,000	
14	Falcon Refuse Center, Inc. 3031 East "I" Street, Wilmington, 90744	1,850	
15	Mission Road Recycling & Transfer Station 840 South Mission Road, Los Angeles, 90023	1,785	
16	Bradley East Transfer Station 9227 Tujunga Avenue, Sun Valley, 91352	1,532	
17	Athens Sun Valley Materials Recovery Facility 11121 Pendleton Street, Sun Valley, 91352	1,500	
18	Bel-Art Waste Transfer Station 2501 East 68th Street, Long Beach, 90805	1,500	
19	Compton Recycling & Transfer Station (Allied/BFI Waste Systems) 2509 West Rosecrans Avenue, Compton, 90059	1,500	
20	EDCO Recycling and Transfer 2755 California Avenue, Signal Hill, 90755	1,500	
21	Downtown Diversion (formerly Looney Bins) 2424 East Olympic Boulevard, Los Angeles, 90021	1,500	▲
22	Innovative Waste Control 4133 Bandini Boulevard, Vernon, 90023	1,250	
23	Southern Cal. Disposal Co. Recycling & Transfer Station 1908 Frank Street, Santa Monica, 90404	1,056	
24	California Waste Services, LLC 621 West 152nd Street, Gardena, 90247	1,000	▲
25	South Gate Transfer Station 9530 South Garfield Avenue, South Gate, 90280	1,000	
26	Allan Company Baldwin Park 14604-14618 Arrow Highway, Baldwin Park, 91706		
27	East Valley Diversion (formerly Looney Bins) 11616 Sheldon Street, Sun Valley, 91352		750 ▲
28	Sun Valley Paper Stock Materials Recovery Facility & Transfer Station 8701 North San Fernando Road, Sun Valley, 91352		750
29	City Terrace Recycling Transfer Station 1511-1533 Fishburn Avenue, City Terrace, 90063		700 ◆
30	East Los Angeles Recycling and Transfer 1512 North Bonnie Beach Place, City Terrace, 90063		700 ◆
31	Angelus Western Paper Fibers, Inc. 2474 Porter Street, Los Angeles, 90021		650
32	Culver City Transfer/Recycling Station 9255 West Jefferson Boulevard, Culver City, 90232		500
33	Waste Resource Recovery 357 West Compton Boulevard, Gardena, 90247		500 ◆
34	Granada Hills Street Maintenance District Yard 10210 Etiwanda Avenue, Northridge, 91325		450
35	City Fibers - West Valley Plant 16714 Schoenborn Street, Los Angeles, 91343		350
36	Pico Rivera Materials Recovery Facility 8405 Loch Lomond Drive, Pico Rivera, 90660		327
37	East Street Maintenance District Yard 452 San Fernando Road, Los Angeles, 90065		315
38	City Fibers - LA Plant No. 2 2545 East 25th Street, Los Angeles, 90058		300
39	Mission Recycling/West Coast Recycling 1326 East Ninth Street, Pomona, 91766		300
40	Active Recycling MRF and Transfer Station 2000 W. Slauson Avenue, Los Angeles, 90047		250
41	City of Glendale MRF and Transfer Station 540 West Chevy Chase Drive, Glendale, 91204		250
42	Southwest Street Maintenance District Yard 5860 South Wilton Place, Los Angeles, 90047		225
43	Van Nuys Street Maintenance District Yard 15145 Oxnard Street, Van Nuys, 91411		225
44	Los Angeles Express Materials Recovery Facility 6625 Stanford Avenue, Los Angeles, 91001		207
45	Mission Recycling/West Coast Recycling 1341 East Mission Boulevard, Pomona, 91766		200
46	Commercial Waste Services, Inc. 1530 and 1540 Date Street, Montebello, 90640		175 ▲
47	American Reclamation CDI Processing Facility 4560 Doran Street, Los Angeles, 90039		174 ▲
48	Clean Up America 2900 Lugo Street, Los Angeles, 90023		174 ▲
49	American Industrial Services, LLC 5626 Cherry Avenue, Long Beach, 90805		173 ▲
50	Universal Waste Systems Inc. Direct Transfer Facility 2460 East 24th Street, Los Angeles, 90058		150
51	Western District Satellite Yard 6000 West Jefferson Boulevard, Los Angeles, 90016		149
52	Direct Disposal C & D Recycling 3720 Noakes Street, Los Angeles, 90023		120 ▲
53	City of Inglewood Transfer Station 222 West Beach Avenue, Inglewood, 90302		100
54	SA Recycling LLC 8720 Tujunga Avenue, Sun Valley, 91352		100
55	West Valley Fibers 14811 Keswick Avenue, Van Nuys, 91405		100

FIGURE IV.D-2

**Large Volume Solid Waste Transfer and Processing Facilities in Los Angeles County in 2018**

Typical Contaminants from Land Uses / Sources	
Land Use / Facility / Source	Typical Contaminants <sup>1,2,3</sup>
<b>Commercial / Industrial</b>	
Automobile Body shops/repair shops	Waste oils; solvents; acids; paints; automotive wastes; <sup>4</sup> miscellaneous cutting oils
Car washes	Soaps; detergents, waxes; miscellaneous chemicals
Gas stations/sumps	Oils; solvents; miscellaneous wastes
Boat Services/repair/refinishing	Diesel fuels; oil; septage from boat waste disposal area; wood preservative and treatment chemicals; paints; waxes; varnishes; automotive wastes <sup>4</sup>
Cement/concrete plants	Diesel fuels; solvents; oils; miscellaneous wastes
Chemical/petroleum processing/storage	Hazardous chemicals; solvents; hydrocarbons; heavy metals; asphalt
Dry cleaners	Solvents (perchloroethylene, petroleum solvents, Freon); spotting chemicals (trichloroethane, methylchloroform, ammonia, peroxides, hydrochloric acid, rust removers, amyl acetate)
Electrical/electronic manufacturing	Cyanides; metal sludges; caustic (chromic acid); solvents; oils; alkalis; acids; paints and paint sludges; calcium fluoride sludges; methylene chloride; perchloroethylene; trichloroethane; acetone; methanol; toluene; PCBs
Fleet/trucking/bus terminals	Waste oil; solvents; gasoline and diesel fuel from vehicles and storage tanks; fuel oil; other automotive wastes <sup>4</sup>
Food processing	Nitrates; salts; phosphorus; miscellaneous food wastes; chlorine; ammonia; ethylene glycol
Furniture repair/manufacturing	Paints; solvents; degreasing and solvent recovery sludges; lacquers; sealants
Hardware/lumber/parts stores	Hazardous chemical products in inventories; heating oil and fork lift fuel from storage tanks; wood-staining and treating products such as creosote; paints; thinners; lacquers; varnishes
Home manufacturing	Solvents; paints; glues and other adhesives; waste insulation; lacquers; tars; sealants; epoxy wastes; miscellaneous chemical wastes
Junk/scrap/salvage yards	Automotive wastes <sup>4</sup> ; PCB contaminated wastes; any wastes from businesses <sup>6</sup> and households <sup>7</sup> ; oils; lead
Machine shops	Solvents; metals; miscellaneous organics; sludges; oily metal shavings; lubricant and cutting oils; degreasers (tetrachloroethylene); metal marking fluids; mold-release agents
Medical/vet offices	X-ray developers and fixers <sup>8</sup> ; infectious wastes; radiological wastes; biological wastes; disinfectants; asbestos; beryllium; dental acids; miscellaneous chemicals
Metal plating/finishing/ fabricating	Sodium and hydrogen cyanide; metallic salts; hydrochloric acid; sulfuric acid; chromic acid; boric acid; paint wastes; heavy metals; plating wastes; oils; solvents
Mines/gravel pits	Mine spills or tailings that often contain metals; acids; highly corrosive mineralized waters; metal sulfides; metals; acids; minerals sulfides; other hazardous and nonhazardous chemicals <sup>9</sup>
Office buildings/complexes	Building wastes <sup>6</sup> ; lawn and garden maintenance chemicals <sup>5</sup> ; gasoline; motor oil
Parking lots/malls	Hydrocarbons; heavy metals; building wastes <sup>6</sup>
Photo processing/printing	Biosludges; silver sludges; cyanides; miscellaneous sludges; solvents; inks; dyes; oils; photographic chemicals
Plastics/synthetics producers	Solvents; oils; miscellaneous organic and inorganics (phenols, resins); paint wastes; cyanides; acids; alkalis; wastewater treatment sludges; cellulose esters; surfactant; glycols; phenols; formaldehyde; peroxides; etc.
Research laboratories	X-ray developers and fixers <sup>8</sup> ; infectious wastes; radiological wastes;



**FIGURE IV.D-3**  
Typical Contaminants from Land Uses / Sources

	biological wastes, disinfectants; asbestos; beryllium; solvents; infectious materials; drugs; disinfectants; (quaternary ammonia, hexachlorophene, peroxides, chlornexade, bleach); miscellaneous chemicals
RV/mini storage	Automobile wastes <sup>4</sup> ; gasoline and diesel fuel from vehicles and storage tanks
Wood preserving/treating	Wood preservatives; creosote, pentachlorophenol, arsenic
Wood/pulp/paper processing and mills	Metals; acids; minerals; sulfides; other hazardous and nonhazardous chemicals <sup>9</sup> ; organic sludges; sodium hydroxide; chlorine; hypochlorite; chlorine dioxide; hydrogen peroxide; treated wood residue (copper quinolate, mercury, sodium bazide); tanner gas; paint sludges; solvents; creosote; coating and gluing wastes
<b><u>Agricultural/Forest</u></b>	
Auction lots	Livestock sewage wastes; nitrates; phosphates; coliform and noncoliform bacteria; giardia, viruses; total dissolved solids
Chicken/turkeys	Nitrates; phosphates; potassium; total dissolved solids; salts
Confined animal feeding operations	Livestock sewage wastes; nitrates; phosphates; chloride; chemical sprays and dips for controlling insect, bacterial, viral and fungal pests on livestock; coliform <sup>10</sup> and noncoliform bacteria; viruses; giardia; total dissolved solids
Dairies	Nitrates; total dissolved solids; salts; phosphates; potassium
Farm chemical distributor/application service	Pesticides <sup>11</sup> ; fertilizers <sup>12</sup> ; hydrocarbons from motor vehicles and storage tanks
Farm machinery repair	Automotive wastes <sup>4</sup> ; welding wastes
Irrigated crops	Pesticides <sup>11</sup> ; fertilizers <sup>12</sup> ; nitrates; phosphates; potassium (can be worsened by over-watering)
Lagoons	Nitrates; Livestock sewage wastes; salts; pesticides <sup>11</sup> ; fertilizers <sup>17</sup> ; bacteria
Managed forest lands	Sediments; pesticides <sup>11</sup> ; fertilizers <sup>12</sup> ; petroleum (spills)
Nonirrigated crops	Pesticides <sup>11</sup> ; fertilizers <sup>12</sup> ; nitrates; phosphates; potassium
Pesticide/fertilizer/petroleum storage & transfer areas	Pesticides <sup>11</sup> ; fertilizers <sup>12</sup> ; petroleum residues
Rural homesteads	<i>Machine shops:</i> Automotive wastes <sup>4</sup> ; welding wastes; solvents; metals; lubricants; sludges <i>Septic systems:</i> Septage; coliform <sup>10</sup> and noncoliform bacteria; viruses; nitrates; heavy metals; synthetic detergents; cooking and motor oils; bleach; pesticides <sup>5,13</sup> paints; paint thinner; photographic chemicals; swimming pool chemicals; <sup>14</sup> septic tank/cesspool cleaner chemicals; <sup>15</sup> elevated levels of chloride, sulfate, calcium, magnesium, potassium, and phosphate
Swine	Nitrates; phosphates; potassium
<b><u>Residential / Municipal</u></b>	
Airports (maintenance/fueling areas)	Jet fuels; deicers; diesel fuel; chlorinated solvents; automotive wastes; <sup>4</sup> heating oil; building wastes <sup>6</sup>
Apartments and condominiums	Swimming pool maintenance chemicals <sup>14</sup> ; pesticides for lawn and garden maintenance and cockroach, termite, ant, rodent, and other pest control <sup>5,13</sup> , wastes from on-site sewage treatment plants; household hazardous wastes <sup>7</sup>
Camp grounds/RV parks	Septage; gasoline; diesel fuel from boats; pesticides for controlling mosquitoes, ants, ticks, gypsy moths, and other pests <sup>11,13</sup> ; household hazardous wastes from recreational vehicles (RVs) <sup>7</sup>
Drinking water treatment plants	Treatment chemicals; pesticides <sup>11</sup>
Fire stations	General building wastes <sup>6</sup> ; hydrocarbons from test burn areas
Golf courses	Fertilizers <sup>12</sup> ; herbicides <sup>11</sup> ; pesticides for controlling mosquitoes, ticks, ants, gypsy moths, and other pests <sup>5</sup>



**FIGURE IV.D-3**  
Typical Contaminants from Land Uses / Sources

Housing	<p><i>Household hazardous wastes</i><sup>7</sup>: Household cleaners; oven cleaners; drain cleaners; toilet cleaners; disinfectants; metal polishes; jewelry cleaners; shoe polishes; synthetic detergents; bleach; laundry soil and stain removers; spot removers and dry cleaning fluid; solvents; lye or caustic soda; household pesticides;<sup>13</sup> photo chemical; printing ink, paints; varnishes; stains; dyes; wood preservatives (creosote); paint and lacquer thinners; paint and varnish removers and deglossers; paint brush cleaners; floor and furniture strippers</p> <p><i>Mechanical Repair and Other Maintenance Products</i>: Automotive wastes;<sup>4</sup> waste oils; diesel fuel; kerosene; #2 heating oil; grease; degreasers for driveways and garages; metal degreasers; asphalt and roofing tar; tar removers; lubricants; rustproofers; car wash detergents; car waxes and polishes; rock salt; refrigerants</p> <p><i>Lawn/garden care</i>: Fertilizers;<sup>11</sup> herbicides and other pesticides used for lawn and garden maintenance<sup>5</sup> (can be worsened by over-watering)</p> <p><i>Swimming pools</i>: Swimming pool maintenance chemicals<sup>14</sup></p> <p><i>Urban runoff/stormwater</i><sup>3</sup>: Gasoline; oil; other petroleum products; microbiological contaminants</p>
Landfills/dumps	Leachate; organic and inorganic chemical contaminants; waste from households <sup>7</sup> and businesses <sup>6</sup> ; nitrates; oils; metals; solvents; sludge
Motor pools	Automotive wastes <sup>4</sup> ; solvents; waste oils; hydrocarbons from storage tanks
Parks	Fertilizers <sup>12</sup> ; herbicides <sup>5</sup> ; insecticides <sup>11,13</sup> ; (can be worsened by over-watering)
Railroad yards/maintenance/fueling areas	Diesel fuel; herbicides for rights-of-way <sup>11</sup> ; creosote for preserving wood ties; solvents; paints; waste oils
Schools	Machinery/vehicle serving wastes; gasoline and heating oil from storage tanks; general building wastes <sup>6</sup> ; pesticides <sup>11,13</sup> ;
Septic systems	Nitrates; septage; Cryptosporidium; Giardia; coliform <sup>10</sup> and noncoliform bacteria; viruses; drain cleaners; solvents; heavy metals; synthetic detergents; cooking and motor oils; bleach; pesticides; <sup>5,13</sup> paints; paint thinner; photographic chemicals; swimming pool chemicals; <sup>14</sup> septic tank/cesspool cleaner chemicals <sup>15</sup> ; elevated levels of chloride, sulfate, calcium, magnesium, potassium, and phosphate; other household hazardous wastes <sup>7</sup>
Utility stations/maintenance areas	PCBs from transformers and capacitors; oils; solvents; sludges; acid solution; metal plating solutions (chromium, nickel, cadmium); herbicides from utility rights-of-way
Waste transfer/recycling stations	Residential and commercial solid waste residues
Wastewater	Municipal wastewater; sludge <sup>16</sup> ; treatment chemicals <sup>17</sup> ; nitrates; heavy metals; coliform <sup>10</sup> and noncoliform bacteria; nonhazardous wastes <sup>16</sup>
Miscellaneous	
Above ground storage tanks	Heating oil; diesel fuel; gasoline; other chemicals
Construction/demolition areas (plumbing, heating, and air conditioning, painting, paper hanging, decorating, drywall and plastering, acoustical insulation, carpentry, flooring, roofing, and sheet metal etc.)	Solvents; asbestos; paints; glues and other adhesives; waste insulation; lacquers; tars; sealants; epoxy waste; miscellaneous chemical wastes
Historic gas stations	Diesel fuel; gasoline; kerosene
Historic waste dumps/landfills	Leachate; organic and inorganic chemicals; waste from households <sup>7</sup> ; and businesses <sup>6</sup> ; nitrates; oils; heavy metals; solvents
Injection wells/drywells/sumps	Stormwater runoff <sup>3</sup> ; spilled liquids; used oils; antifreeze; gasoline; solvents; other petroleum products; pesticides <sup>11</sup> ; and a wide variety



**FIGURE IV.D-3**  
Typical Contaminants from Land Uses / Sources

	of other substances
Military installations	Wide variety of hazardous and nonhazardous wastes depending on the nature of the facility and operation <sup>3,9</sup> ; diesel fuels; jet fuels; solvents; paints; waste oils; heavy metals; radioactive wastes
Surface water - stream/lakes/river	(Directly related to surface water quality in the stream, lake, or river which is recharging groundwater)
Transportation corridors	Herbicides in highway right-of-way <sup>11,5</sup> ; road salt (sodium and calcium chloride); road salt, anticaking additives (ferric ferrocyanide, sodium ferrocyanide); road salt anticorrosives (phosphate and chromate); automotive wastes <sup>4</sup>
Underground storage tanks	Diesel fuel; gasoline; heating oil; other chemical and petroleum products
Wells (such as water supply wells, monitoring wells, unsealed or abandoned wells, and test holes)	Storm water runoff <sup>3</sup> ; solvents; nitrates; septic tanks; hydrocarbons; and a wide variety of other substances

SOURCE: Adapted from EPA ; Supplemented with information from Oregon DEQ hazardous waste / water quality databases and Drinking Water Protection citizen's and technical advisory committees

#### NOTES

<sup>1</sup>In general, water contamination stems from the misuse and improper disposal of liquid and solid wastes; the illegal dumping or abandonment of household, commercial, or industrial chemicals; the accidental spilling of chemicals from trucks, railways, aircraft, handling facilities, and storage tanks; or the improper siting, design, construction, operation, or maintenance of agricultural, residential, municipal, commercial, and industrial drinking water wells and liquid and solid waste disposal facilities. Contaminants also can stem from atmospheric pollutants, such as airborne sulfur and nitrogen compounds, which are created by smoke, flue dust, aerosols, and automobile emissions, fall as acid rain, and percolate through the soil. When the contaminants list in this table are used and managed properly, environmental contamination is not likely to occur.

<sup>2</sup>Contaminants can reach water bodies from activities occurring on the land surface, such as industrial waste storage; from sources below the land surface but above the water table, such as septic systems; from structures beneath the water table, such as wells; or from contaminated recharge water.

<sup>3</sup>This table lists the most common wastes, but not all potential wastes. For example, it is not possible to list all potential contaminants contained in stormwater runoff or from military installations.

<sup>4</sup>Automobile wastes can include gasoline; antifreeze; automatic transmission fluid; battery acid; engine and radiator flushes; engine and metal degreasers; hydraulic (brake) fluid; and motor oils.

<sup>5</sup>Common pesticides used for lawn and garden maintenance (i.e., weed killers, and mite, grub, and aphid controls) include such chemicals as 2,4-D; chlorpyrifos; diazinon; benomyl; captan; dicofol; and methoxychlor.

<sup>6</sup>Common wastes from public and commercial buildings include automotive wastes; and residues from cleaning products that may contain chemicals such as xlenols, glycol esters, isopropanol, 1,1,1-trichloroethane, sulfonates, chlorinated phenols, and cresols.

<sup>7</sup>Household hazardous wastes are common household products which contain a wide variety of toxic or hazardous components (contact Oregon DEQ Household Waste Program for list).

<sup>8</sup>X-ray developers and fixers may contain reclaimable silver, glutaldehyde, hydroquinone, potassium bromide, sodium sulfite, sodium carbonate, thiosulfates, and potassium alum.

<sup>9</sup>The Resource Conservation and Recovery Act (RCRA) defines a hazardous waste as a solid waste that may cause an increase in mortality or serious illness or pose a substantial threat to human health and the environment when improperly treated, stored, transported, disposed of, or otherwise managed. A waste is hazardous if it exhibits characteristics of ignitability, corrosivity, reactivity, and/or toxicity. Not covered by RCRA regulations are domestic sewage; irrigation waters or industrial discharges allowed by the Clean Water Act; certain nuclear and mining wastes; household wastes; agricultural wastes (excluding some pesticides); and small quantity hazardous wastes (i.e., less than 220 pounds per month) generated by businesses.

<sup>10</sup>Coliform bacteria can indicate the presence of pathogenic (disease-causing) microorganisms that may be transmitted in human feces. Diseases such as typhoid fever, hepatitis, diarrhea, and dysentery can result from sewage contamination of drinking water supplies.

<sup>11</sup>Pesticides include herbicides, insecticides, rodenticides, fungicides and avicides. EPA has registered approximately 50,000 different pesticide products for use in the United States. Many are highly toxic and quite mobile in the subsurface. An EPA survey found that the most common pesticides found in drinking water wells were DCPA (dacthal) and atrazine, which EPA classifies as moderately toxic (class 3) and slightly toxic (class 4) materials, respectively

<sup>12</sup>The EPA National Pesticides Survey found that the use of fertilizers correlates to nitrate contamination of groundwater supplies.



**FIGURE IV.D-3**  
Typical Contaminants from Land Uses / Sources

<sup>13</sup>Common household pesticides for controlling pests such as ants, termites, bees, wasps, flies, cockroaches, silverfish, mites, ticks, fleas, worm, rates, and mice can contain active ingredients include naphthalene, phosphorus, xylene, chloroform, heavy metals, chlorinated hydrocarbons, arsenic, strychnine, kerosene, nitrosamines, and dioxin.

<sup>14</sup>Swimming pool chemicals can contain free and combined chlorine; bromine; iodine; mercury-based, copper-based, and quaternary algaecides; cyanuric acid; calcium or sodium hypochlorite; muriatic acid; sodium carbonate.

<sup>15</sup>Septic tank/cesspool cleaners include synthetic organic chemicals such as 1,1,1 trichloroethane, tetrachloroethylene, carbon tetrachlorine, and methylene chloride.

<sup>16</sup>Municipal wastewater treatment sludge can contain organic matter, nitrates; inorganic salts, heavy metals; coliform and noncoliform bacteria; and viruses.

<sup>17</sup>Municipal wastewater treatment chemicals include calcium oxide; alum; activated alum, carbon, and silica; polymers; ion exchange resins; sodium hydroxide; chlorine; ozone; and corrosion inhibitors.

---



## ***Sensitive Land Uses***

As stated in Section III, *Project Description*, the area that would be subject to the countywide Green Zones Program for the unincorporated areas of the County would regulate development of industrial uses in proximity to sensitive uses, as well as to identify and regulate a set of recycling and solid waste facilities. The proposed program area includes sensitive uses and parcels located within a quarter-mile radius of sensitive uses. As stated in Section IV.A, *Air Quality*, land uses identified as sensitive receptors by SCAQMD in CARB's Air Quality Handbook include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.<sup>4</sup> With the proposed program, sensitive land uses would be defined in Title 22 to include a range of land uses where individuals are most likely to reside or spend time, including dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship. As stated in Section 2.14, *Population and Housing*, of the Initial Study (Appendix B to the PEIR), according to the Southern California Association of Governments' (SCAG) 2019 Profile of Unincorporated Los Angeles County, as of 2018, the total number of residential homes in the unincorporated areas of Los Angeles County was 293,730.<sup>5</sup> There are 206,208 residential parcels located within 500 feet of a Green Zones Program parcel. Table IV.A-5, *Sensitive Receptors within 500 Feet of Green Zones Program Parcels*, shows other sensitive uses within 500 feet of Green Zones Program parcels. As stated in Section 2.14, *Public Services*, there are approximately 420 parks within 500 feet of the project area, including the Angeles National Forest.<sup>6</sup>

## ***Hazardous Materials Sites***

California Government Code Section 65962.5 requires the Cal/EPA to compile, maintain, and update specified lists of hazardous material release sites. CEQA Guidelines (California Public Resources Code Section 21092.6) require the lead agency to consult the lists compiled pursuant to Government Code Section 65962.5 to determine whether the project and any alternatives are identified on any of the following lists:

EPA NPL (National Priorities List): Lists all sites under the US EPA's Superfund program, which was established to fund cleanup of contaminated sites that pose risk to human health and the environment.

- EPA CERCLIS and Archived Sites: Comprehensive Environmental Response, Compensation, and Liability Information System. List contains 15,000 sites nationally identified as hazardous sites. This would also involve a review for archived sites that have been removed from CERCLIS due to No Further Remedial Action Planned (NFRAP) status.
- EPA RCRIS (RCRAInfo): Resource Conservation and Recovery Act Information System (RCRIS or RCRAInfo) is a national inventory system about hazardous waste handlers. Generators, transporters, handlers, and disposers of hazardous waste are required to provide information for this database.
- DTSC Cortese List: The DTSC maintains the Hazardous Waste and Substances Sites (Cortese) List as a planning document for use by the State and local agencies to comply with the CEQA requirements in providing information about the location of hazardous materials release sites. This list includes the Site Mitigation and Brownfields Reuse Program Database (CalSites).
- DTSC HazNet: DTSC uses this database to track hazardous waste shipments.
- SWRCB LUSTIS: Leaking Underground Storage Tank Information System. The State Water Resources Control Board (SWRCB) maintains an inventory of USTs and leaking USTs, which tracks unauthorized releases.

---

<sup>4</sup> California Air Resources Board. April 2005. Air Quality and Land Use Handbook: A Community Health Perspective. <http://www.arb.ca.gov/ch/handbook.pdf>

<sup>5</sup> Southern California Association of Governments. 2019. Profile of Unincorporated Los Angeles County. Retrieved from: <https://www.scag.ca.gov/Documents/UnIncAreaLosAngelesCounty.pdf>

<sup>6</sup> Los Angeles County Department of Parks and Recreation. 2016. County Parks and Open Space GIS Data. <https://egis3.lacounty.gov/dataportal/2016/10/25/departments-of-parks-and-recreation-county-parks-and-open-space/>

The required lists of hazardous material release sites are commonly referred to as the “Cortese List” after the legislator who authored the legislation. Because the statute was enacted more than 20 years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information to be included in the Cortese List does not exist. Those requesting a copy of the Cortese Lists are now referred directly to the appropriate information resources contained on internet websites hosted by the boards or departments referenced in the statute, including DTSC’s online EnviroStor database and the State Water Resources Control Board’s (SWRCB) online GeoTracker database. These two databases include hazardous material release sites, along with other categories of sites or facilities specific to each agency’s jurisdiction.

#### *USEPA RCRA Hazardous Waste Generators*

Large quantity generators are those that generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste. Small quantity generators generate from 100 to 999 kilograms per month of hazardous waste. A search of the RCRA Info database, maintained by the U.S. EPA, using GIS, found a total of 107 small and large hazardous waste generators in areas subject to the four proposed program elements (Table IV.D-1, *Summary of Known Sources of Hazardous Materials*).

**TABLE IV.D-1  
SUMMARY OF KNOWN SOURCES OF HAZARDOUS MATERIALS**

Database	Green Zones Element			
	Element 1	Element 2	Element 3	Element 4
USEPA RCRA Hazardous Waste Generators	50	102	97	97
GeoTracker	227	922	812	1,003
EnviroStor	102	212	182	226
<b>Total</b>	<b>379</b>	<b>1,236</b>	<b>1,091</b>	<b>1,326</b>

#### *GeoTracker*

The GeoTracker database, maintained by the State Water Resources Control Board (SWRCB), lists a range of hazardous materials sites that could affect groundwater quality, including leaking underground storage tank (LUST) sites, SWRCB cleanup program sites, land disposal sites, military cleanup sites, and permitted facilities (USTs, waste discharge requirements, land disposal sites, oil and gas sites). A search of this database found a total of 1,004 sites using GIS within the four proposed program elements (Table IV.D-1). The total sites based on each Green Zones Program element. These GeoTracker database sites represent hazardous materials sites past and present, or sites that have hazardous materials issues which have affected soil or groundwater quality and are being investigated.

#### *EnviroStor*

EnviroStor is the Cal-EPA, Department of Toxic Substances Control's data management system for tracking hazardous material cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. The database includes federal Superfund sites (National Priorities List); state response sites, voluntary cleanup sites; school investigation and cleanup sites; corrective action sites; and tiered California permit sites. It also includes sites that are being investigated for suspected but unconfirmed contamination. A search of this database, using zip codes within the Project Area, found a number of these facilities in the 11 Planning Areas designated by the Proposed Project (Table IV.D-1). Review of the EnviroStor database site revealed a total of 226 sites that are known contaminated sites or that may need to be investigated further. The Green Zones program area is and has had historical industrial use.

## ***Airport Land Use Plans***

There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County. 18 of the 25 airports are within 2 miles of the parcels that would be subject to the Green Zones Program. These airports include Agua Dulce Airport, Goodyear Blimp Base, Quail Lake Sky Park, Hawthorne Municipal Airport, Bohunk's Airpark, Little Buttes Antique Airfield, Crystal Airport, Nichols Farms Airport, Brian Ranch Airport, Gray Butte Field, Zamperini Field (Torrance Airport), Compton/Woodley Airport, San Gabriel Valley Airport, General William J. Fox Airfield, Whiteman Airport, Los Angeles International Airport (LAX), Los Angeles International Airport, and Long Beach Airport (Figure IV.D-4, *Airports within 2 miles of Project Location*).<sup>7</sup>

Of the 25 airports in Los Angeles County, 15 are public use airports. within the boundaries of Los Angeles County Airport Land Use Commission's (ALUC's) jurisdiction. Five of these are County owned, nine are owned by other public entities, and one is privately-owned. Los Angeles International Airport, Palmdale Regional Airport, and William J. Fox Airfield in Lancaster also have airport influence areas that include portions of the unincorporated areas. Additionally, there are 11 private-use airstrips, one private-use seaplane base, and 138 heliports registered with the Federal Aviation Administration in Los Angeles County. Assembly Bill 2776, which went into effect January 1, 2004, defines an "airport influence area" as the area where airport-related factors "may significantly affect land uses or necessitate restrictions on those uses as determined by an airport land use commission." The California Public Utilities Code establishes airport land use commissions in every county to provide for the orderly development of air transportation and ensure compatible land uses around airports that are open to public use. According to the State Division of Aeronautics, the airport influence area is usually the planning area designated by an airport land use commission for each airport. The Los Angeles County ALUCP provides guidance related to the placement of land uses near the aforementioned airports. These recommendations are based on a variety of factors, including those related to noise, safety, and aircraft movement. In addition to the identification of land use compatibility issues, the ALUCP identifies notification disclosure areas around each airport.

## ***Emergency Response Plan or Emergency Evacuation Plan***

The Safety Element of the County General Plan 2035 establishes one goal and six policies for emergency response, including Policy S 4.3: "Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning."<sup>8</sup> The County Office of Emergency Management (OEM), which is responsible for organizing and directing the emergency responders preparedness efforts, prepares the Operational Area Emergency Response Plan (OAERP) that identifies emergency response procedures and emergency management routes in Los Angeles County.<sup>9</sup> Los Angeles County Public Works (Public Works) maintains a list of disaster routes for pre-identified for use during times of crisis the entire County.<sup>10,11</sup> Public Works also maintains a list of disaster routes in the Los Angeles County Operational Area by city that have been preidentified for use during times of crisis.<sup>12</sup> An evacuation route is used to move an affected population out of an area in response to a specific condition under which an evacuation would be necessary, such as fires, floods, or earthquakes. The County's fire code (Title 32, *Fire Code*, of the County Municipal Code), which incorporates the 2016 California Fire Code and 2015 International Fire Code by reference, requires developed areas to maintain emergency vehicle access, fire lanes, and existing fire apparatus access roads Figure IV.D-5, *Los Angeles County Operational Area Disaster Routes*).<sup>13</sup>

---

<sup>7</sup> County of Los Angeles Enterprise Geographic Information Systems. Airports. 10/15/2018. Available at: <https://egis-lacounty.hub.arcgis.com/datasets/airports-1/data>

<sup>8</sup> Los Angeles County Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Safety Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch12.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf)

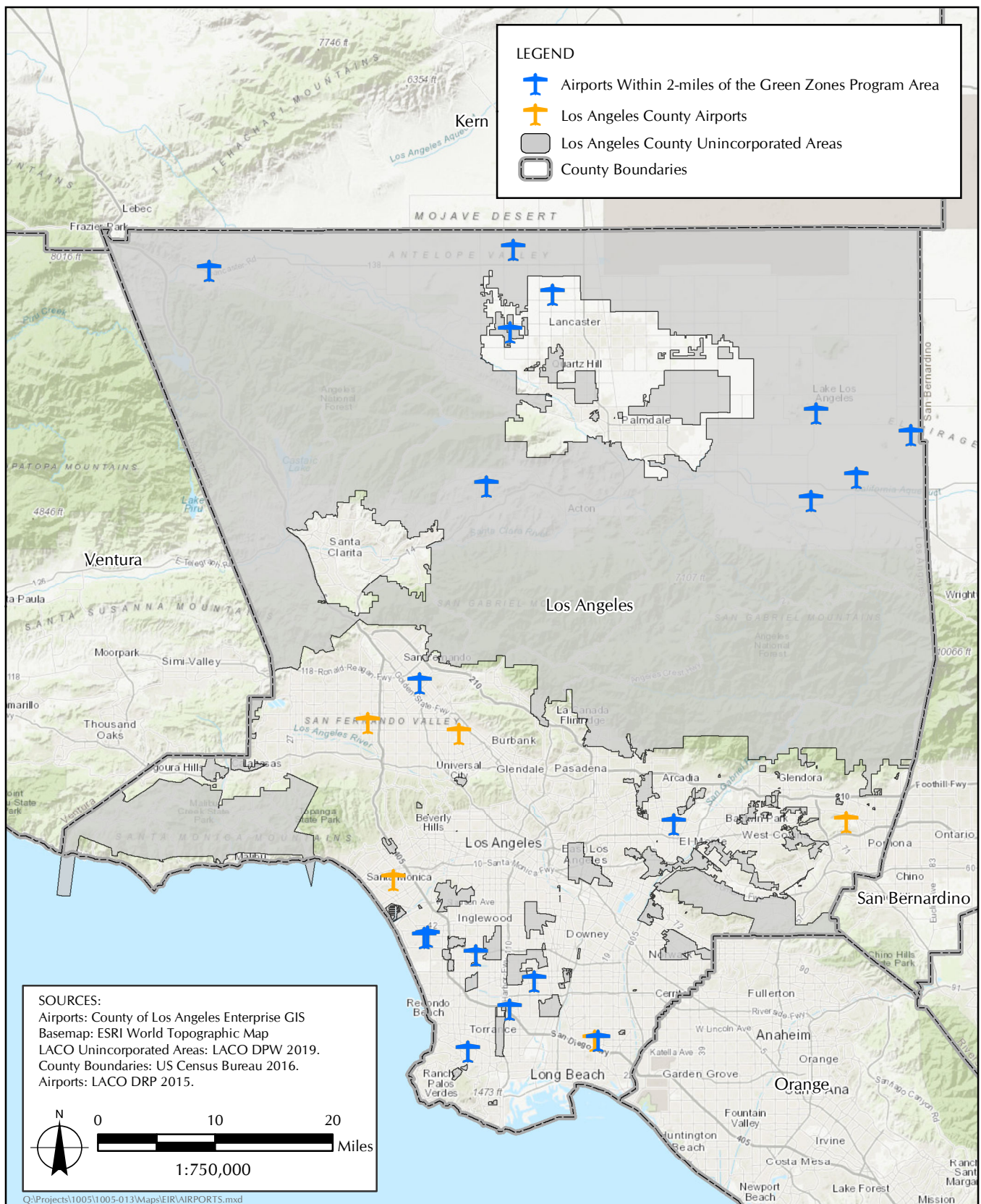
<sup>9</sup> County of Los Angeles Chief Executive Office. Accessed March 30, 2020. Emergency Management. <https://ceo.lacounty.gov/emergencydisaster-plans-and-annexes/>

<sup>10</sup> Los Angeles County Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Figure 12.6: Disaster Routes Map. [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_2014-FIG\\_12-6\\_Disaster\\_Routes.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_12-6_Disaster_Routes.pdf)

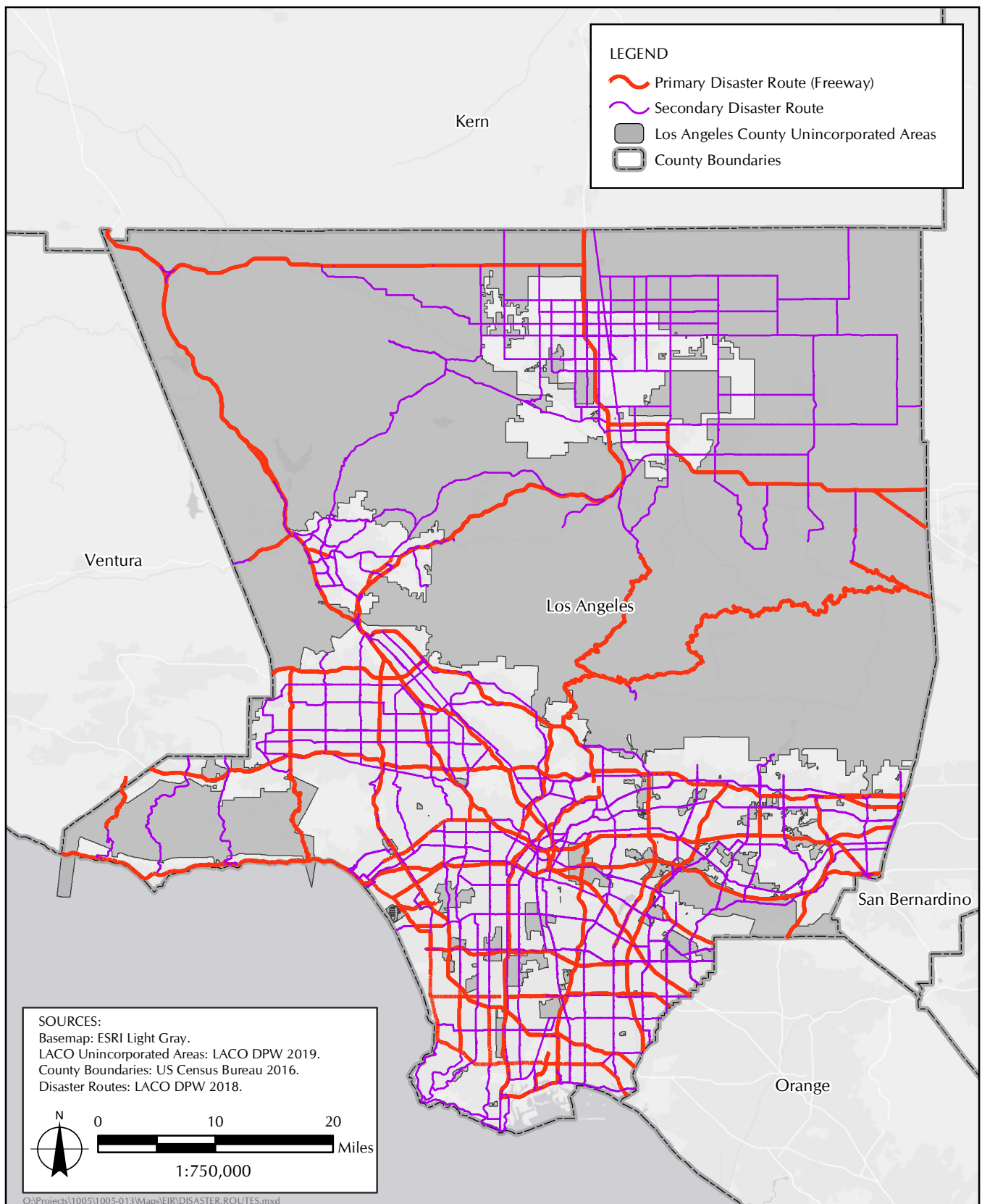
<sup>11</sup> County of Los Angeles. Accessed March 30, 2020. GIS Data Portal: Disaster Routes. <https://egis3.lacounty.gov/dataportal/2016/01/19/disaster-routes/>

<sup>12</sup> County of Los Angeles Department of Public Works. Accessed March 30, 2020. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

<sup>13</sup> County of Los Angeles. March 27, 2020 version. Los Angeles County, California – Code of Ordinances. Title 32 – Fire Code. [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=ITT32FICO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=ITT32FICO)



**FIGURE IV.D-4**  
 Los Angeles County Airports within Two Miles of the Green Zones Program



**FIGURE IV.D-5**  
 Los Angeles County Operational Area Disaster Routes

## Wildfire Hazards

Approximately 23 percent of the proposed program parcels are located in areas within a Very High Fire Hazard Severity Zone (FHSZ) in a Local Responsibility Area (LRA), State Responsibility Area (SRA), or Federal Responsibility Area (FRA) for wildland fire protection and suppression (see Appendix B, *Initial Study*, Section 2.20, *Wildfire*). A total of 30,089 parcels of the Green Zones Program are within a VHFHSZ. None of these parcels are subject to the Green Zone Districts (Table IV.D-2, *Fire Hazard Severity Zones*; Figure IV.D-6, *Los Angeles County Fire Hazard Severity Zones and Responsibility*).

**TABLE IV.D-2**  
**VERY HIGH FIRE HAZARD SEVERITY ZONES**

	Element 1	Element 2	Element 3	Element 4	Total Green Zones Program
Number of parcels in VHFH	0	23,583	12,978	30,777	30,899
Total number of element parcels	2,761	120,096	81,467	133,591	134,567
Percentage of element parcels	0%	20%	16%	23%	23%

The Safety Element of the County General Plan designates at-risk areas as FHSZs per government code sections 51175–51189.<sup>14</sup> In the unincorporated areas of the County, SRAs have been classified as Very High, High, and Moderate. However, LRAs and FRAs are classified as Very High. The Forestry Division of the Los Angeles County Fire Department (Fire Department) assists, supports, and institutes a variety of regulatory programs and standards. These programs and standards include vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections. Section V (Emergency Response) of the Safety Element of the County General Plan states the provision of disaster routes through the OAERP.<sup>15</sup> Los Angeles County Public Works (Public Works) maintains a list of disaster routes in the Los Angeles County Operational Area by city that have been preidentified for use during times of crisis.<sup>16</sup> County-wide FHSZ standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include access and circulation standards, as well as road clearance.<sup>17</sup> The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.<sup>18</sup>

<sup>14</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>15</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>16</sup> County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

<sup>17</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>18</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

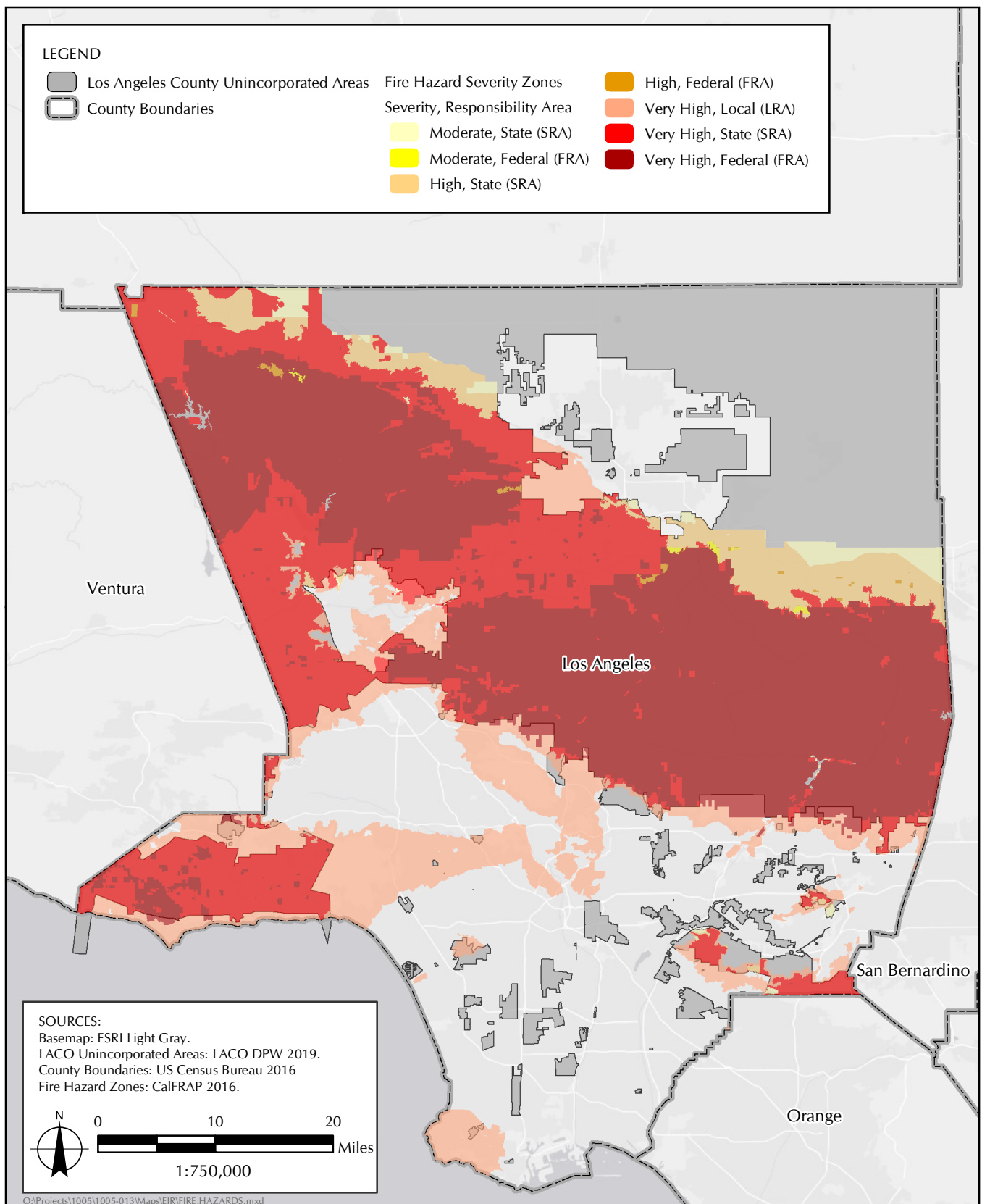


FIGURE IV.D-6  
 Los Angeles County Fire Hazard Severity Zones and Responsibility

### 3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to hazards and hazardous materials if it would:

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

Threshold D-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

Threshold D-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Threshold D-4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Threshold D-5: For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

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

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

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

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

### 4. IMPACT ANALYSIS

The potential for impacts to hazards and hazardous materials has been evaluated in relation to all program components that could result in a physical change to the environment.

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

The proposed program would result in less than significant impacts to hazards and hazardous materials in relation to creation of a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The proposed program would include new regulations for recycling and solid waste facilities but would not result in an increase in locations where such land uses are allowable. Implementation of the proposed program would involve construction of fencing and solid walls, temporary truck trips during construction that would not differ substantially from existing conditions, and maintenance to existing facilities. The construction would be minimal and short-term. While the proposed program would involve new regulations for recycling and solid waste facilities, including for the construction of buffers such as enclosed rooms or storage areas, to provide safely accessible storage and collection of waste, recyclable materials, and organic materials to building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations, the proposed program would not regulate the current operations regarding transport, use, and disposal of hazardous material at these facilities or alter the requirements for these activities. All routine transport, use, and disposal of hazardous material at these facilities would be required to comply with all applicable existing local, state, and federal regulations in relation to hazardous waste and transport. Additionally, a CUP would be required for the development of new recycling and solid waste facilities. The new requirements under the proposed program must comply with applicable existing federal, state and local regulations related to hazardous materials (RCRA, CERCLA, Title 22 and Section 6.95

of the HSC) as discussed above. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less than significant. Therefore, the proposed program would result in less than significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

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

Element 1 would result in less than significant impacts in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

These new development standards are addressed through hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, and risk-management plans. Implementation of any required improvements would involve the transport and use of hazardous materials such as solvents, and man-made mineral fibers over minimal distances, and over short-term construction periods.<sup>19</sup> LACFD is required to regulate transportation of hazardous materials in a hazardous materials business plan and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would in a significant impact. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials, Element 1, Green Zone Districts, would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone Districts would not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Therefore, Element 1 would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

---

<sup>19</sup> Craig, Duane. 8 May 2017. Construction's Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>

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

Element 2 would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices, to the extent that the proposed improvements are compatible with existing fire, ventilation, and other mechanical system standards. (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship adjacent to or adjoining existing industrial uses.

Implementation of any required improvements would involve the transport and use of hazardous materials such as solvents, and man-made mineral fibers over minimal distances, and over short-term construction periods.<sup>20</sup> LACFD is required to regulate transportation of hazardous materials in a hazardous materials business plan and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans. These regulations would apply to construction contractors. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would not be a significant impact. Hazardous materials would not be used to operate or maintain such facilities. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Therefore, Element 2 would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

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

Element 3 would result in less than significant impacts related to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. While the proposed program would involve new regulations for recycling and solid waste facilities, including for the construction of buffers such as enclosed rooms or storage areas, to provide safely accessible storage and collection of waste, recyclable materials, and organic materials to building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations, the proposed program would not regulate the current operations regarding transport, use, and disposal of hazardous material at these facilities or alter the requirements for these activities. All routine transport, use, and disposal of hazardous material at these facilities would be required to comply with all applicable existing local, state, and federal regulations in relation to hazardous waste and transport. Additionally, a CUP would be required for the development of new recycling and solid waste facilities. The CUP is issued by the LACFD and they are required to address standards through hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans, if applicable. Thus, no impacts would occur.

---

<sup>20</sup> Craig, Duane. 8 May 2017. Construction's Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>

Implementation of any required improvements would involve the transport and use of hazardous materials such as solvents, and man-made mineral fibers over minimal distances, and over short-term construction periods.<sup>21</sup> In the case of new recycling and waste management facilities, the Recycling and Waste Management Revisions would establish greater stringency in conditions and development standards existing for proposed facilities, and it requires conditions of approval as an additional permitting requirement. Based on the proposed Standards for Specific Uses (Chapter 22.140), new recycling processing and organic waste facilities would be processed on a project-by-project basis and subject to environmental review under CEQA in relation to hazards and hazardous materials. The operation and maintenance of the proposed improvements would not differ substantially from existing conditions, as they would be minor physical improvements to existing agricultural, commercial, manufacturing, institutional, and mixed-use zoning designations. Operation and maintenance of the facilities would not require the routine use, transport, storage, production use or disposal of hazardous materials beyond that typically associated with the allowable uses for underlying land use zoning designations. Element 3 would result in a net reduction in the total area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. The Recycling and Waste Management Revisions would not exempt any property owner from the provisions of Occupational Safety and Health Act (OSHA), Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Therefore, Element 3 would result in less than significant impacts in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

The Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in less than significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection. Implementation of the required improvements would involve the transport and use of hazardous materials such as solvents, dust, and man-made mineral fibers over minimal and short-term construction periods.<sup>22</sup>

The Supermarket Accessory Recycling Collection Centers portion of Element 3 does not change the area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. Disposal of hazardous materials is not an allowable use at Supermarket Accessory Recycling Collection Centers. The Supermarket Accessory Recycling Collection Centers Revisions do not exempt any property owner from the provisions of Occupational Safety and Health Act (OSHA), Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. There would be no hazardous materials or hazardous waste stored on-site at these facilities. As such, operation and maintenance of the facilities would not require the routine use, transport, storage, production use or disposal of hazardous materials beyond that typically associated with the allowable uses for underlying land use zoning designations. Implementation of the proposed improvements for supermarket recycling collection centers would not substantially alter the existing conditions, such that there

---

<sup>21</sup> Craig, Duane. 8 May 2017. Construction’s Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>

<sup>22</sup> Craig, Duane. 8 May 2017. Construction’s Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>

would be a significant increase of transport, storage, production, use, or disposal of hazardous materials. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts with regard to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

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

Element 4 would result in less than significant impacts with regards to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Any new development or expansion of existing development would be required to meet the current development standards of the zones in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Overall, there would be no nexus for increasing the routine transport, storage, production, use, or disposal of hazardous materials, as a result of building and maintaining such enclosures. Therefore, Element 4 would result in less than significant impacts with regards to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

#### **Threshold D-2                      Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?**

The proposed program would result in less than significant impacts in regard to the creation of significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. The proposed program would result in less than significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The potential for impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts.

The proposed revisions to the development standards that have the potential result in physical changes in the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. The proposed program does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. These requirements and regulations are specific to each potential hazard associated with a facility's chemical inventory list. Additionally, Therefore, the proposed program would result in less than significant impacts in regard to the creation of significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment.

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

Element 1 would result in less than significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing

sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

The parcels in the Green Zone Districts, with the exception of hazardous materials storage, do not include the recycling of hazardous materials. However, within Element 1, Green Zone Districts, there are a total of 102 hazardous sites located on the CalEPA Department of Toxic Substance Control (DTSC) Envirostor database, and 227 listed in GeoTracker. (Table IV D.2.2-1). The use of hazardous materials is typically associated with industrial land uses. Activities such as manufacturing, plating, cleaning, refining, and finishing frequently involve chemicals that are considered hazardous when accidentally released into the environment. The historic land uses have known sources of hazardous materials, including vehicular use of roadways, fuels station, adjacent rail and bus uses, and industrial land uses. The potential presence of hydrocarbons, metals, and persistent pesticides in soil along roads and industrially zoned parcels represents a potential environmental concern. Elevated concentrations of lead (from use of leaded gasoline) and other metals are sometimes associated with older roadways. Many of the improvements required pursuant to the Green Zone Districts development standards would require some grading or excavation with the potential to disturb underlying soil, in order to establish landscaping barriers, enclosures, fencing, solid walls, signage, paving of permeable areas, and lighting. These improvements would be required where the proposed program implements new standards for new and existing industrial uses. Implementation of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release of hazardous materials into to the environment, requiring the consideration of mitigation measure and/or alternatives. The operation and maintenance of the improvements required in association with the Green Zone Districts would not result in foreseeable risk of upset or release of hazardous materials to the environment.

Element 1 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District would not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County.

A total of 379 hazardous sites have been identified in the Green Zone Districts parcels have been identified in the RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). Disturbance of these sites to implement required improvements in Element 1 have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone Districts standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements. Therefore, Element 1 would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. The parcels in the sensitive use areas adjacent to industrial, recycling and solid waste, or vehicle-related uses, with the exception of hazardous materials storage, do not include the recycling of hazardous materials.

However, within Element 2, there are a total of 1,236 hazardous sites identified in the CalEPA DTSC, Envirostor, GeoTracker, and GeoTracker UST databases. The use of hazardous materials is typically associated with industrial land uses. Activities such as manufacturing, plating, cleaning, refining, and finishing frequently involve chemicals that are considered hazardous when accidentally released into the environment. The historic land uses within the Green Zones have known sources of hazardous materials, including vehicular use of roadways, fuels station, adjacent rail and bus uses, and industrial land uses. The potential presence of hydrocarbons, metals, and persistent pesticides in soil along roads and industrially zoned parcels represents a potential environmental concern. Elevated concentrations of lead (from use of leaded gasoline) and other metals are sometimes associated with older roadways. Implementation of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release of hazardous materials into the environment, requiring the consideration of mitigation measure and/or alternatives. The operation and maintenance of the improvements required in association with the New Sensitive Uses would not result in foreseeable risk of upset or release of hazardous materials to the environment.

A total of 1,236 hazardous sites have been identified in the Element 2 parcels have been identified in the RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). Disturbance of these sites to implement required improvements in Element 2 have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements. Therefore, Element 2 would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment, and no mitigation measures would be required.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts related to hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, requiring the consideration of mitigation measures and/or alternatives. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling

processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Recycling of hazardous materials is permitted for recycling processing if permits are obtained from the County Fire Department, and the DTSC.

The use of hazardous materials is typically associated with industrial land uses. Activities such as manufacturing, plating, cleaning, refining, and finishing frequently involve chemicals that are considered hazardous when accidentally released into the environment. The historic land uses within the Green Zones have known sources of hazardous materials. The potential presence of hydrocarbons, metals, and persistent pesticides in soil along roads and industrially zoned parcels represents a potential environmental concern. Implementation of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release to the environment, requiring the consideration of mitigation measure and/or alternatives. The operation and maintenance of the improvements required in association with the Recycling and Waste Management Revisions would not result in foreseeable risk of upset or release of hazardous materials to the environment.

Within parcels that would be subject to Element 3, there are a total of 1,091 hazardous sites identified on the U.S. EPA RCRA, EnviroStor, GeoTracker sites, and GeoTracker UST databases. The proposed program includes language requiring that property owners subject to the requirements of the Element 3 will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements. Additionally, Element 3 would result in a net reduction in the total area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. The Recycling and Waste Management Revisions do not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Therefore, Element 3 would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment, and no mitigation measures would be required.

The Supermarket Accessory Recycling Collection Centers Revisions part of Element 3 does not change the area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. Disposal of hazardous materials is not an allowable use at Supermarket Accessory Recycling Collection Centers. The Supermarket Accessory Recycling Collection Centers Revisions do not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Therefore, Element 3 would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would have less than significant impacts related to hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Any new development or expansion of existing development would be required to meet the current development standards of the zones in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify the enhancements to the existing development standards that are to be applied for

storage enclosures for recycling and solid waste storage. Overall, there would be no nexus for increasing the routine transport, storage, production, use, or disposal of hazardous materials, as a result of building and maintaining such enclosures. Therefore, Element 4 would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment.

**Threshold D-3      Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

The proposed program would result in less than significant impacts to hazards and hazardous materials in relation to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Implementing the requirements of the Green Zones Program may create hazardous emissions or require handling of hazardous or acutely hazardous materials, substances or waste and could have an impact on existing or proposed schools within one-quarter mile of parcels subject to the proposed program. The use of hazardous materials is typically associated with industrial land uses. Activities such as manufacturing, plating, cleaning, refining, and finishing frequently involve chemicals that are considered hazardous when accidentally released into the environment. The historic land uses in and adjacent to Green Zones have known sources of hazardous materials, including vehicular use of roadways, fuels station, adjacent rail and bus uses, and industrial land uses. The potential presence of hydrocarbons, metals, and persistent pesticides in soil within or adjacent to parcels subject to the proposed program represents a potential environmental concern. Elevated concentrations of lead (from use of leaded gasoline) and other metals are sometimes associated with older roadways and also represent a potential environmental concern. Additionally, implementation of improvements would have the potential to encounter known and unknown hazardous materials sites. There are 269 schools within 500 feet of all four elements of the proposed program. This number includes Private and Charter Schools, Public Elementary, Public Middle, and Public High schools. The potential for impacts to hazards and hazardous materials in relation to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school has been evaluated in relation to the four program elements that could result in a physical change to the environment.

The proposed program would provide environmental benefits through development standards that mitigate potentially incompatible land uses adjacent to sensitive uses. As a result of the close proximity of hazardous waste sites to schools within the Green Zones Program area, there is potential for impacts from hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. However, the proposed program includes language requiring that property owners required to meet the requirements of the Green Zones Program standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four program elements. Adherence to this requirement would result in less than significant impacts to hazards and hazardous materials in relation to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, the proposed program would result in less than significant impacts to hazards and hazardous materials in relation to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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

Green Zone Districts would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. As discussed in Section III, the purpose of the new development standards for Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. The implementation of these improvements would be minor physical additions to existing industrial facilities.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency

with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

There 19 schools within 500 feet of Element 1 (Table IV.A-5). Additionally, within Element 1, there are a total of 379 hazardous sites located on the USEPA RCRA, CalEPA Department of Toxic Substance Control (DTSC) Envirostor database, GeoTracker, and GeoTracker UST (Table IV D.2.2-1). Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements. Additionally, Element 1 does not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. The operation and maintenance of the improvements required by the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment. Therefore, Element 1 would result in less than significant impacts related to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.

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

The new development standards for New Sensitive Uses would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

There are 246 schools within five hundred feet of parcels subject to Element 2 of the proposed program (Table IV.A-5). Additionally, within Element 2, there are a total of 1,236 hazardous sites located on the U.S. EPA RCRA, CalEPA DTSC Envirostor database, GeoTracker, and GeoTracker UST. Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements. Additionally, Element 2 does not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zones Program does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-

To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. The operation and maintenance of the improvements required by the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment. Therefore, Element 2 would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.

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

Element 3, including supermarket accessory recycling collection centers, would result in less than significant impacts related to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

There are 183 schools within 500 feet of parcels subject to Element 3 of the proposed program (Table IV.A-5). Additionally, within Element 3, there are a total of 1,091 hazardous sites located on the U.S. EPA RCRA, CalEPA DTSC Envirostor database, GeoTracker, and GeoTracker UST databases. Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four program elements. Additionally, Element 3 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zones Program does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. The operation and maintenance of the improvements would not result in foreseeable risk of upset or release of hazardous materials to the environment. The operation and maintenance of the improvements required by the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment. Therefore, Element 3 would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.

The Supermarket Accessory Recycling Collection Centers revisions portion of Element 3 would result in less than significant impacts in relation to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, creating a significant hazard to the public or the environment. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County.

The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be on existing parking lots, and no new structures would be built. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces,

driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. Element 3 would not change the area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. Disposal of hazardous materials is not an allowable use at Supermarket Accessory Recycling Collection Centers. The Supermarket Accessory Recycling Collection Centers Revisions do not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Therefore, Element 3, Recycling and Waste Management Revisions, would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.

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

Element 4 would result in less than significant impacts related to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would provide additional requirements to current development standards including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distancing from adjoining doorways, and for enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify the enhancements to the existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Overall, there would be no nexus for increasing the routine transport, storage, production, use, or disposal of hazardous materials, as a result of building and maintaining such enclosures. Therefore, Element 4 would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.

**Threshold D-4      Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

The proposed Green Zones Program would result in less than significant impacts in relation to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. Implementing the requirements of the Green Zones Program may create hazardous emissions or require construction activities that may result in ground disturbance that has the potential to expose people to hazardous materials from previous industrial activities. The use of hazardous materials is typically associated with industrial land uses. Activities such as manufacturing, plating, cleaning, refining, and finishing frequently involve chemicals that are considered hazardous when accidentally released into the environment. The historic land uses in and adjacent to Green Zones have known sources of hazardous materials, including vehicular use of roadways, fuels station, adjacent rail and bus uses, and industrial land uses. The potential presence of hydrocarbons, metals, and persistent pesticides in soil within the Green Zone Districts and other industrial areas of the County represents a potential environmental concern. Elevated concentrations of lead (from use of leaded gasoline) and other metals are sometimes associated with older roadways also represent a potential environmental concern. There are 1,337 hazardous waste sites in parcels subject to the Green Zones Program identified in the U.S. EPA RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). The potential for impacts to hazards and hazardous materials in relation to being located on a site

which is included on a list of hazardous materials sites which may create a significant hazard to the public or the environment has been evaluated in relation to the four program elements that could result in a physical change to the environment.

The proposed program would provide environmental benefits through development standards that mitigate potentially incompatible land uses adjacent to sensitive uses. Implementing the requirements of the Green Zones Program may create hazardous emissions or require construction activities that may result in ground disturbance that has the potential to expose people to hazardous materials from previous industrial activities. However, the proposed program includes language requiring that property owners required to meet the requirements of the Green Zones Program standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four program elements.

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

Element 1 would result in less than significant impacts in relation to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption. As discussed in Section III, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. Within Element 1, Green Zone Districts, there are a total of 379 hazardous sites identified in the U.S. EPA RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1).

Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements. Additionally, Element 1 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District does not exempt any property owner from the provisions of Occupational Safety and Health Act (OSHA), Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Therefore, Element 1 would result in less than significant impacts in relation to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

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

Element 2 would result in less than significant impacts in relation to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would create a significant hazard to the public or the environment. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, s. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship adjacent to or adjoining existing industrial uses.

Within Element 2, there are a total of 1,236 hazardous sites identified in the U.S. EPA RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements. Additionally, Element 2 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Therefore, Element 2 would result in less than significant impacts in relation to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in relation to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would create a significant hazard to the public or the environment. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

Within Element 3, there are a total of 1,091 hazardous sites identified in the USEPA RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. Additionally, Element 3 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. Element 3 does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Element 3 would result in a net reduction in the total area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. Therefore, Element 3

would result in less than significant impacts in relation to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5.

The Supermarket Accessory Recycling Collection Centers revisions portion of Element 3 would result in less than significant impacts in relation to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, creating a significant hazard to the public or the environment. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. Element 3 would not substantially alter the existing conditions, such that there would be a significant increase of transport, storage, production, use, or disposal of hazardous materials. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts due to these uses potentially locating on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and no mitigation measures are required.

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

Element 4 would result in less than significant impacts in regard to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. Any new development or expansion of existing development would be required to meet the current development standards of the zones in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Within Element 4, there are a total of 1,326 hazardous sites identified in the U.S. EPA RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). However, the Supermarket Accessory Recycling Collection Centers would not result in ground disturbance. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify the enhancements to the existing development standards that are to be applied for storage enclosures for recycling and solid waste storage.

Disturbance of the sites listed above would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements. Additionally, Element 4 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Therefore, Element 4 would result in less than significant impacts in regard to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5.

**Threshold D-5**

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

The proposed program would result in less than significant impacts to hazards and hazardous materials in regard to being located within an airport land use, plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, resulting in a safety hazard or excessive noise for people residing or working in the project. The potential for impacts to hazards and hazardous materials has been evaluated in relation to all program components that could result in a physical change to the environment. There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County. Eighteen are within 2 miles of the parcels that would be subject to the Green Zones Program (Figure IV.D-5). The proposed improvements would not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of airport, as there would be no change in the underlying land use.

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

Element 1 would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

There are 2,973 parcels subject to the project located within 2 miles of a public or private use airport, and, of those, 454 parcels are within 2 miles of the Green Zone Districts. However, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, paving of permeable areas, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. These measures would be required where the proposed program implements new standards for existing industrial uses. The construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses or minor additions to new residential or other sensitive use construction. The proposed improvements would not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Green Zone Districts would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would not impact hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. Therefore, Element 2 would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area.

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

Element 3, including supermarket accessory recycling collection centers, would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The proposed revisions in Element 3 would not result in the development of new housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Recycling and Waste Management Districts would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area.

The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers

would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5, designated zones. These uses would be on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. Element 3 would not substantially alter the existing conditions such that there would be a safety hazard or excessive noise. The proposed improvements will not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Supermarket Accessory Recycling Collection Centers Revisions would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify the enhancements to the existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The requirements of Element 4 would not result in the construction of new housing. Therefore, Element 4 would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area and no mitigation is required.

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

The proposed program would result in less than significant impacts to hazards and hazardous materials in relation to being in the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the Project Area. There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County. 18 of the 25 airports are within 2 miles of the parcels that would be subject to the Green Zones Program (Figure IV.D-5). There are 11 private-use airstrips in Los Angeles County.

The potential for impacts to hazards and hazardous materials has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with Elements 1 through 4 of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section III, Table III.E-1, and Table III.E-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment, as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to hazards and hazardous materials for a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the

project result in a safety hazard or excessive noise for people residing or working in the project area include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed improvements would not include the development of housing. In addition, none of the improvements require an increase in number of people working at locations within 2 miles of airport, as there is no proposed change in the underlying land use.

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

Green Zone Districts would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project Area. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

There are 2,973 parcels subject to project located within 2 miles of a public or private use airport, and, of those, 454 parcels are within 2 miles of the Green Zone Districts. However, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, paving of permeable areas, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. These measures would be required where the proposed program implements new standards for existing industrial uses. The implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses or minor additions to new residential or other sensitive use construction. The proposed improvements would not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Green Zone Districts would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project Area. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However,

the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship adjacent to or adjoining existing industrial uses.

In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would not impact hazards and hazardous materials in relation to the proximity of private airstrips and the safety hazard for people residing or working in the proposed program area. Therefore, Element 2 would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.

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

Element 3, including supermarket accessory recycling collection centers, would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for improvements including landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The proposed revisions in Element 3, Recycling and Waste Management Revisions, would not result in the development of new housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Recycling and Waste Management Districts would result in less than significant impacts being located in the vicinity of a private airstrip.

The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project Area. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. Element 3 would not substantially alter the existing conditions such that there would be a safety hazard or excessive noise. The proposed improvements would not include the development of housing. In addition,

none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Supermarket Accessory Recycling Collection Centers Revisions would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to hazards and hazardous materials in relation to being in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify the enhancements to the existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The requirements of Element 4 would not result in the construction of new housing. Therefore, Element 4 would result in less than significant impacts to hazards and hazardous materials in relation to in relation to being in the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the project area no mitigation is required.

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

The proposed program would result in no impacts to hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As the proposed program would not result in changes to any existing roadways, there would be no effect on emergency access. Although the proposed program would require an increase in minor construction projects in the County to meet the requirements, these measures would be too minor to require lane closures or partial lane closures that could obstruct emergency access routes. The proposed program is intended to improve compatibility between land uses by increasing setbacks between industrial uses and sensitive uses; locate storage, enclosure, buffers, signage, and maintenance to be safely accessible by building occupants and waste and recycling haulers; and establish standards for fences and walls, paving, landscaping, and screening.

The potential for impacts to hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts. The qualitative and geospatial analysis considers the incremental changes to the physical environment, as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment from hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). Pursuant to the Mobility Element of the County General Plan,<sup>23</sup> the County will review land development projects to ensure appropriate roadway transitions and multimodal connectivity that would allow the most efficient movement of traffic during an emergency or evacuation. Therefore, the proposed program would result in impacts

---

<sup>23</sup> Los Angeles County General Plan 2035, Public Review Draft. January 2014. Mobility Element.

to hazards and hazardous materials resulting from impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

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

Element 1 would result in no impacts in relation to hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

There are no parcels affected by Element 1, Green Zone Districts, that are located in or near SRAs or classified as VHFHSZs and no parcels classified as other levels of FHSZs, that are located adjacent to emergency response and emergency evacuation plan areas (see Appendix B, *Initial Study*, Section 2.20, *Wildfire*, Table 2.20-1, *Fire Hazard Areas*). The purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. The implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses or minor additions to new residential or other sensitive use construction.

Element 1 would result in result in no impacts to hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As the Green Zone Districts would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, *Wildfire*, of the Initial Study, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, Element 1 would result in result in no impacts to hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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

Element 2 would result in no impacts to hazards and hazardous materials from impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts

to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship adjacent to or adjoining existing industrial uses.

The implementation of the measures required for Element 2 would not differ substantially from existing conditions, such that they would result in no impacts to hazards and hazardous materials from impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. As this element would be applied as additional standards for new development projects, the implementation of these measures would not differ substantially from construction of the new sensitive uses, subject to discretionary CEQA review (or exempt, depending on the project), regardless of whether these development standards are required. As a result, these revisions to Title 22 would not affect emergency access. As the Green Zone Districts would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, Element 2 would result in no impacts to hazards and hazardous materials regarding impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts regarding impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed project would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access.

The Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in no impacts to hazards and hazardous materials in relation to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. Element 3 would result in no impacts to hazards and hazardous materials in relation to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

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

Element 4 would result in no impacts to hazards and hazardous materials in relation to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The requirements for Element 4 would not affect emergency access and would be constructed behind property lines. As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20 of the Initial Study, Element 3 would have no impact on existing emergency evacuation plans and roads. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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

The proposed program would result in less than significant impacts to hazards and hazardous materials in relation to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The proposed program does not change, and requires compliance with the County's programs, standards, and regulatory programs for fuel management and fire protection. The improvements that would be required pursuant to the proposed program would not expose people or structures to fire risk. The potential for impacts to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the County General Plan land use designations for select parcels located within the Green Zone Districts. The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment due to hazardous wildfires include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program includes 30,899 parcels that are located in VHFHZs (Table IV D.2.2-3).

The measures and development standards that would be required in all four elements of the Green Zones Program would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. Implementation of the proposed program would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards or result in a hazard due to proximity to land use that have the potential for dangerous fire hazard.

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

Element 1 would result in no impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting,

and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

#### *Fire Access*

Element 1, Green Zone Districts would result in no impacts related to impairment of emergency response plans or evacuation routes. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency response and evacuation plans. Element 1 contains no parcels located in a VHFHSZ (Table IV.D-2). When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.<sup>24</sup> The measures and development standards that would be required in Element 1, such as for walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. Emergency response and evacuation routes are already in place throughout the county where current Fire Department services such as fire, safety, and emergency medical services are provided to all the unincorporated areas as well as contracted cities within the County. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a fire. Therefore, Element 1 would result in no impacts related to impairment of emergency response plans or evacuation routes.

#### *Fire Flow Standards*

Element 1 would result in no impacts related to inadequate fire flow standards. The development requirements of Element 1 would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards. Element 1 contains no parcels located in a VHFHSZ (Table IV.D-2). County-wide FHSZ standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.<sup>25</sup> As discussed in Section IV.I, *Utilities and Service Systems*, based on a review of water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, there is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaped. Water sources include various sources such as the imported water, groundwater, and recycled wastewater. Water supply in proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. The Green Zone Districts development standards would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. Therefore, Element 1 would result in no impacts to water and pressure to meet fire flow standards.

---

<sup>24</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch12.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf)

<sup>25</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

## *Land Use Proximity*

Element 1 would result in no impacts in relation to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. Element 1 contains no parcels located in a VHFHSZ (Table IV.D-2). The development standards required for Element 1 such as for solid walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, plus Fire Codes and standards for fire prevention, would avoid rather than expose people to pollutants from nearby land uses. In addition, the County Fire Department along with Public Works assists, supports, and institutes a variety of regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections, enforcement of fire and building codes as well as Title 32 requirements of the fire code related to development in FHSZs.<sup>26,27</sup> Additionally, the purpose of the Green Zone Districts is to implement development standards on industrial uses where sensitive uses are in close proximity. Sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, are not land uses typically associated with wildfire hazards. The Green Zone Districts are also located within very urban areas in the County which typically do not contain land uses with high fuel loads. These are communities that are located in a highly urbanized area of the Los Angeles Basin and have been in existence for many years with existing urban infrastructure. The improvements to the industrial facilities would be located behind property lines and would not create fuel loads. Therefore, Element 1 would result in no impacts to hazards and hazardous materials in relation to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires.

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

Element 2 would result in less than significant impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship adjacent to or adjoining existing industrial uses. Element 2 contains 23,583 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 2 would not differ substantially from existing conditions, as they would be minor additions to new residential or other sensitive use construction. All new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Element 2 would result in no impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires.

### *Fire Access*

Element 2 would result in less than significant impacts related to impairment of emergency response plans or evacuation routes. The development requirements for Element 2 would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency response and evacuation plans. When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.<sup>28</sup> These measures and development standards for new sensitive uses, such as for solid walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather

---

<sup>26</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>27</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>28</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch12.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf)

than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. Emergency response and evacuation routes are already in place throughout the county where current Fire Department services are already being provided such as fire, safety, and emergency medical services to all the unincorporated areas as well as contracted cities within the County. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a fire. Element 2 contains 23,583 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for New Sensitive Uses would not differ substantially from existing conditions, as they would be minor additions to new residential or other sensitive use construction. All new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Element 2 would result in less than significant impacts to impairment of emergency response plans or evacuation routes.

#### *Fire Flow Standards*

Element 2 would result in less than significant impacts to water and pressure to meet fire flow standards. The requirements of Element 2 would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards. As discussed in Section IV.I, *Utilities*, based on a review of water supply for parcels with County land use zoning designations that would be subject to the New Sensitive Uses, there are sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaped. Water sources include various sources such as the imported water, groundwater, and recycled wastewater. Water supply in proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. The development standards of Element 2 would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. Element 2 contains 23,583 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 2 would not differ substantially from existing conditions, as they would be minor additions to new residential or other sensitive use construction. All new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Element 2 would result in less than significant impacts to water and pressure to meet fire flow standards.

#### *Land Use Proximity*

Element 2 would result in less than significant impacts to hazards and hazardous materials in relation to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The requirements of Element 2 would not differ substantially from existing conditions, such that they would result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. The development standards for Element 2, such as for solid walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, plus Fire Codes and standards for fire prevention, would avoid rather than expose people to pollutants from nearby land uses. In addition, the County Fire Department along with Public Works assists, supports, and institutes a variety of regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections, enforcement of fire and building codes as well as Title 32 requirements of the fire code related to development in FHSZs.<sup>29,30</sup> While the purpose of the New Sensitive Uses is to implement development standards on new sensitive uses adjacent to industrial land uses, which may contain fire hazards, the development standards would protect new sensitive uses from the existing industrial uses. This element would not be the cause of the new sensitive use being placed nearby an industrial land use, but rather would mitigate the effects that may come from it to avoid exposure to pollutants from nearby land uses. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would not cause or exacerbate fire risks. Additionally, the improvements to New Sensitive Uses would be located behind property lines and would not create fuel loads. Element 2 contains 23,583 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 2 would not differ substantially from existing conditions, as they would be minor additions to new residential or other sensitive use construction. All new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Element 2 would result in less

---

<sup>29</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>30</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

than significant impacts to hazards and hazardous materials in relation to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires.

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

Element 3 would result in less than significant impacts to hazards and hazardous materials in relation to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Element 3 contains 12,978 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 3 would not differ substantially from existing conditions and all new development would be required to meet existing regulations regarding fire hazards and prevention. Additionally, the proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities. Therefore, Element 3 would result in less than significant impacts to hazards and hazardous materials in relation to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires.

The Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in less than significant impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or non-food items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. Element 3 contains 12,978 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for the Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions, and all new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, the Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in less than significant impacts to hazards and hazardous materials in relation to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires.

### ***Fire Access***

Element 3 would result in less than significant impacts to impairment of emergency response plans or evacuation routes. The implementation of the required development standards for Element 3 would not differ substantially from existing conditions such that they would result in inadequate access in regard to emergency fire response and evacuation plans. When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus

procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.<sup>31</sup> These measures and development standards for specific recycling and waste management uses, such as for construction of solid walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. Emergency response and evacuation routes are already in place throughout the county where current Fire Department services are already being provided such as fire, safety, and emergency medical services to all the unincorporated areas as well as contracted cities within the County. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a fire. The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts within a high fire hazard area with inadequate access. These structures would be minimal additions to existing supermarket facilities. These uses would be constructed on existing parking lots, and no new structures would be built. They would be setback a minimum of 10 feet behind property lines, structures, public rights of way, and driveways, and therefore would not obstruct available fire protection access. Element 3 contains 12,978 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 3 would not differ substantially from existing conditions and all new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, the Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in less than significant impacts to impairment of emergency response plans or evacuation routes.

### *Fire Flow Standards*

Element 3 would result in less than significant impacts to water and pressure to meet fire flow standards. The implementation of the required development standards for Element 3 would not differ substantially from existing conditions such that they would result in inadequate water and pressure to meet fire flow standards. County-wide FHSZs standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.<sup>32</sup> As discussed in Section IV-I, *Utilities and Service Systems*, these revisions would result in less than significant impacts to water supply. Water supply in proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. Any construction would be in compliance with development standards and would not substantially alter the existing conditions for existing industrial uses in relation to water supply within the proposed program area, and increased water supply needed for recycling and solid waste facilities would be in compliance with county development standards. The Recycling and Waste Management development standards would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to water and pressure to create inadequate fire flow standards. These uses would be constructed on existing parking lots, and no new structures would be built. These structures would be minimal additions to existing supermarket facilities and would not require additional water consumption. As discussed in Section IV.I, *Utilities and Service System*, the Supermarket Accessory Recycling Collection revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water would occur such that water and pressure in the area would be reduced. The implementation of Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions, such that they would create inadequate water and pressure. Element 3 contains 12,978 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for the Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions and all new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, The Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in less than significant impacts to water and pressure to meet fire flow standards.

### *Land Use Proximity*

Element 3 would result in less than significant impacts to a hazard due to proximity to land use that have the potential for dangerous fire hazard. The implementation of the required development standards for Element 3 would not differ substantially from existing conditions such that they would result in a hazard due to proximity to land use that have the potential for dangerous

---

<sup>31</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch12.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf)

<sup>32</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

fire hazard. The Element 3 development standards such as for construction of solid walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, plus Fire Codes and standards for fire prevention, would avoid rather than expose people to pollutants from nearby land uses. In addition, the County Fire Department along with Public Works assists, supports, and institutes a variety of regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections, enforcement of fire and building codes as well as Title 32 requirements of the fire code related to development in FHSZs.<sup>33,34</sup> While the purpose of these revisions is to implement development standards on specific recycling and waste management uses, which may contain fire hazards, the development standards would protect adjacent land uses from the existing uses. This element would not be the cause of a land use being placed nearby an industrial land use, but rather would mitigate the effects that may come from it to avoid exposure to pollutants from nearby land uses. These measures to reduce the incompatibility of recycling and solid waste uses with surrounding land uses through development standards would not cause or exacerbate fire risks. Projects for Element 3 would be processed on a project by project basis and subject to environmental review under CEQA in relation to hazards and hazardous materials prior to project approval. Additionally, the improvements to recycling and solid waste land uses would be located behind property lines and would not create fuel loads. The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts within a high fire hazard area with inadequate access. These structures would be minimal additions to existing supermarket facilities, and they would be constructed on existing parking lots so that no new structures would be built. They would be placed behind property lines and would not result in increased fuel loads given that they would be located on an existing supermarket lot and would be maintained in good condition. There would be no change in land use on the supermarket facility or adjacent to it. Therefore, the Supermarket Accessory Recycling Collection Centers would not result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. Element 3 contains 12,978 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for the Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions and all new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to a hazard due to proximity to land use that have the potential for dangerous fire hazard.

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

Element 4 would result in less than significant impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Element 4 contains 30,777 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 4 would not differ substantially from existing conditions and all new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Element 4 would result in less than significant impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires.

#### ***Fire Access***

Element 4 would result in less than significant impacts to impairment of emergency response plans or evacuation routes. The implementation of the required development standards for Element 4 would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency response and evacuation plans. When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.<sup>35</sup> These Storage Enclosures for Recycling and Solid Waste Revisions would contain recycling and solid waste in areas that would not obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation

---

<sup>33</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>34</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>35</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch12.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf)

routes. Emergency response and evacuation routes are already in place throughout the county where current Fire Department services are already being provided such as fire, safety, and emergency medical services to all the unincorporated areas as well as contracted cities within the County. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a wildfire. Therefore, Element 4 would result in less than significant impacts to impairment of emergency response plans or evacuation routes.

#### *Fire Flow Standards*

Element 4 would result in less than significant impacts to water and pressure to meet fire flow standards. Element 4 requirements would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards. County-wide FHSZs standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.<sup>36</sup> As discussed in Section IV.I, *Utilities and Service Systems*, the Storage Enclosures for Recycling and Solid Waste Revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water would occur such that water and pressure in the area would be reduced. Water supply in the proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. Any construction would be in compliance with development standards and would not substantially alter the existing conditions for existing land uses in relation to water supply within the proposed program area, and increased water supply needed for Storage Enclosures for Recycling and Solid Waste Revisions would be in compliance with county development standards. The Storage Enclosures for Recycling and Solid Waste Revisions development standards would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. Therefore, Element 4 would result in less than significant impacts to water and pressure to meet fire flow standards.

#### *Land Use Proximity*

Element 4 would result in less than significant impacts due to proximity to land use that have the potential for dangerous fire hazard. The Element 4 development standards would not differ substantially from existing conditions, such that they would result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. These structures would be minimal additions to existing land uses, and they would be constructed behind property lines and would not result in increased fuel loads given that they would be located on an existing lot and would be maintained in a clean, litter-free condition. There would be no change in land use either of the facility itself or of adjacent land uses. Therefore, Element 4 would result in less than significant impacts due to proximity to land use that have the potential for dangerous fire hazard.

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

The proposed program would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The proposed program does not change, and requires compliance with, the County's programs, standards, and regulatory programs for fuel management and fire protection. The improvements that would be required pursuant to the proposed program would not expose people or structures to fire risk. The potential for impacts to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts. The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment due to hazardous wildfires include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2).

---

<sup>36</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

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

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

Element 1 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The new development standards for Element 1 would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

The development standards for Element 1 would not differ substantially from existing conditions, such that they would constitute a potentially significant fire hazard because none of the Element 1 parcels are located in a VHFHSZ (Table IV.D-2). The requirements include standards for construction of solid walls and planting trees that would comply with enclosure standards including site setback, maintenance and operation standards, access and vehicle circulation standards, plus Fire Codes and standards for fire prevention that would avoid rather than expose people to pollutants. In addition, the County Fire Department along with Public Works assists, supports and institutes a variety of regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections, enforcement of fire and building codes as well as Title 32 requirements of the fire code related to development in FHSZs.<sup>37, 38</sup>

The use of the proposed program, development standards for industrial uses, do not constitute a potentially dangerous fire hazard. These development standards would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use. Therefore, Element 1 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard.

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

Element 2 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. Currently the zoning and land use designations that permit sensitive uses do not

---

<sup>37</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>38</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. In addition, the Fire Department along with Public Works assists, supports and institutes a variety of regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections, enforcement of fire and building codes as well as Title 32 requirements of the fire code related to development.<sup>39,40</sup> The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would obstruct or impair adopted emergency response plans and emergency evacuation routes. Public Works maintains a list of disaster routes in the Los Angeles County Operational Area by city that have been preidentified for use during times of crisis.<sup>41</sup> Emergency response and evacuation routes are already in place throughout the county where current Fire Department services such as fire, safety and emergency medical services are provided to all the unincorporated areas as well as contracted cities within the County.<sup>42</sup> The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County. Furthermore, the proposed program is expanding development standards for requiring screening, buffers, or placement of features between incompatible uses of non-conforming and new construction projects. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would not constitute a fire hazard. The use of the proposed program, development standards for new sensitive uses, do not constitute a potentially dangerous fire hazard. These development standards would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use. Therefore, Element 2 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard.

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

Element 3, including supermarket accessory recycling collection centers, would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP, and would include requirements for improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. In addition, the Fire Department along with Public Works, assists, supports and institutes a variety of applicable regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, enforcement of fire and building codes as

---

<sup>39</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>40</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>41</sup> County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

<sup>42</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch12.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf)

they relate to Title 32 requirements of the fire code for development in FHSZs.<sup>43,44</sup> These measures to reduce the incompatibility of recycling and solid waste uses with surrounding land industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would not constitute a fire hazard. The use of the proposed program, development standards for recycling and solid waste uses, do not constitute a potentially dangerous fire hazard. These development standards would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use. Therefore, Element 3 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard.

The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. These uses would be constructed on existing parking lots, and no new structures will be built. Supermarket Accessory Recycling Collection Centers would not constitute a potentially dangerous fire hazard. These structures would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard.

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

Element 4 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. The revisions would not substantially alter the existing conditions such that slope stability would be impacted. The storage would be required to have view-obstructing fence or wall enclosures which the height of the stored items could not exceed and thereby would not intrude within circulation patterns and maintain clearances. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, would be required to be at least 8 feet tall and placed in the rear portion of the lot or adjacent to an alley, where applicable, and not obstruct or encroach into parking spaces, landscape areas, pedestrian or vehicular circulation, or other areas per County Fire and Building codes. Municipal solid waste, recyclables, and compostable material containers would be required to be located in the same enclosure thereby eliminating the need for multiple enclosures, unless allowed per code under extraordinary circumstances. The recyclable materials would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times. The Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change, as the development standards for storage enclosures require them to be kept in good condition and away from circulation clearances. The improvements can be accomplished within the properties and would not utilize materials that would contribute to fuel load or become a source of

---

<sup>43</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>44</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Safety Element. <http://planning.lacounty.gov/generalplan/generalplan>

pollutants during a wildfire that would expose workers or nearby residents to excessive pollutant concentrations during a wildfire. Regulations and programs such as building codes, vegetation management, and fire inspections would reduce fuel load or source of pollutants during a wildfire. As such, the addition of Storage Enclosures for Recycling and Solid Waste Revisions would not result in an adverse impact such that slope, wind or other factors in relation to exposure to pollutants from wildfires or uncontrolled wildfires would be impacted in or near SRAs or lands classified as VHFHSZs. Storage enclosures would not constitute a potentially dangerous fire hazard. These structures would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use, as they would not store any hazardous materials. Therefore, Element 4 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard.

## 5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method no. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, the PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, the PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger County region surrounding it. For a more in-depth analysis of the methods used to quantify the cumulative impact, please see the introduction to Section IV.

Assuming the case study project modeled in the HIA that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits  $\times$  1.39 acres).<sup>45</sup> This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element No. 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs) (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

---

<sup>45</sup> Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Implementation of the proposed program would result in less than significant impacts in regard to the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed program would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District would not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

**Threshold D-2                      Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?**

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Implementation of the proposed program would result in less than significant impacts regarding the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Although the potential exists for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as a result of the proposed program. The proposed program would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The proposed program would not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, Emergency Planning and Community Right-To-Know Act, Federal Emergency Management Act, Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

**Threshold D-3                      Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school. Implementation of the proposed program would result in less than significant impacts regarding the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school. As a result of the close proximity of hazardous waste sites to schools within the Green Zones Program area, there is potential for impacts from to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. However, the proposed program includes language requiring that property owners required to meet the requirements of the Green Zones Program standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements. This applies to all four program elements. Adherence to this requirement would result in less than significant impacts to hazards and hazardous materials in relation to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school.

**Threshold D-4                    Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. Implementation of the proposed program would result in less than significant impacts in regard to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. Implementation of the requirements of the Green Zones Program may create hazardous emissions or require construction activities that may result in ground disturbance that has the potential to expose people to hazardous materials from previous industrial activities. However, the proposed program includes language requiring that property owners required to meet the requirements of the Green Zones Program standards will need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. This applies to all four elements. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

**Threshold D-5                    For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding being located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would result in a safety hazard for people residing or working in the Project Area. Implementation of the proposed program would result in less than significant impacts in regard to the project being located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would result in a safety hazard for people residing or working in the project area. Although there are 18 public and private use airports within 2 miles of the proposed Green Zones Program area, the proposed program would involve implementation of landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses pursuant to the County's Noise Ordinance. The proposed program would not involve inducing development of employment of housing in areas within the program area but rather involve greater stringency in development standards and requirements for proposed development and new sensitive uses, in addition to reducing placement of incompatible uses in areas to avoid impacts on sensitive uses. In addition, the proposed program would not result in cumulative impacts related to inducing development of employment or housing or result in the development of in compatibility uses within two miles of a public airport or public use airport or in an airport land use plan area. Implementation of the proposed program would result in less than significant impacts in regard to being located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would result in a safety hazard for people residing or working in the project area. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to being located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would result in a safety hazard for people residing or working in the Project Area.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the project being in the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the project area. Implementation of the proposed program would result in less than significant impacts in regard to the project being in the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the project area. Although there are 18 public and private use airports within 2 miles of the proposed Green Zones Program area, the proposed program would involve landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses pursuant to the County's Noise Ordinance. The proposed program would not involve inducing development of employment of housing in areas within the program area but rather involve greater stringency in development standards and requirements for proposed development and new sensitive uses, in addition to reducing

placement of incompatible uses in areas to avoid impacts on sensitive uses. In addition, the proposed program would not result in cumulative impacts related to inducing development of employment or housing or result in the development of in compatibility uses within the vicinity of a private airstrip or within an airport land use plan area. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to the project being in the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the project area.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the project impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. Implementation of the proposed program would result in less than significant impacts in regard to impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing recycling and solid waste uses such that emergency access would be impacted. These revisions would not affect emergency access and would be constructed behind property lines. As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands. Implementation of the proposed program would result in less than significant impacts in regard to exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands. The proposed program does not change, and requires compliance with the County's programs, standards, and regulatory programs for fuel management and fire protection. The improvements that would be required pursuant to the proposed program would not expose people or structures to fire risk. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding constituting a potentially dangerous fire hazard. The proposed program does not change, and requires compliance with, the County's programs, standards, and regulatory programs for fuel management and fire protection. The improvements that would be required pursuant to the proposed program would not expose people or structures to fire risk. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact regarding potentially dangerous fire hazards.

## **6.            MITIGATION MEASURES**

Implementation of the proposed program would result in less than significant impacts to hazards and hazardous materials. Therefore, no mitigation measures are required.

## **7.            LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Impacts to hazards and hazardous materials would be less than significant, and there would be no need for mitigation.

## IV. ENVIRONMENTAL IMPACT ANALYSIS

---

### E. HYDROLOGY AND WATER QUALITY

#### 1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to hydrology and water quality in accordance with the State California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> The goal of the analysis is to identify the potential for significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to hydrology and water quality to a less than significant level. This analysis has been prepared as an information disclosure document for the public, stakeholders, and other agencies, and to support the County of Los Angeles (County), in their capacity as the Lead Agency pursuant to CEQA. As identified through the scoping process, the County has the sole discretionary land use with respect the proposed program and will use this Program Environmental Impact Report (PEIR) to inform their decision-making process. The scope of the analysis considers potential for the project to adversely affect surface or ground water quality, ground water supplies or recharge, drainage patterns, flood-related hazards, implementation or achievement of goals established in adopted water quality management plans.

Hydrology and water quality were evaluated with regard to the National Flood Insurance Program Flood Insurance Rate Maps for Los Angeles County; the 75 U.S. Geological Survey (USGS) 7.5-minute series topographic quadrangles that cover area affected by the proposed program; the State Water Resources Control Board Onsite Wastewater Treatment Systems (OWTS) Policy;<sup>2</sup> the applicable Regional Water Quality Control Board (RWQCB) Basin Plans including the Los Angeles County Basin Plan;<sup>3</sup> The Lahontan Basin Plan;<sup>4</sup> Central Valley Basin Plan;<sup>5</sup> Upper Santa Clara River Watershed Integrated Regional Water Management Plan;<sup>6</sup> Los Angeles County Low Impact Development (LID) Ordinance (L.A. County Code, Title 12, Ch. 12.84);<sup>7</sup> Los Angeles County Hydrology Manual; the Conservation and Natural Resources Elements of the Los Angeles County General Plan 2035;<sup>8</sup> the 2015 Antelope Valley Area Plan; Town & Country Plan;<sup>9</sup> the 2012 Santa Clarita Valley Area Plan;<sup>10</sup> Altadena Community Plan;<sup>11</sup> East Los Angeles Community Plan;<sup>12</sup> Florence-Firestone Community Plan;<sup>13</sup> Hacienda Heights Community

---

<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> State Water Resource Control Board. April 2018. OWTS Policy, Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems. Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/owts/](https://www.waterboards.ca.gov/water_issues/programs/owts/)

<sup>3</sup> California Waterboards. n.d. State of California Santa Ana Regional Water Quality Control Board. Available at: <https://www.waterboards.ca.gov/santaana/>

<sup>4</sup> Water Quality Control Plan for the Lahontan Region (Basin Plan). Adopted March 21, 1995. Available at: [https://www.waterboards.ca.gov/lahontan/water\\_issues/programs/basin\\_plan/references.html](https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html)

<sup>5</sup> California Regional Water Quality Control Board. May 2018. Central Valley Basin Plan. Available at: [https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/tlbp\\_201805.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/tlbp_201805.pdf)

<sup>6</sup> Los Angeles County Public Works. February 2014. The 2014 Update of the Upper Santa Clara River Watershed Integrated Regional Water Management Plan. Available at: <https://pw.lacounty.gov/wmd/scr/FileList.aspx?path=docs\The%202014%20Update%20of%20the%20IRWMP>

<sup>7</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>8</sup> Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>9</sup> Los Angeles County Department of Regional Planning. June 2015. Antelope Valley Area Plan- Town & Country: A Component of the Los Angeles County General Plan. Available at: [http://planning.lacounty.gov/assets/upl/project/tnc\\_draft-20150601.pdf](http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf)

<sup>10</sup> Los Angeles County. 2012. Santa Clarita Valley Area Plan. Available at: [http://planning.lacounty.gov/assets/upl/data/pd\\_santa-clarita-area-plan-2012.pdf](http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf)

<sup>11</sup> Los Angeles County Department of Regional Planning. Altadena Community Plan. July 10, 1986. Available at: [https://planning.lacounty.gov/view/altadena\\_community\\_plan](https://planning.lacounty.gov/view/altadena_community_plan)

<sup>12</sup> Los Angeles County Department of Regional Planning. East Los Angeles Community Plan. June 23, 1988. Available at: [https://planning.lacounty.gov/view/east\\_los\\_angeles\\_community\\_plan](https://planning.lacounty.gov/view/east_los_angeles_community_plan)

<sup>13</sup> Los Angeles County Department of Regional Planning. Florence-Firestone Community Plan. September 3, 2019. Available at: <https://planning.lacounty.gov/ffcp>

Plan;<sup>14</sup> Marina Del Rey Land Use Plan;<sup>15</sup> Rowland Heights Community Plan;<sup>16</sup> Santa Monica Mountains Coastal Zone;<sup>17</sup> Santa Monica Mountains North Area Plan;<sup>18</sup> Twin Lakes Community Plan;<sup>19</sup> Walnut Park Neighborhood Plan;<sup>20</sup> and the West Athens-Westmont Community Plan.<sup>21</sup> A review of publicly available published literature related to surface and groundwater in Los Angeles County was also performed. This PEIR includes a list of commonly used abbreviations, acronyms, and useful working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

## 2. ENVIRONMENTAL SETTING

### A. REGULATORY FRAMEWORK

#### (1) Federal

##### *Clean Water Act, Sections 401 and 404*

The Clean Water Act (CWA) was enacted to restore and maintain the chemical, physical, and biological integrity of the nation's waters by regulating point and non-point pollution sources, providing assistance to publicly owned treatment works for the improvement of wastewater treatment, and maintaining the integrity of wetlands.<sup>22</sup> This includes the creation of the National Pollutant Discharge Elimination System (NPDES), a program that requires states to establish discharge standards specific to water bodies.

Section 401 of the CWA established the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. Under the CWA, the U.S. Environmental Protection Agency (EPA) has implemented pollution control programs such as setting wastewater standards for surface waters. The CWA made it unlawful to discharge any pollutant from a point source into navigable waters unless a permit is obtained. The EPA's NPDES permit program controls these discharges. Point sources are discrete conveyances such as pipes or manmade ditches. In California, Section 401 of the CWA is administered and enforced by the State Water Resources Control Board (SWRCB), which develops regulations to implement water-quality control programs mandated at the federal and state levels. To implement these programs, California has nine RWQCBs. Areas subject to the Green Zones Program are located within the jurisdiction of the Los Angeles RWQCB, Central Valley RWQCB, and the Lahontan RWQCB.

Section 303(d) of the CWA requires states to identify and establish a list of water bodies for which current pollution control technologies alone are not stringent enough to attain and maintain applicable water quality standards.<sup>23</sup> Those water bodies on the 303(d) list are termed "impaired water bodies." For each impaired water body, states are required to develop a Total Maximum Daily Load (TMDL), which is the pollutant limit a water body can receive and still attain water quality standards. Any pollution above the maximum TMDL shall be "budgeted," meaning that the residual pollution is allocated for reduction among

---

<sup>14</sup> Los Angeles County Department of Regional Planning. Hacienda Heights Community Plan. May 24, 2011. Available at: [https://planning.lacounty.gov/view/hacienda\\_heights\\_community\\_plan](https://planning.lacounty.gov/view/hacienda_heights_community_plan)

<sup>15</sup> Los Angeles County Department of Regional Planning. Marina Del Rey Land Use Plan. Dec 31, 1969. Available at: [https://planning.lacounty.gov/view/marina\\_del\\_rey\\_land\\_use\\_plan](https://planning.lacounty.gov/view/marina_del_rey_land_use_plan)

<sup>16</sup> Los Angeles County Department of Regional Planning. Rowland Heights Community Plan. Sep 01, 1981. Available at: [https://planning.lacounty.gov/view/rowland\\_heights\\_community\\_plan](https://planning.lacounty.gov/view/rowland_heights_community_plan)

<sup>17</sup> Los Angeles County Department of Regional Planning. October 10, 2014. Available at: Santa Monica Mountains Coastal Zone. Available at: <https://planning.lacounty.gov/coastal/smm>

<sup>18</sup> Los Angeles County Department of Regional Planning. October 2000. Available at: Santa Monica Mountains North Area Plan. Available at: <https://planning.lacounty.gov/smmnap>

<sup>19</sup> Los Angeles County Department of Regional Planning. Twin Lakes Community Plan. May 9, 1991. Available at: [https://planning.lacounty.gov/view/twin\\_lakes\\_community\\_plan](https://planning.lacounty.gov/view/twin_lakes_community_plan)

<sup>20</sup> Los Angeles County Department of Regional Planning. Walnut Park Neighborhood Plan. Sep 24, 1987. Available at: [https://planning.lacounty.gov/view/walnut\\_park\\_neighborhood\\_plan](https://planning.lacounty.gov/view/walnut_park_neighborhood_plan)

<sup>21</sup> Los Angeles County Department of Regional Planning. West Athens-Westmont Community Plan. Mar 15, 1989. Available at: [https://planning.lacounty.gov/view/west\\_athens-westmont\\_community\\_plan](https://planning.lacounty.gov/view/west_athens-westmont_community_plan)

<sup>22</sup> United States Environmental Protection Agency. 2020. Clean Water Act Section 401: State Certification of Water Quality. Available at: <https://www.epa.gov/cwa-401/basic-information-cwa-section-401-certification>

<sup>23</sup> United States Environmental Protection Agency. 2020. Overview of Identifying and Restoring Impaired Waters under Section 303(d) of the CWA. Available at: <https://www.epa.gov/tmdl/overview-identifying-and-restoring-impaired-waters-under-section-303d-cwa>

the various sources of the pollutant in order to regain the beneficial uses of the water body. As specified in the County General Plan 2035,<sup>24</sup> municipal, construction, and stormwater discharges are regulated pursuant to the NPDES permitting program:

The National Pollutant Discharge Elimination System (NPDES) is a permitting program that establishes a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies, including stormwater channels. The Los Angeles Regional Board, Central Valley Regional Water Quality Control Board, and Lahontan Regional Water Quality Control Board are responsible for implementing the federally-mandated NPDES program in Los Angeles County. Consequently, the County has a Stormwater Ordinance that requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by an NPDES Stormwater Permit. As part of its NPDES Program, the Los Angeles Regional Board adopted a new Municipal Separate Storm Sewer Permit (MS4 Permit) in 2012. The MS4 Permit imposes a number of basic programs in order to maintain a level of acceptable runoff conditions through the implementation of Best Management Practices (BMPs) that mitigate stormwater quality problems.

Section 404 of the CWA establishes a program to regulate the discharge of dredged and fill material into waters of the United States, including wetlands. The U.S. Army Corps of Engineers (USACE) administers the day-to-day program, including individual permit decisions and jurisdictional determinations; develops policy and guidance; and enforces Section 404 provisions.<sup>25</sup>

### ***Safe Drinking Water Act, 1974***

The Safe Drinking Water Act (SDWA) was originally passed by Congress in 1974 to protect public health by regulating the nation's public drinking water supply.<sup>26</sup> The law was amended in 1986 and 1996 and requires many actions to protect drinking water and its sources—rivers, lakes, reservoirs, springs, and ground water wells (SDWA does not regulate private wells which serve fewer than 25 individuals). SDWA authorizes the EPA to set national health-based standards for drinking water to protect against both naturally occurring and man-made contaminants that may be found in drinking water. EPA, states, and water systems then work together to make sure that these standards are met.

SDWA applies to every public water system in the United States. The responsibility for making sure these public water systems provide safe drinking water is divided among EPA, states, tribes, water systems, and the public. SDWA provides a framework in which these parties work together to protect this valuable resource. EPA sets national standards for drinking water based on sound science to protect against health risks, considering available technology and costs. These National Primary Drinking Water Regulations set enforceable maximum contaminant levels for particular contaminants in drinking water or required ways to treat water to remove contaminants. Each standard also includes requirements for water systems to test for contaminants in the water to make sure standards are achieved. In addition to setting these standards, EPA provides guidance, assistance, and public information about drinking water, collects drinking water data, and oversees state drinking water programs.

### ***Executive Order 11988, Floodplain Management***

The objective of Executive Order 11988, dated May 24, 1977, signed by President Jimmy Carter, is the avoidance, to the extent possible, of long- and short-term adverse impacts associated with the occupancy and modification of the base floodplain (100-year floodplain) and the avoidance of direct and indirect support of development in the base floodplain wherever there is a practicable alternative.<sup>27</sup> Under the Executive Order, each Federal agency undertaking an action in a floodplain must provide leadership and take action to

- Avoid development in the base floodplain unless it is the only practicable alternative
- Reduce the hazard and risk associated with floods

---

<sup>24</sup> Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>25</sup> United States Environmental Protection Agency. 2020. Permit Program under CWA Section 404. Available at: <https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>

<sup>26</sup> United States Environmental Protection Agency. 2004. Understanding the Safe Drinking Water Act.

<sup>27</sup> Executive Order 11988: Floodplain Management. May 24, 1977. <https://www.fema.gov/executive-order-11988-floodplain-management>

- Minimize the impact of floods to human safety, health, and welfare
- Restore and preserve the natural and beneficial values of the base floodplain

The proposed program would be subject to Executive Order 11988 if it would result in long- and short-term adverse impacts to the 100-year floodplain.

### ***National Flood Insurance Act of 1968 and Flood Disaster Protection Act of 1973***

The National Flood Insurance Act of 1968 created the Federal Insurance Administration (now Federal Insurance and Mitigation Administration, or FIMA) and made flood insurance available for the first time.<sup>28</sup> The Flood Disaster Protection Act of 1973 made the purchase of flood insurance mandatory for the protection of property located in Special Flood Hazard Areas.

#### ***National Flood Insurance Program***

The National Flood Insurance Program (NFIP) is a program created by the Congress of the United States in 1968 through the National Flood Insurance Act of 1968 (P.L. 90-448). U.S. Congress has the twofold purposes of the NFIP to share the risk of flood losses through flood insurance and to reduce flood damages by restricting floodplain development. The NFIP offers flood insurance to homeowners, renters, and business owners if their community participates in the NFIP. Participating communities agree to adopt and enforce ordinances that meet or exceed FEMA requirements to reduce the risk of flooding.

## **(2) State**

### ***Section 1600 of the State Fish and Game Code***

The California Department of Fish and Wildlife (CDFW) is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the Fish and Game Code (Section 1602) requires an entity to notify CDFW of any proposed activity that may substantially modify a river, stream, or lake. Notification is required by any person, business, state, or local government agency, or public utility that proposes an activity that would:

- Substantially divert or obstruct the natural flow of any river, stream or lake
- Substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake
- Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake

The notification requirement applies to any work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel. This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water. If CDFW determines that the activity may substantially adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement is required. The Agreement includes reasonable conditions necessary to protect those resources and must comply with CEQA. The entity may proceed with the activity in accordance with the final Agreement.

### ***California Porter-Cologne Water Quality Act***

This state law provides a comprehensive water quality management system for the protection of California waters. Porter-Cologne designated the SWRCB as the ultimate authority over state water rights and water quality policy and also established the nine RWQCBs to oversee water quality on a day-to-day basis at the local/regional level, including preparation and implementation of Water Quality Control Plans (Basin Plans).

The Basin Plans contain water quality standards that are the basis for each RWQCB's regulatory programs. The water quality standards consist of up to 24 designated beneficial uses (e.g., municipal and domestic supply, wildlife habitat, recreation, and groundwater recharge) for individual surface water bodies and groundwater, as well as the water quality objectives to be

<sup>28</sup> Federal Emergency Management Agency. 1997. The National Flood Insurance Act of 1968, As Amended and the Flood Disaster Protection Act of 1973, As Amended. Available at: [https://www.fema.gov/media-library-data/20130726-1545-20490-9247/frm\\_acts.pdf](https://www.fema.gov/media-library-data/20130726-1545-20490-9247/frm_acts.pdf)

maintained or attained to protect those beneficial uses. The Basin Plans also contain waste discharge prohibitions and other implementation measures to achieve water quality objectives. Water quality control measures include TMDLs required by the federal CWA.

### ***Marine Managed Areas Improvement Act***

Under the Marine Managed Areas Improvement Act, all Areas of Special Biological Significance (ASBS) are designated as a subset of state water quality protection areas and require special protection as determined by the State Water Board pursuant to the Ocean Plan and the Water Quality Control Plan for Control of Temperature in the Coastal and Interstate Waters and Enclosed Bays and Estuaries of California (Thermal Plan). Ocean areas requiring the protection of marine species or biological communities from an undesirable alteration in natural water quality are designated by the California Water Resources Control Board as ASBSs. There are 34 areas designated as ASBS. Of those, six are located within the jurisdiction of the County. Five ASBSs are located off the coasts of the Channel Islands (one along the coastline of the San Clemente Island and four along the coastlines of Santa Catalina Island). The sixth ASBS (designated as “ASBS-24”) is located along the coast of Ventura County and Los Angeles County, extending from Laguna Point to Latigo Point. About two-thirds of ASBS-24 lies along the coastline of Los Angeles County. Federal and state policies prohibit the discharge of pollutants into areas identified as ASBS. The County, the Los Angeles County Flood Control District, cities and other public jurisdictions, and private property owners own and maintain dozens of storm drains that discharge into ASBS-24.<sup>29</sup>

### ***California Sustainable Groundwater Management Act of 2014***

The California Sustainable Groundwater Management Act (SGMA) consists of Senate Bill (SB) 1168 (Pavley), Assembly Bill (AB) 1739 (Dickinson), and SB 1319 (Pavley). The SGMA aims to bring groundwater basins in the state into balance in twenty years by providing a framework for long-term sustainable groundwater management. Under the SGMA, local and regional authorities in medium and high priority groundwater basins have formed Groundwater Sustainability Agencies (GSAs) that prepare and implement local Groundwater Sustainability Plans.<sup>30</sup> The content of the Groundwater Sustainability Plans is regulated by the California Department of Water Resources. Local agencies have until 2022 to develop, prepare, and implement their Groundwater Sustainability Plans and until 2040 to achieve groundwater sustainability. In addition, the SGMA requires that adjudicated basin areas, where a court has determined the groundwater rights of all overlies and appropriators, while not subject to the SGMA, are required to comply with specific reporting requirements.<sup>31</sup> The SGMA requires adjudicated basin “Watermasters” or local agencies to submit Adjudicated Area Annual Reports.

## **(3) Regional**

### ***Water Quality Control Plan for the Los Angeles Region***

The Los Angeles Regional Water Quality Control Board (RWQCB) Basin Plan establishes water quality standards for the Coastal Watersheds of Los Angeles and Ventura Counties. The first essentially complete Basin Plan, which was established under the requirements of California’s 1969 Porter-Cologne Water Quality Control Act (Section 13000 [Water Quality] et seq. of the California Water Code), was adopted in 1975 and revised in 1984. The latest version was adopted in 1994. The Los Angeles RWQCB Basin Plan objectives are to protect the public health and welfare as well as to maintain or enhance water quality in relation to the designated existing and potential beneficial uses of the water in accordance with the CWA.

The Los Angeles RWQCB is involved in the regulation of a number of activities that are relevant to the Master Plan:

- Prepares, monitors compliance with, and enforces Waste Discharge Requirements, including NPDES Permits
- Implements and enforces local storm water control efforts
- Enforces water quality laws, regulations, and waste discharge requirements

---

<sup>29</sup> Los Angeles County General Plan. Los Angeles County. 6 October 2015. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

<sup>30</sup> California Department of Water Resources. Accessed October 10, 2020. Basin Prioritization. Available at: <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>

<sup>31</sup> Cal. Water Code § 10720.8. Adjudicated Basins; Cal. Water Code § 10720.8(a). When water users within a basin have a dispute over legal rights to the water, courts can issue an adjudication that can cover an entire basin, a portion of a basin, or a group of non-basins and all non-basin locations between.

Storm water discharges that are composed entirely of runoff from qualifying construction activities may require regulation under the General Construction Activity Storm Water Permit issued by the SWRCB. Construction activities that qualify include clearing, grading, excavation, reconstruction, and dredge-and-fill activities that result in the disturbance of at least one (1) acre and less than 5 acres of total land area.

### ***Water Quality Control Plan for the Lahontan Region***

The Lahontan RWQCB (Region 6) has prepared a Basin Plan for the Lahontan Region, which establishes water quality standards for the inland watersheds of the Mojave Desert in Los Angeles County east and northeast through San Bernardino, Kern, Inyo, and Mono Counties to the Nevada state border and north to the Oregon state border.<sup>32</sup> The Basin Plans assign beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. They also set water-quality objectives, subject to approval by the EPA, intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.<sup>33</sup>

### ***Water Quality Control Plan for the Central Valley***

The Central Valley RWQCB administers two plans, one for the norther portions of the Valley that are tributary to the Stanislaus and San Joaquin Rivers and one for the southern portion of the Valley that are tributary to Tulare Lake and Buena Vista Lake. A very small area on the north facing slopes of the San Emigdio Mountain the northwesternmost area of the unincorporated area of Los Angeles County is included in this Plan. The Basin Plan for the Tulare Lake and Buena Vista Lake is the basis for the Regional Board's regulatory program. It sets forth water quality standards and objectives for the surface and ground waters of the Region, which include both designated beneficial uses of water and the narrative and numerical objectives which must be maintained or attained to protect those uses. It identifies general types of water quality problems, which can threaten beneficial uses in the Region. It then identifies required or recommended control measures for these problems. In some cases, it prohibits certain types of discharges in particular areas.<sup>34</sup>

## **(4) Local**

### ***Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)***

The County LID Ordinance requires that projects:

- Mimic undeveloped stormwater runoff rates and volumes in any storm event up to and including the “Capital Flood” event, as defined by the Los Angeles County Public Works (Public Works);
- Prevent pollutants of concern from leaving the development site in stormwater as the result of storms, up to and including a Water Quality Design Storm Event; and
- Minimize hydromodification impacts to natural drainage systems.

Hydromodification is the change in runoff and in-stream processes caused by altered land development, which increase impervious surfaces and drainage infrastructure that can negatively affect runoff. Development can increase runoff volumes, frequency of runoff events, flow duration, and peak flows. Requirements for hydromodification management are established by the County LID Standards Manual. Projects required to analyze for hydromodification impacts must conduct hydrology and hydraulic frequency analyses for LID, 2-, 5-, 10-, 25-, and 50-year storm events per the Public Works Hydraulic and Hydrology manuals. The frequency analyses, which analyze changes in flow velocity, flow volume, and depth/width of flow for all natural drainage systems using HEC-RAS, are used to demonstrate compliance with hydromodification requirements and identify

---

<sup>32</sup> California Water Boards: Lahontan – R6. Accessed June 9, 2020. Lahontan Basin Plan. Available at: [https://www.waterboards.ca.gov/lahontan/water\\_issues/programs/basin\\_plan/references.html](https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html)

<sup>33</sup> California Water Boards: Lahontan – R6. Accessed June 9, 2020. Lahontan Basin Plan. Available at: [https://www.waterboards.ca.gov/lahontan/water\\_issues/programs/basin\\_plan/references.html](https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html)

<sup>34</sup> The Water Quality Control Plan (Basin Plan) for the California Regional Water Quality Control Board Central Valley Region Fifth Edition. California Regional Water Quality Control Board Central Valley Region. May 2018. Available at: [https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_201805.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf)

drainage impacts on off-site property. A sediment transport analysis is also required for any project tributary to a natural drainage system with a capital flood flow rate greater than 5,000 cubic feet per second. The sediment transport analyses should be conducted using Hydrologic Engineering Center's (CEIWR-HEC) River Analysis System (HEC-RAS), Sediment Assessment and Monitoring Sheet (SAMS), or Hydrologic Engineering Center 's Scour and Deposition in Rivers and Reservoirs (HEC-6) to determine long-term impacts of streambed accretion and degradation of these natural drainage systems.

### ***County of Los Angeles Grading Code***

Requirements for erosion control and water quality for grading operations are set forth in Title 26 of the County Code. NPDES compliance is required for all projects within the Program Area. For small residential construction sites with a disturbed, graded area less than one acre, stormwater pollution control measures/best management practices (BMPs) must be incorporated on the site during construction. For all new non-residential projects consisting of a disturbed, graded area less than one acre, an Erosion and Sediment Control Plan (ESCP), which should include specific best management practices to minimize the transport of sediment and protect public and private property from the effects of erosion, flooding, or the deposition of mud, debris, or construction-related pollutants, is required prior to issuance of a grading permit by the County. In addition to an ESCP, for construction sites with a disturbed, graded area of one acre or greater, a State Storm Water Pollution Prevention Plan (State SWPPP) must be prepared, and a Notice of Intent (NOI) filed with the State Water Resources Board. Filing of a NOI and attainment of a Waste Discharge Identification number from the State is necessary for projects of this magnitude prior to issuance of a grading permit by the County. State SWPPPs prepared in accordance with the Construction General Permit can be accepted as ESCPs. All active grading projects with grading proposed within the rainy season, October 15 to April 15 of each calendar year, must update the ESCP on file with the County annually and have all BMPs detailed on the ESCP.

### ***Los Angeles County Flood Control District Code***

Chapter 21 of the County Flood Control District Code, Stormwater and Runoff Pollution Control, sets forth requirements regulating discharges to Los Angeles County Flood Control District (LACFCD) storm drains. The following discharges to County storm drains are prohibited:

- Discharges of stormwater containing pollutant concentrations that exceed or contribute to the exceedance of a water-quality standard.
- Non-storm water discharges unless authorized by an NPDES Permit and by a permit issued by the Chief Engineer.
- Pollutants, leaves, dirt, or other landscape debris (County Flood Control District Code Sections 21.07 and 21.09).

### ***Los Angeles County General Plan 2035***

The Conservation and Natural Resources Element of the County General Plan 2035 contains three goals, each with associated policies, relevant to hydrology and water quality in relation to the proposed program:

Goal C/NR 5: Protected and useable local surface water resources.

- Policy C/NR 5.1: Support the LID philosophy, which seeks to plan and design public and private development with hydrologic sensitivity, including limits to straightening and channelizing natural flow paths, removal of vegetative cover, compaction of soils, and distribution of naturalistic BMPs at regional, neighborhood, and parcel-level scales.
- Policy C/NR 5.2: Require compliance by all County departments with adopted Municipal Separate Storm Sewer System (MS4), General Construction, and point source NPDES permits.
- Policy C/NR 5.3: Actively engage with stakeholders in the formulation and implementation of surface water preservation and restoration plans, including plans to improve impaired surface water bodies by retrofitting tributary watersheds with LID types of BMPs.
- Policy C/NR 5.4: Actively engage in implementing all approved Enhanced Watershed Management Programs/Watershed Management Programs and Coordinated Integrated Monitoring Programs/Integrated Monitoring Programs or other County-involved TMDL implementation and monitoring plans.
- Policy C/NR 5.6: Minimize point and non-point source water pollution.
- Policy C/NR 5.7: Actively support the design of new and retrofit of existing infrastructure to accommodate watershed protection goals, such as roadway, railway, bridge, and other—particularly—tributary street and greenway interface points with channelized waterways.

Goal C/NR 6: Protected and usable local groundwater resources.

- Policy C/NR 6.1: Support the LID philosophy, which incorporates distributed, post-construction parcel-level stormwater infiltration as part of new development.
- Policy C/NR 6.2: Protect natural groundwater recharge areas and regional spreading grounds.
- Policy C/NR 6.3: Actively engage in stakeholder efforts to disperse rainwater and stormwater infiltration BMPs at regional, neighborhood, infrastructure, and parcel-level scales.
- Policy C/NR 6.5: Prevent stormwater infiltration where inappropriate and unsafe, such as in areas with high seasonal groundwater, on hazardous slopes, within 100 feet of drinking water wells, and in contaminated soils.

Goal C/NR 7: Protected and healthy watersheds.

- Policy C/NR 7.1: Support the LID philosophy, which mimics the natural hydrologic cycle using undeveloped conditions as a base, in public and private land use planning and development design.
- Policy C/NR 7.2: Support the preservation, restoration and strategic acquisition of available land for open space to preserve watershed uplands, natural streams, drainage paths, wetlands, and rivers, which are necessary for the healthy function of watersheds.
- Policy C/NR 7.3: Actively engage with stakeholders to incorporate the LID philosophy in the preparation and implementation of watershed and river master plans, ecosystem restoration projects, and other related natural resource conservation aims, and support the implementation of existing efforts, including Watershed Management Programs and Enhanced Watershed Management Programs.

### ***Los Angeles County Hydrology Manual***

The County has established levels of flood protection for various conditions. These levels of flood protection are described in the County's Hydrology Manual. Flood control requirements relevant to the project are summarized below.<sup>35</sup>

#### ***Capital Flood Protection***

The County's Capital Flood level of protection considers the runoff produced by a 50-year frequency design storm falling on saturated soils. Effects of fires and erosion are also considered under certain conditions. Storm water conveyance facilities that should meet these criteria include:

1. Natural Watercourses
2. Open channels, closed conduits, bridges and debris basins
3. Floodways
4. Natural depressions or sumps
5. Culverts under major or secondary highways
6. Tributary areas subject to burning

#### ***Urban Flood Protection***

All drainage facilities in urban areas not covered by the Capital Flood Protection conditions must meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed.

#### ***Probable Maximum Flood Protection***

The Probable Maximum Flood (PMF) results from the most severe combination of critical meteorological and hydrologic conditions that are reasonably possible in the region. The Probable Maximum Precipitation (PMP) represents the greatest depth of rainfall theoretically possible for a given duration over a given drainage basin. The PMF occurs when the PMP falls over watersheds that have reached field capacity (saturated) conditions. California's Division of Safety of Dams (DSOD) requires a

---

<sup>35</sup> Los Angeles County Department of Public Works. 2006. Los Angeles County Hydrology Manual. Available at: [https://dpw.lacounty.gov/wrd/publication/engineering/2006\\_Hydrology\\_Manual/2006%20Hydrology%20Manual-Divided.pdf](https://dpw.lacounty.gov/wrd/publication/engineering/2006_Hydrology_Manual/2006%20Hydrology%20Manual-Divided.pdf)

PMF analysis for dams and debris basins that hold at least 1,000 acre-feet, are 50 feet or higher, would require at least 1,000 people to be evacuated, and have a damage potential of \$25,000,000 or more.

#### *Existing Level of Flood Protection*

Replacing or modifying surface drainage systems requires maintaining or increasing the original level of flood protection. The total capacity must equal or exceed the original surface capacity.

#### *Standard Urban Stormwater Mitigation Plan (*

The Standard Urban Stormwater Mitigation Plan (SUSMP) is part of the Development Planning Program of the National Pollution Discharge Elimination System, Phase I, Stormwater Permit for the County of Los Angeles. SUSMP applies to development and redevelopment projects within the County that fall within specific categories. The objective of SUSMP is to effectively prohibit non-storm water discharges and reduce the discharge of pollutants from storm water conveyance systems to the Maximum Extent Practicable (MEP) statutory standard. SUSMP defines hydrology standards for designing volumetric and flow rate based Best Management Practices (BMPs).

## **B. EXISTING CONDITIONS**

### **Surface and Groundwater Water Quality**

#### *Surface Water Quality*

Section 303(d) of the federal Clean Water Act (CWA) requires states to identify water bodies that are “impaired,” or those that do not meet water quality standards and are not supporting their beneficial uses. Total Maximum Daily Loads (TMDLs) are then designed to serve as pollution control plans for these specific pollutants. TMDLs (the maximum amount of a pollutant that a water body can receive and still safely meet water-quality standards represented as a number providing the capacity of a receiving water to absorb a pollutant. The TMDL is the sum of the individual wasteload allocations for point sources, load allocations for nonpoint sources plus an allotment for natural background loading, and a margin of safety. A TMDL is implemented by reallocating the total allowable pollution among the different pollutant sources (through the permitting process or other regulatory means) to ensure that the water quality objectives are achieved<sup>36</sup>. The 2014-2016 Section 303(d) List of Water Quality Limited Segments lists all waterbodies within the region impaired with various pollutants, status, and TMDL developed for these impairments in water bodies within Region 4, 5, 6 (see Appendix E, *2014-2016 303(d) List of Water Quality Limited Segments and 305(b) Surface Water Quality Assessment for Regions 4, 5, and 6*;<sup>37</sup> Figure IV.E-1, *Los Angeles County State Water Board Impaired Streams and Water Bodies*).

According to the Los Angeles RWQCB Basin Plan, the various receiving waters bisecting the Proposed Program Area have several beneficial uses (the resources, services, and qualities of these aquatic systems that are the ultimate goals of protecting and achieving high water quality).<sup>38</sup>

---

<sup>36</sup> California Water Boards Lod Angeles- R4. Accessed date, October 9, 2020. Total Maximum Daily Loads (TMDLs). Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/tmdl/](https://www.waterboards.ca.gov/losangeles/water_issues/programs/tmdl/)

<sup>37</sup> County of Los Angeles. June 2014. Draft Environmental Impact Report: Appendix J, List of 303(d) Impaired Water Bodies. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_deir.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf)

<sup>38</sup> California Water Boards. 6 May 2019. Chapter 2. Beneficial Uses. Basin Plan. Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/2020/Chapter\\_2/Chapter\\_2\\_Basin\\_Plan\\_Text/Chapter\\_2\\_Text.pdf](https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/2020/Chapter_2/Chapter_2_Basin_Plan_Text/Chapter_2_Text.pdf)

#### *Region 4 - Los Angeles Basin*

The Proposed Program Area is encompassed by the Los Angeles Basin and located within the south east and central portion of the Los Angeles Basin. The Los Angeles Region is the State's most densely populated and industrialized region, however, the many watersheds in the Region encompass a wide range of diversity in level of development, land use, topography, and socioeconomic characteristics and includes National forest land, areas of extensive development, and irrigated agriculture and grazing. The Los Angeles RWQCB regulates over 1,000 discharges of wastewater from a wide variety of municipal and industrial sources throughout the Region connecting a vast network of municipal separate storm sewer systems in the wider region and encompassed Los Angeles County unincorporated area. The sources of water that sustain the Region are diverse. As surface water and groundwater supplies within the Region are insufficient to support the population, imported water from other areas meets approximately 50 percent of fresh water demands to supplement water supply. In addition, the demand for water is increasingly being fulfilled by the use of reclaimed water for indirect potable reuse (i.e., groundwater recharge) and non-potable purposes such as landscape irrigation and industrial processing and servicing.<sup>39</sup>

The Antelope Valley has internal drainage, with runoff from the surrounding mountains. Runoff drains towards dry lakebeds in the lower parts of the valley. Public-supply wells contain depths between 360 and 700 feet (110 to 213 meters), contains and surface solid casing at a depth of 180 to 350 feet (55 to 107 meters), and are screened or perforated below the solid casing. Groundwater in this area is recharged through runoff from the surrounding mountains, and by direct infiltration of irrigation and sewer and septic systems. The primary sources of discharge in this area derive from pumping wells and evapotranspiration near the dry lakebeds. Naturally occurring trace elements are present in the minerals in rocks and soils, as well as the water which comes in contact with those materials.<sup>40</sup> High concentrations of trace elements are present in 32 percent of the primary aquifers, on an areal basis, with moderate concentrations in 17 percent of the primary aquifers. Of the 17 trace elements with human-health benchmarks, 5 were detected at high concentrations of: aluminum, arsenic, vanadium, boron, and fluoride. Chromium, lead, and molybdenum were present at moderate concentrations. Radioactive constituent concentrations are above benchmarks in 4 percent of the primary aquifers, and at moderate values in 6 percent. Within six radioactive constituents, gross alpha radioactivity was detected above human-health benchmark with uranium at moderate concentrations.<sup>41</sup>

The rivers and streams of the Los Angeles Region flow from headwaters primarily from two National Forests (Angeles National Forest and Los Padres National Forest), and the Santa Monica Mountains National Recreation Area, through urbanized foothill and valley areas, high density residential, industrial, or farmed coastal areas. These rivers and streams terminate at highly utilized recreational beaches and harbors. Coastal waters in the Region include bays, harbors, estuaries and lagoons, beaches, and the open ocean. Santa Monica Bay dominates a large portion of the Region's open coastal waters and is a nationally significant waterbody, which is part of the National Estuary Program.<sup>42</sup> Commercial harbors include the Los Angeles/Long Beach Harbor complex and Port Hueneme. Coastal wetlands include areas such as Mugu Lagoon and Malibu Lagoon and numerous small coastal wetlands and larger ones including the Ballona and Los Cerritos Wetlands, in addition to recreational beaches occurring along the length of the Region's coastline.<sup>43</sup> The 2014-2016 Section 303(d) List of Water Quality Limited Segments lists water bodies encompassing Los Angeles County including Region 4, 5, and 6. TMDLs for these regions have either been completed, or are under preparation or are planned, for each of the listed water bodies (Appendix E).

---

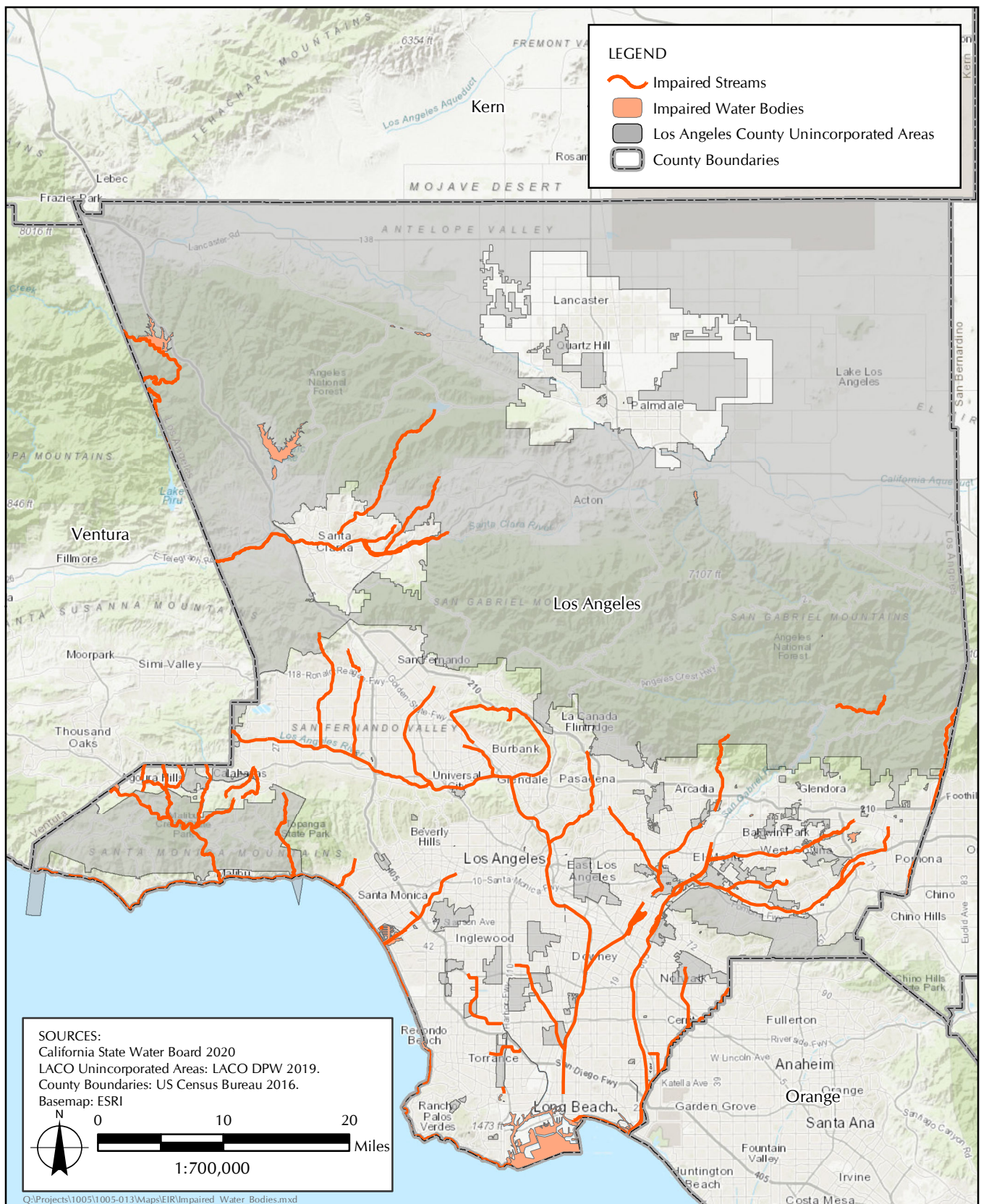
<sup>39</sup> California Water Boards Los Angeles R-4. Accessed Date: October 12, 2020. LARWQCB Basin Plan Water Quality Control Plan: Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties. Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/](https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/)

<sup>40</sup> United States Geological Survey (USGS). 29 November 2016. Groundwater Quality in the Antelope Valley, California. Available at: <https://pubs.usgs.gov/fs/2012/3033/>

<sup>41</sup> The United States Geological Survey (USGS). n.d. Metals and Other Trace Elements. Available at: [https://www.usgs.gov/mission-areas/water-resources/science/metals-and-other-trace-elements?qt-science\\_center\\_objects=0#qt-science\\_center\\_objects](https://www.usgs.gov/mission-areas/water-resources/science/metals-and-other-trace-elements?qt-science_center_objects=0#qt-science_center_objects)

<sup>42</sup> California Water Boards Los Angeles R-4. Accessed Date: October 12, 2020. LARWQCB Basin Plan Water Quality Control Plan: Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties. Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/](https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/)

<sup>43</sup> California Water Boards Los Angeles R-4. Accessed Date: October 12, 2020. LARWQCB Basin Plan Water Quality Control Plan: Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties. Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/](https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/)



**FIGURE IV.E-1**  
 Los Angeles County State Water Board Impaired Streams and Water Bodies

### *Region 5 - Central Valley Basin (Buena Vista Lake)*

The main groundwater basin in the Central Valley region is the San Joaquin Valley groundwater basin (Kern Subbasin).<sup>44</sup> Other groundwater basins in the region include small, sporadic basins located in various locations within the foothills. In the Central Valley, groundwater is used for the maintenance of sufficient water supply due to the arid climate and minimal rainfall. Approximately 39 percent of total water supply in the region. During dry years, groundwater supply has the potential to increase to as much as 60 percent. Groundwater aquifer recharge in the region occurs through the Kern River, State Water Project (SWP), the Federal Central Valley Project (CVP), and surface water supplies. Additionally, major water recharge and conjunctive use projects, including in lieu recharge, contribute large amounts of recharge to the groundwater aquifer. Los Angeles County, and the Proposed Program Area, is a small portion of the Central Valley Basin located at the very south east tip of the Basin boundary (see Figure IV.E-2, *California Regional Water Quality Control Boards*).

The Central Valley RWQCB has not included any local or downstream waters in proximity of the portion of the Program Area located in the northwesternmost portion of Los Angeles County in their Clean Water Act Section 303(d) List of Water Quality Limited Segments.<sup>45</sup> Section 303(d) of the federal CWA requires the identification of waters of the state that do not meet the CWA's national goal of "fishable, swimmable" and to develop TMDLs for such waters, with oversight of the EPA. The majority of the Proposed Program Area in the Central Valley Basin is tributary to a "closed basin" that drains to the Buena Vista Lake Bed as its point of terminal discharge and is not affected by the CWA Section 303(d) List of Water Quality Limited Segments.<sup>46</sup>

### *Region 6 - Lahontan Basin*

The Proposed Program Area is located within the southwest region of the Lahontan Basin. In the Lahontan Basin, water quality concerns are largely related to nonpoint sources (including erosion from construction, timber harvesting, and livestock grazing), stormwater, acid drainage from inactive mines, and individual wastewater disposal systems. The concentration of majority of the basin consists of relatively few point source discharges. These sources include several wastewater treatment plants, fish hatcheries operated by the CDFW, and some geothermal discharges which are considered either point source or nonpoint source depending upon site-specific circumstances.

Approximately 33 percent of Los Angeles County is located in the southern portion of the Lahontan Hydrologic Region, Under the Lahontan Regional Water Quality Control Board, located in the southeast portion of California and is characterized by desert, sand dunes, and dry lakes. The northern half of the region includes Mono Lake, Owens Valley, Panamint Valley, Death Valley, and the Amargosa River Valley. The quality of the limited surface water is excellent in the South Lahontan region.<sup>47</sup> It is greatly influenced by snowmelt and runoff from the eastern Sierra Nevada and the San Gabriel and San Bernardino mountains.

Within the Lahontan Basin, all groundwater is considered suitable, or potentially suitable, for municipal or domestic water supply.<sup>48</sup> The Lahontan Basin contains approximately 19,710 square miles of ground water basins. According to the Water Quality Control Plan for the Lahontan Basin, very little quantitative information is available on most of the water bodies in the Region. The natural quality of most high elevation waters is assumed to be very good or excellent; however, localized concerns related to heavy metals and radioactive elements are present. The soils and waters of the Sierra Nevada have low buffering capacity for acids, and its lakes and streams are considered sensitive to acidification as a result of wet and dry deposition of pollutants from urban areas.

---

<sup>44</sup> Kern River Watershed Coalition Authority Groundwater Quality Assessment Report (KRWCA). Kern River Watershed Coalition Authority Groundwater Quality Assessment Report. February 2015. Available at: [http://www.krwca.org/files/Reports/2015-0204\\_KRWCA%20GAR%20Final%20Submitted.pdf](http://www.krwca.org/files/Reports/2015-0204_KRWCA%20GAR%20Final%20Submitted.pdf)

<sup>45</sup> California Environmental Protection Agency (CalEPA)/Water Resources Control Board. Accessed October 12, 2020. Impaired Water Bodies, Final 2014/2016 California Integrated Report (Clean Water Act Section 303(d) List / 305(b) Report). Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/tmdl/integrated2014\\_2016.shtml](https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2014_2016.shtml)

<sup>46</sup> California Environmental Protection Agency (CalEPA)/Water Resources Control Board. Accessed October 12, 2020. Impaired Water Bodies, Final 2014/2016 California Integrated Report (Clean Water Act Section 303(d) List / 305(b) Report). Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/tmdl/integrated2014\\_2016.shtml](https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2014_2016.shtml)

<sup>47</sup> Inyo-Mono Integrated Regional Water Management Program (IRWMP). 2013. South Lahontan Hydrologic Region Report. Available at: [https://inyo-monowater.org/wp-content/uploads/2013/09/Vol2\\_South\\_Lahontan\\_PRD\\_Forum\\_FG.pdf](https://inyo-monowater.org/wp-content/uploads/2013/09/Vol2_South_Lahontan_PRD_Forum_FG.pdf)

<sup>48</sup> California Water Boards. 31 March 1995. Water Quality Control Plan for the Lahontan Region (Basin Plan). Available at: [https://www.waterboards.ca.gov/lahontan/water\\_issues/programs/basin\\_plan/references.html](https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html)

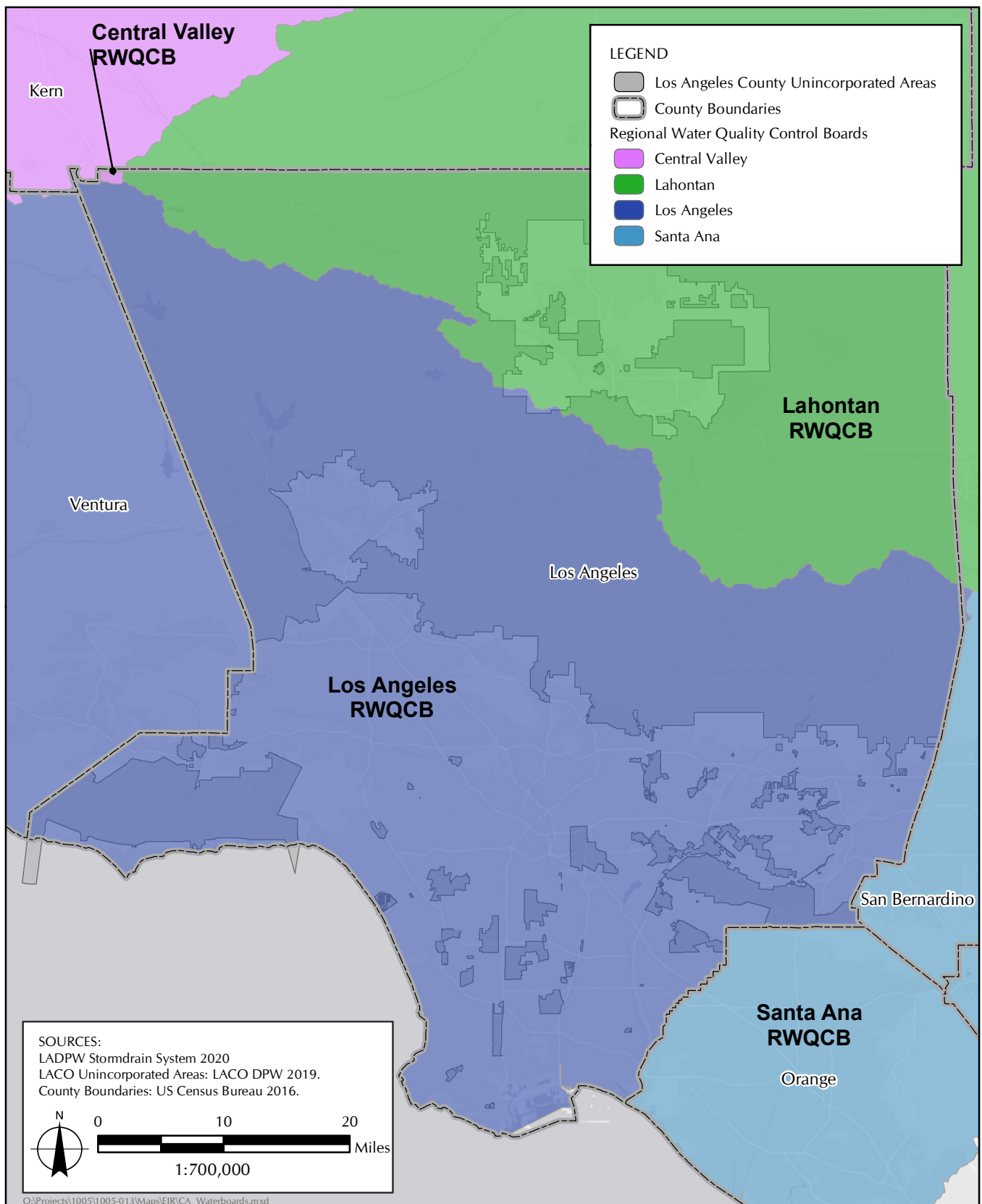


FIGURE IV.E-2  
 California Regional Water Quality Control Boards

Although high quality water supplies are available near streams in desert areas of the Lahontan Region, threats to beneficial uses from naturally high concentrations of salts, toxic minerals, or radioactive substances can be aggravated by ground water overdraft which concentrates salts, and disposal of stormwater under conditions where it is unlikely to receive adequate treatment by soils and vegetation.

Groundwater quality is also excellent in aquifers recharged by streams receiving mountain runoff. However, at lower elevations, groundwater and surface water is degraded in localized areas. This degradation occurs both naturally (from geothermal activity and from closed groundwater water basins that accumulate and increase salt concentration from evapotranspiration losses) and through human activities (for example, agricultural operations, treated municipal sewage disposal, and improper industrial waste disposal).

### ***Groundwater Quality, Supply, and Recharge***

The Conservation and Natural Resources Element of the County General Plan identifies 21 major groundwater basins, or aquifers, within the nine watersheds in Los Angeles County, six of which are primarily located in Los Angeles County.<sup>49</sup> Aquifers can hold millions of acre-feet of water and extend for miles. Except during times of drought, groundwater extraction accounts for nearly one-third of the water usage in the unincorporated areas. The Proposed Program Area traverses several groundwater basins including the San Fernando Valley Groundwater Basin, Main San Gabriel Valley Groundwater Basin, Raymond Groundwater Basin, Santa Clarita River Valley East Groundwater Basin, Antelope Valley Groundwater Basin, Middle Mojave River Valley Groundwater Basin, El Mirage Valley Groundwater Basin and Cuddy Canyon Valley Groundwater Basin (see Figure IV.E-3, *Los Angeles County Groundwater Basins*).

### **Groundwater Quality Coastal Plain of Los Angeles Groundwater Basin**

The Coastal Plain of Los Angeles Groundwater Basin is divided into several subbasins; with the two largest including the West Coast subbasin and the Central Basin. The groundwater in the Central subbasin and West Coast subbasin continues to be of high quality and suitable for potable and non-potable uses.<sup>50</sup> Wellhead treatment is used in various areas in the Central subbasin to remove TCE, PCE, iron, manganese, arsenic, and carbon tetrachloride from groundwater. The Water Quality Protection Project (a groundwater treatment facility) treats groundwater for volatile organic compound (VOC) contamination in the City of Pico Rivera in the Central subbasin; a contamination originating from the San Gabriel Valley to the north. The treatment system uses granular-activated carbon and has capacity of 2,000 gallons per minute.<sup>51</sup> These groundwater basins include the numerous dams, reservoirs and spreading grounds of the LACFCD that are instrumental in capturing water and recharging the basins. The Los Angeles Region's flood protection channels provide for delivery of water to spreading grounds and the seawater barriers provide a replenishment in the Central Basin. In addition, a 2,400 acre-foot per year (afy) capacity desalination facility in the City of Torrance operated by the West Basin Municipal Water District removes chloride from groundwater impacted by seawater.<sup>52</sup>

The Coastal Plain of Los Angeles Groundwater Basin underlies nearly all of the part of the Los Angeles Basin in Los Angeles County south of the Puente Hills and Repetto Hills.<sup>6</sup> This groundwater basin spans about 491 square miles in the portions of the Westside, South Bay, Metro, and Gateway Planning Areas in the Los Angeles Basin. Most of this Basin is divided into two sub-basins: the Central Basin in the northeast half of the Basin, and the West Coast subbasin in the southwest half. The major groundwater recharge basins in the Central Basin are the Rio Hondo and San Gabriel Coastal Spreading Grounds along the Rio Hondo and San Gabriel Rivers, in the City of Montebello and City of Pico Rivera. Groundwater recharge in the West Coast Basin is done mostly through injection wells.

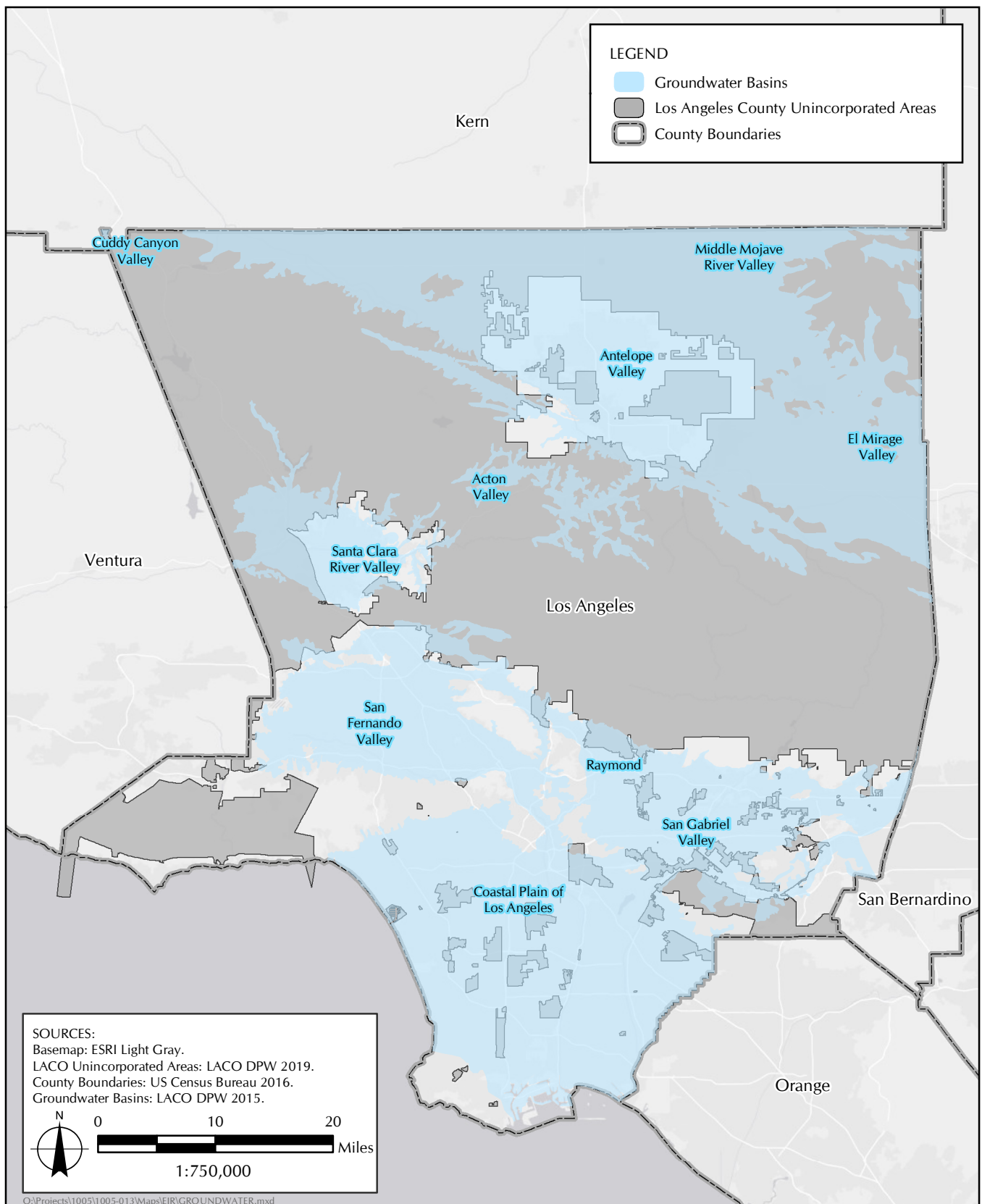
---

<sup>49</sup> Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035. Chapter 9. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>50</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

<sup>51</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

<sup>52</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>



**FIGURE IV.E-3**  
 Los Angeles County Groundwater Basins

## **San Fernando Valley Groundwater Basin**

The San Fernando Valley Groundwater Basin is bounded on the northwest by the Santa Susana Mountains, on northeast by the San Gabriel Mountains, on the east by the San Raphael Hills, on the south by the Santa Monica Mountains, and on the west by the Simi Hills. The Basin underlies the upper Los Angeles River Watershed and is source of drinking water for the unincorporated area of La Crescenta, as well as the cities of Los Angeles, Glendale, Burbank, San Fernando, La Canada – Flintridge.<sup>53</sup> The San Fernando Valley Groundwater Basin underlies 227 square miles—all of the San Fernando Valley—and all of the valley areas in the San Fernando Valley Planning Area. Major contaminants include volatile organic compounds (VOCs; especially TCE [trichloroethylene], PCE [perchloroethylene], and carbon tetrachloride); nitrates, and perchlorate. Groundwater treatment systems in the San Fernando Valley include the Tujunga Wellfield Joint Project, which uses liquid-phase granular activated carbon; the North Hollywood Operable Unit, which uses air to remove VOCs; and the Pollock Wells Treatment Plant, with four liquid-phase granular activated carbon units.<sup>54</sup>

## **Main San Gabriel Valley Groundwater Basin**

The Main San Gabriel Valley Groundwater Basin, which is approximately 199 square miles in area, underlies most of the San Gabriel Valley and the Puente Valley, in much of the West San Gabriel Valley Planning Area, and in the northern and central parts of the East San Gabriel Valley Planning Area. The major groundwater recharge facilities for the Main San Gabriel Valley Groundwater Basin are reservoirs in and just upstream of the Basin: Cogswell Reservoir, San Gabriel Reservoir, Morris Reservoir, Santa Fe Reservoir, and Whittier Narrows Reservoir.<sup>55</sup> Groundwater within the Main San Gabriel Valley Groundwater Basin continues to be of high quality and always meets state and federal drinking water standards. However, several contaminants include a variety of industrial solvents referred to as Volatile Organic Compounds, or VOCs, are present in areas of the Basin. Another common contaminant found in the basin is nitrate, primarily from fertilizers used during the Valley's agricultural period. Since 1997, additional contaminants have been detected: perchlorate, a solid rocket fuel ingredient; N-nitrosodimethylamine (NDMA), associated with liquid rocket fuel; 1,2,3-trichloropropane (1,2,3-TCP), a degreasing agent; and 1,4-dioxane, a stabilizer for chlorinated solvents. Thirty groundwater treatment sites were operating in the service area of the Upper San Gabriel Valley Municipal Water District, whose service area spans more than half the Main San Gabriel Valley Groundwater Basin in the western part of the Valley.<sup>56</sup>

## **Raymond Groundwater Basin**

Portions of the Monk Hill Treatment System treats groundwater for perchlorate using ion exchange resin, for organic chemicals using liquid-phase granular activated carbon and have a capacity of 7,000 gallons per minute (gpm). Development of a perchlorate treatment system at the Sunset Treatment Plant is underway. A disinfection facility, scheduled for completion in December 2014, will have a capacity of 2,300 gpm. The Raymond Groundwater Basin extends about 41 square miles beneath the northwestern San Gabriel Valley, in the northwest part of the West San Gabriel Valley Planning Area.<sup>57</sup>

## **Acton Valley Groundwater Basin**

The Acton Valley Groundwater Basin encompasses about 17 square miles and is bounded by the Sierra Pelona on the north and the San Gabriel Mountains on the south, east, and west. Groundwater in the basin is unconfined and found in alluvium and stream terrace deposits. The regional direction of groundwater flow is in a southwesterly direction toward Soledad Canyon. Replenishment of this basin is achieved through percolation of direct rainfall and infiltration of surface water runoff, agriculture

---

<sup>53</sup> California Department of Water Resources. 2004 (February 27). California's Groundwater Bulletin 118. San Fernando Valley Groundwater Basin. Available at: [https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4\\_012\\_SanFernandoValley.pdf](https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4_012_SanFernandoValley.pdf)

<sup>54</sup> California Department of Water Resources. 2004 (February 27). California's Groundwater Bulletin 118. San Fernando Valley Groundwater Basin. Available at: [https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4\\_012\\_SanFernandoValley.pdf](https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4_012_SanFernandoValley.pdf)

<sup>55</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

<sup>56</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

<sup>57</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

and irrigation, and septic tanks. There is no pumping for urban water supply and distribution from this basin, although individual users in the far eastern portion of the planning area may have private wells in the Acton Valley Groundwater Basin. The valley is drained by the Santa Clara River. Average annual precipitation ranges from 10 to 16 inches. Groundwater in the basin is unconfined and found in alluvium and stream terrace deposits. Groundwater quality in the basin is generally general good and characterized by calcium bicarbonate, with the broad valley north of Acton containing two wells having calcium-magnesium sulfate character and nine wells have calcium magnesium bicarbonate character. The Acton valley Groundwater Basin is recharged from percolation of precipitation on the valley floor and runoff in the Santa Clara River and its tributaries. The basin is also recharged by subsurface inflow.<sup>58</sup>

### **Santa Clarita River Valley East Groundwater Basin**

All groundwater meets drinking water standards within the Santa Clarita River Valley East Groundwater Basin. The Santa Clara River Valley East Groundwater Basin underlies about 104 square miles in the Santa Clarita Valley in the Santa Clarita Valley Planning Area. The Upper Santa Ana River Valley Groundwater Basin underlies about 242 square miles of the Upper Santa Ana River Valley in southwest San Bernardino County, near the northwest edge of Riverside County, and near the east boundary of Los Angeles County. The portion of this Basin in Los Angeles County is in the East San Gabriel Valley Planning Area.<sup>59</sup>

### ***South Lahontan Region***

The South Lahontan Basin includes three major surface water systems (the Mono Lake, Owens River, and Mojave River watersheds) and various closed ground water basins; however, very little quantitative information is available on most of the water bodies in the region.

### ***Antelope Valley Groundwater Basin***

The Antelope Valley Groundwater Basin spans 1,585 square miles in the Antelope Valley in northern Los Angeles County, southeastern Kern County, and western San Bernardino County. The portion of this groundwater basin in Los Angeles County is in the Antelope Valley Planning Area. The Antelope Valley Groundwater Basin underlies an extensive alluvial valley in the western Mojave Desert. The elevation of the valley floor ranges from 2,300 to 3,500 feet above sea level.<sup>60</sup> The basin is bounded on the northwest by the Garlock fault zone at the base of the Tehachapi Mountains and on the southwest by the San Andreas fault zone at the base of the San Gabriel Mountains. The basin is bounded on the east by ridges, buttes, and low hills that form a surface and groundwater drainage divide and on the north by Fremont Valley Groundwater Basin at a groundwater divide approximated by a southeastward-trending line from the mouth of Oak Creek through Middle Butte to exposed bedrock near Gem Hill, and by the Rand Mountains farther east.<sup>61</sup>

Groundwater quality in the Antelope Valley is excellent within the principal aquifer but degrades toward the northern portion of the dry lake areas. Arsenic is closely monitored in the region. It is a naturally occurring inorganic contaminant often found in groundwater and occasionally found in surface water. Anthropogenic sources of arsenic include agricultural, industrial and mining activities. Arsenic can be toxic in high concentrations and is linked to increased risk of cancer when consumed for a lifetime at or above the regulated Maximum Contaminant Level (MCL; that is, the highest concentration allowed in drinking water). Arsenic levels above the MCL of 10 parts per billion (ppb) have been observed in the Antelope Valley Region. Water from wells with arsenic above the MCL is blended with water from other wells to yield water with arsenic below the MCL. An emerging contaminant of concern is hexavalent chromium or chromium-6. Chromium-6 can occur naturally in the environment from the erosion of natural chromium deposits but can also be produced by industrial processes where it is used for chrome

---

<sup>58</sup> California Department of Water Resources. 2004 (February 27). California's Groundwater Bulletin 118. Acton Valley Groundwater Basin. Available at: [https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4\\_005\\_ActonValley.pdf](https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4_005_ActonValley.pdf)

<sup>59</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

<sup>60</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

<sup>61</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

plating, dyes and pigments, and leather and wood preservation. This element has been known to cause cancer when inhaled and has also been linked to cancer when ingested. California has proposed an MCL of 10 ppb.<sup>62</sup>

### ***El Mirage Valley and Middle Mojave River Valley Groundwater Basins***

The El Mirage Valley and Middle Mojave Valley Groundwater Basins are located in the south-central and central Mojave Desert and underlie small areas along the northeast edge of Los Angeles County; the bulk of each Basin is in San Bernardino County to the east. El Mirage Valley Groundwater Basin spans 119 square miles, and the Middle Mojave River Valley Groundwater Basin 332 square miles.<sup>63</sup> The portions of these two Basins in Los Angeles County are in the Antelope Valley Planning Area. Average annual rainfall is approximately 6 inches. Land use in the study area is approximately 82 percent, natural (mostly shrubland), 4 percent agricultural, and 14 percent urban.<sup>64</sup> Groundwater in these basins is used for public and domestic water supply and for irrigation. The main water-bearing units are gravel, sand, silt, and clay derived from surrounding mountains. Public-supply wells in the Mojave study area are completed to depths between 200 and 600 feet, consist of solid casing from the land surface to a depth of 130 to 420 feet, and are screened or perforated below the solid casing. Recharge to the groundwater system is primarily runoff from the mountains to the south, mostly through the Mojave River channel. The primary sources of discharge are pumping wells and evapotranspiration.<sup>65</sup>

### ***Central Valley***

There are 16 parcels that would be subject to the proposed program located in the Central Valley Basin. The majority of recharge from infiltration of streamflow occurs on the east side of the valley. Groundwater pumpage, which greatly exceeds the natural recharge rate, has dramatically altered the ground-water flow in the Central Valley.<sup>66</sup> In the Central Valley Basin, construction of storage facilities to store surplus wet-weather basin outflows is also recommended where such facilities do not adversely impact other waters of the state as well as the banking of water in the ground. Discharges to areas that may recharge to good quality ground waters are not to exceed an EC of 1,000  $\mu\text{mhos/cm}$ , a chloride content of 175 mg/l, or a boron content of 1.0 mg/l. In order to maximize the reuse of water, water storage and regulating reservoirs should be used as well as percolation ponds that could be used for ground water recharge of surplus waters when there is no irrigation demand.<sup>67</sup>

### ***Cuddy Canyon Valley Groundwater Basin***

The Cuddy Canyon Valley is at the eastern end of a series of east west trending intermountain valleys formed along the trace of the San Andreas Fault in the San Emigdio Mountains of southernmost Kern County. The valley is at an elevation of 4,500 to 5,000 feet. The south flank of Tecuya Mountain bounds the basin to the north – the north flank of Frazier Mountain bounds it to the south. Cuddy Creek, an intermittent stream, drains the basin eastward into Castaic Lake Valley. Average annual precipitation ranges from 14 to 16 inches. Groundwater recharge is presumed to be from percolation of direct precipitation, from ephemeral streams in the watershed, and from infiltration losses during flow in Cuddy Creek. The characterization of the basin has not been determined. TDS values in two wells were 690 mg/L and 695 mg/L. EC values in two wells were 1,070  $\mu\text{mhos/cm}$  to 1,075  $\mu\text{mhos/cm}$ . The only impairment found was in Frazier Park PUD Well No. 5, where fluoride levels exceed the MCL.<sup>68</sup>

---

<sup>62</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

<sup>63</sup> U.S. Geological Survey and the California State Water Resources Control Board. January 2013. Groundwater Quality in the Mojave Area, California. Available at: <https://pubs.usgs.gov/fs/2012/3036/pdf/fs20123036.pdf>

<sup>64</sup> U.S. Geological Survey and the California State Water Resources Control Board. January 2013. Groundwater Quality in the Mojave Area, California. Available at: <https://pubs.usgs.gov/fs/2012/3036/pdf/fs20123036.pdf>

<sup>65</sup> U.S. Geological Survey and the California State Water Resources Control Board. January 2013. Groundwater Quality in the Mojave Area, California. Available at: <https://pubs.usgs.gov/fs/2012/3036/pdf/fs20123036.pdf>

<sup>66</sup> United States Department of Interior. 1991. Ground Water in the Central Valley, California A Summary Report. Available at: <https://pubs.usgs.gov/pp/1401a/report.pdf>

<sup>67</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

<sup>68</sup> California Department of Water Resources. 2004 (February 27). California's Groundwater Bulletin 118. Tulare Lake Hydrologic Region Cuddy Canyon Valley Groundwater Basin. Available at: [https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/5\\_082\\_CuddyCanyonValley.pdf](https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/5_082_CuddyCanyonValley.pdf)

## **Water Quality Control Plans and Sustainable Groundwater Management Plans**

### ***Water Quality Control Plan for the Los Angeles Region***

The Los Angeles RWQCB has prepared a Water Quality Control Plan for the Los Angeles Region (Los Angeles Basin Plan), which includes the Coastal Watersheds of Los Angeles and Ventura Counties. The Los Angeles Basin Plan assigned beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. It also set water-quality objectives, subject to approval by the EPA, intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.

The Los Angeles RWQCB is involved in the regulation of a number of activities that are relevant to the consideration of the proposed program:

- Prepares, monitors compliance with, and enforces Waste Discharge Requirements, including NPDES Permits
- Implements and enforces local storm water control efforts
- Enforces water quality laws, regulations, and waste discharge requirements
- General Construction Activity Storm Water Discharges

### ***Water Quality Control Plan for the Los Angeles and Central Valley Region***

The Basin Plan for the Los Angeles and Central Valley Region is the basis for the Regional Board's regulatory program. The Los Angeles and Central Valley Basin Plan contains water quality objectives to meet federal regulatory criteria for water quality standards. Hence, California's basin plans serve as regulatory references for meeting both State and federal requirements for water quality control. The Basin plan contains standards for ground waters in addition to surface waters. Implementation of the proposed program within the would be required to comply with the General Construction Permit, Order No. 2012-0006-DWQ, issued by the SWRCB in 2012. Projects obtain coverage by developing and implementing a SWPPP estimating sediment risk from construction activities to receiving waters and specifying BMPs that would be used by the project to minimize pollution of stormwater. Implementation of the Proposed Program is subject to the water quality requirements for construction and operation of developed land uses within proposed program area under the LID Standards Manual issued by Public Works.

### ***Water Quality Control Plan for the Lahontan Region***

The Lahontan RWQCB has prepared a Water Quality Control Plan for the Lahontan Region (Lahontan Basin Plan). The Lahontan Basin Plan is the basis for the Lahontan RWQCB's regulatory program. It sets forth water quality standards for the surface and ground waters of the region, which include both designated beneficial uses of water and the narrative and numerical objectives that must be maintained or attained to protect those uses. It identifies general types of water quality problems, which can threaten beneficial uses in the region. It then identifies required or recommended control measures for these problems. In some cases, it prohibits certain types of discharges in particular areas. This plan summarizes applicable provisions of separate State Board and Regional Board planning and policy documents (e.g., the Regional Board waiver policy), and of water quality management plans adopted by other federal, state, and regional agencies. The Lahontan RWQCB works in coordination with the Regional Water Boards to preserve, protect, enhance, and restore water quality. Lahontan RWQCB Region unauthorized waste discharges to Waters of the State are prohibited and waste discharges may be authorized under an Individual Permit. All grading operations in Los Angeles County must comply with Sections J110 and J111 of Title 26 of the County Code, and with Chapter 21 of the County Flood Control District Code.

### ***Groundwater Sustainability Plan (GSP)***

The Department of Water Resources (DWR) identifies groundwater basins in California that are subject to the Sustainable Groundwater Management Act (Act). The Act provides local agencies or counties ability to establish a Groundwater Sustainability Agency (GSA) and develop and implement a Groundwater Sustainability Plan (GSP) that considers all beneficial

uses and users of groundwater in the basin.<sup>69</sup> Responsibilities are designated at the local level for managing a basin’s groundwater resources and minimum standards are established for sustainable groundwater management by improving coordination between land use and groundwater planning. A total of 104,106 parcels subject to the Green Zones Program are located within SGMA Priority Areas (over 90 percent of the Proposed Program Area; see Table IV.E-1, *Green Zones Program Parcels in SGMA Priority Areas*; see Figure IV.E-4, *Sustainable Groundwater Management Act Basin Prioritization 2019*).

**TABLE IV.E-1  
GREEN ZONES PROGRAM PARCELS IN SGMA PRIORITY AREAS**

Priority	Green Zones Element				Total
	Element 1: Green Zone Districts	Element 2: New Sensitive Uses	Element 3: Recycling and Waste Management Revisions	Element 4: Storage Enclosures for Recycling and Solid Waste	
High	0	8,475	1,873	8,475	8,552
Medium	0	75	55	110	110
Low	0	0	0	0	0
Very Low	2,692	88,057	63,587	94,648	95,444
<b>Total</b>	<b>2,692</b>	<b>96,607</b>	<b>65,515</b>	<b>103,233</b>	<b>104,106</b>
Total GZ by Element	2,761	12,096	81,467	133,591	
% of Total	98%	91%	97%	92%	

#### *Basin Prioritization*

Basin Prioritization is a technical process that utilizes the best available data and information to classify California’s 515 groundwater basins into one of four categories high-, medium-, low-, or very low-priority. The technical process is based on eight components that are identified in the California Water Code Section 10933(b). High and medium priority basins must develop GSPs.<sup>70</sup> A total of 8,552 parcels are located within high priority basins and subject to GSP (see Table IV.E-1). The Sustainable Groundwater Management Act (SGMA) requires government and water agencies of high and medium priority water basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, the goal is for high- and medium-priority basins to reach sustainability within 20 years of implementing sustainability plans. For critically over-drafted basins, that will be 2040. For the remaining high and medium priority basins, 2042 is the deadline.<sup>71</sup>

#### *Adjudicated Basins*

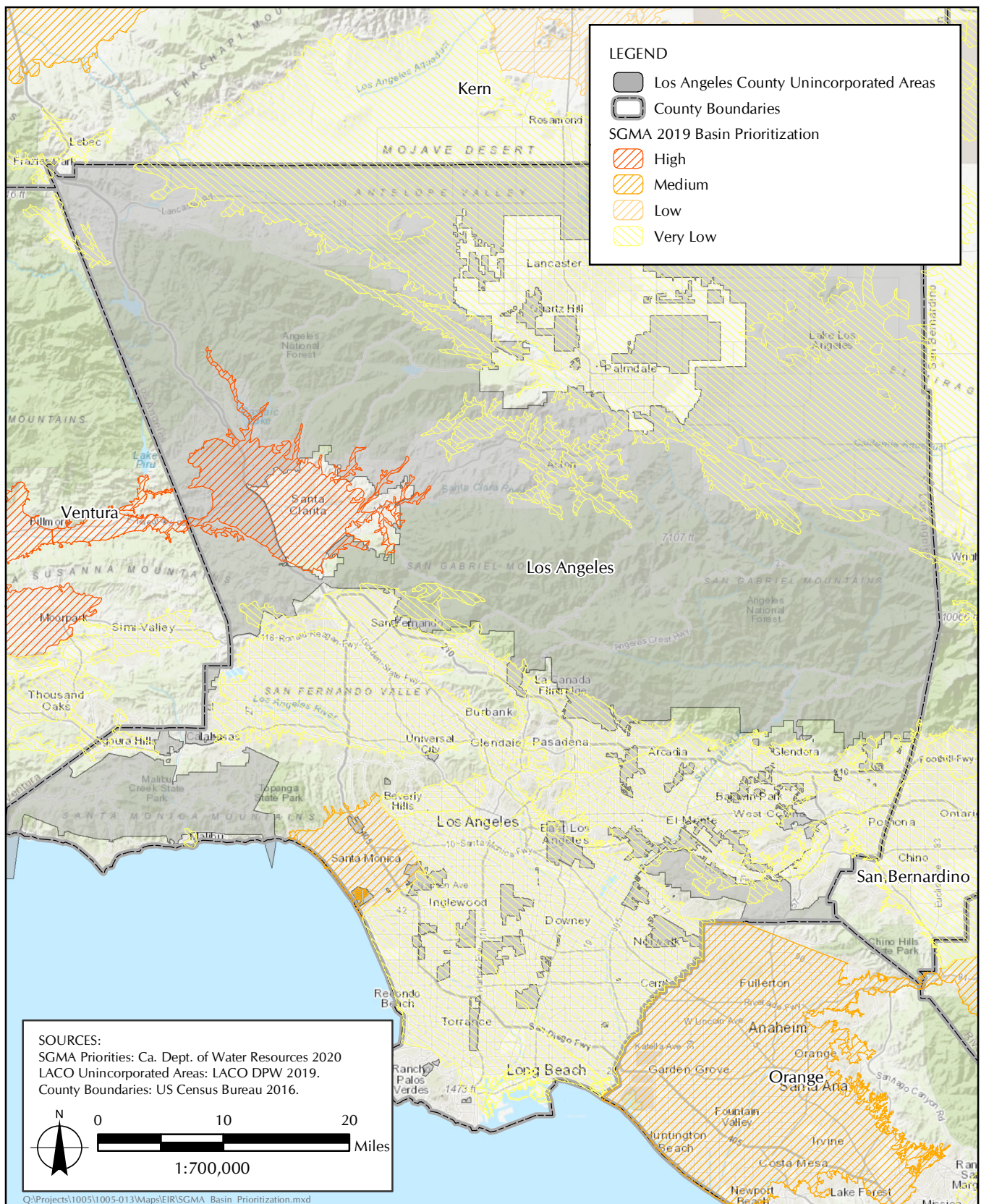
Adjudicated areas in basins are not required to form a GSA. The SGMA requires that adjudicated basin areas, while not subject to the SGMA, are required to comply with specific reporting requirements.<sup>72</sup> The SGMA requires adjudicated basin “Watermasters” or local agencies to submit Adjudicated Area Annual Reports. The majority of parcels within the Proposed Program Area are located within adjudicated basin areas and are not subject to a GSP. However, these areas are required to comply with the SGMA, which requires all adjudicated areas to submit an Adjudicated Area Annual Report yearly as of 2016, covering low-very low priority basins (see Table IV.E-1).

<sup>69</sup> California Department of Water Resources (DWR). Accessed October 10, 2020. Basin Prioritization. Available at: <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>.

<sup>70</sup> California Department of Water Resources (DWR). Accessed October 10, 2020. Basin Prioritization. Available at: <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>

<sup>71</sup> California Department of Water Resources (DWR). 2020. SGMA Groundwater Management. Downloaded November 28, 2020. Available at: <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

<sup>72</sup> Cal. Water Code § 10720.8. Adjudicated Basins, Cal. Water Code § 10720.8(a).



**FIGURE IV.E-4**  
 Sustainable Groundwater Management Act Basin Prioritization 2019

## **Watersheds**

### ***Los Angeles***

In Los Angeles County, there are six major watershed areas with over 900 miles of major river systems, 3,600 miles of smaller streams, and 25 square miles of pond, lake, and reservoir surface (see Figure IV.E-5, *Los Angeles County Watersheds*).<sup>73</sup> Also located within Los Angeles County are a number of regional groundwater recharge areas called spreading grounds, which capture close to 80 percent of the runoff that flows from the mountains. Most spreading grounds are owned by the Los Angeles County Flood Control District. The total area of regional spreading grounds countywide is 3,361 acres. Los Angeles County also contains 21 groundwater basins in the coastal plain and valleys. Except during times of drought, groundwater extraction accounts for nearly 1/3 of the water usage in the unincorporated areas. In rural areas, hundreds of households depend solely on private wells that tap into local groundwater sources.

### ***Central Valley***

The Central Valley Region encompasses approximately 40 percent of the land in California and stretches from the Oregon border to the Kern County/Los Angeles County line. It is bound by the Sierra Nevada Mountains on the east and the Coast Range on the west. The Region is divided into three basins: the Sacramento River Basin, the San Joaquin River Basin, and the Tulare Lake Basin. The Basin encompasses approximately 10.5 million acres, with approximately 3.25 million acres of the Basin under federal ownership. In addition, Kings Canyon and Sequoia National Parks and substantial portions of Sierra, Sequoia, Inyo, and Los Padres National Forests are included in the Basin. Valley floors make up less than one-half of the total basin land area. The maximum length and width of the Basin are approximately 170 miles and 140 miles with the valley floor totaling approximately 40 miles in width near its southern end, widening to a maximum of 90 miles near the Kaweah River.

### ***Lahontan***

The Lahontan Region includes the highest (Mount Whitney) and lowest (Death Valley) points in the contiguous United States, with a diverse topography. The Region includes the eastern slopes of the Warner Mountains and the Sierra Nevada, the northern slopes of the San Bernardino and San Gabriel Mountains; the southern slopes of the Tehachapi Mountains, and all or part of other ranges including the White, Providence, and Granite Mountains and the western slopes of the New York and Ivanpah Mountains. The Lahontan Region includes over 700 lakes, 3,170 miles of streams and 19,710 square miles of ground water basins. There are twelve major watersheds (called “hydrologic units” under the Department of Water Resources' mapping system) in the North Lahontan Basin. Among these are the Eagle Lake, Susan River/Honey Lake, Truckee, Carson, and Walker River watersheds. The South Lahontan Basin includes three major surface water systems (the Mono Lake, Owens River, and Mojave River watersheds) and a number of separate closed ground water basins. Very little quantitative information is available on most of the water bodies in the Region.<sup>74</sup>

---

<sup>73</sup> Los Angeles County Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Conservation and Natural Resources Element. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>74</sup> California Water Boards Lahontan R-6. Plan effective March 31, 1995, including amendments effective August 1995 through October 29, 2019. Basin Plan Program. Lahontan Basin Plan. Available at: [https://www.waterboards.ca.gov/lahontan/water\\_issues/programs/basin\\_plan/docs/preface\\_contents.pdf](https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/docs/preface_contents.pdf)

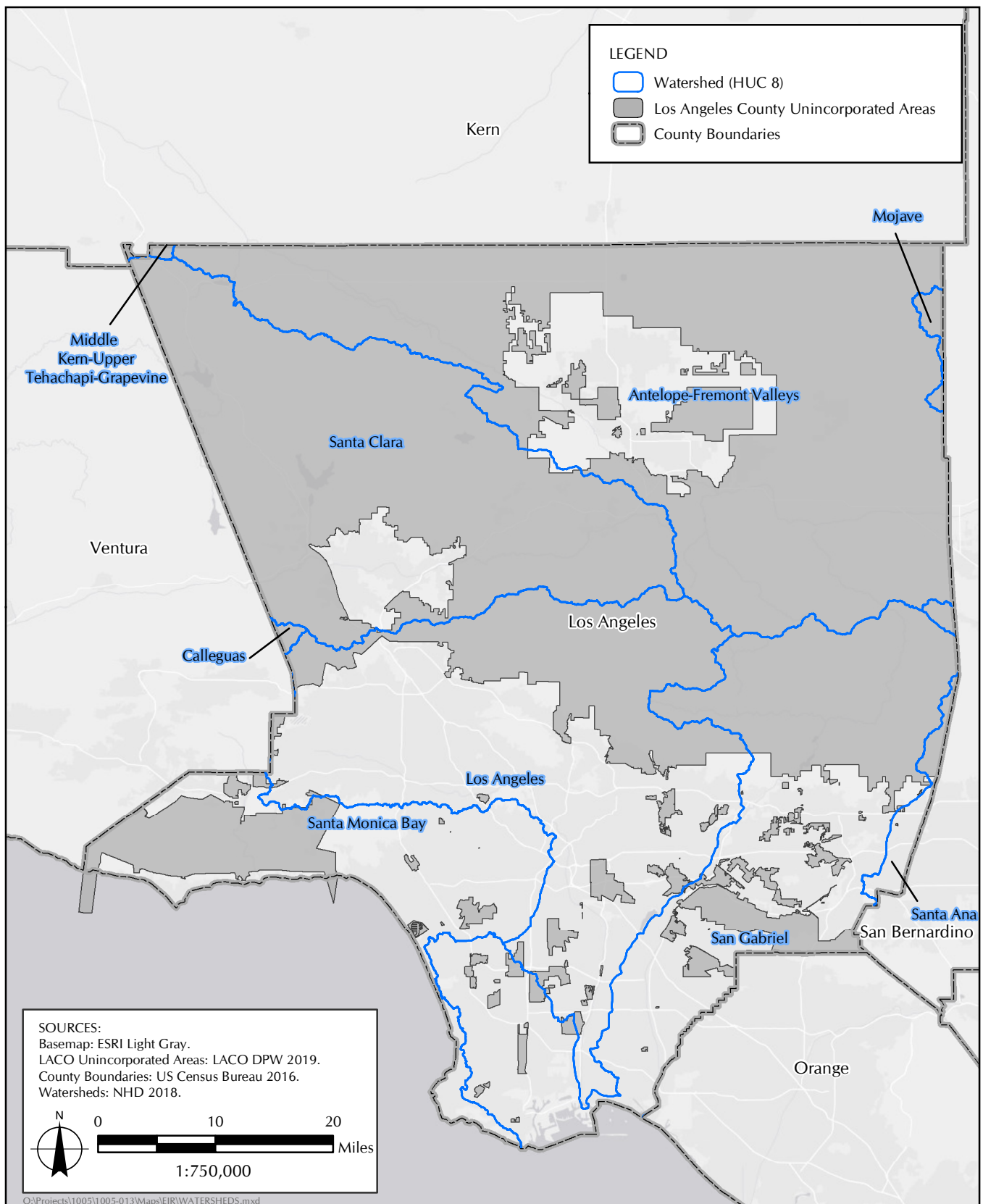


FIGURE IV.E-5  
 Los Angeles County Watersheds

The proposed program area traverses eight watersheds located within three hydrologic regions including Los Angeles, Lahontan, and Central Valley:

1. **Los Angeles River:** The Los Angeles River watershed covers approximately 870 square miles, a small part of which extends into Ventura County. It includes the San Fernando Valley and is the largest watershed in the Los Angeles Basin. The river extends 51 stream miles, from the confluence of Bell Creek and Arroyo Calabasas, to the Pacific Ocean. These tributaries include Tujunga Wash, Verdugo Wash, Arroyo Seco, Rio Hondo, and Compton Creek. The Los Angeles River's sole purpose for years has been efficient water conveyance—carrying stormwater from the land to the ocean as quickly as possible.
2. **Los Angeles Harbor:** The major river system within the area that drains to Los Angeles Harbor is the Dominguez Channel. The Dominguez Channel watershed, part of the larger Los Angeles Harbor watershed, is located within the southern portion of Los Angeles County and encompasses approximately 110 square miles of intensely urban area. Approximately 81 percent of the watershed is developed. Residential development covers nearly 40 percent of the watershed, and another 41 percent is made up by industrial, commercial and transportation uses. Another major stream system within the Los Angeles Harbor watershed is the Wilmington Drain.
3. **San Gabriel River:** The San Gabriel River watershed is bounded by the Los Angeles River on much of its western flank and extends to San Bernardino and Orange counties totaling more than 640 square miles. The San Gabriel River extends 59 stream miles from the Angeles National Forest to the Pacific Ocean, draining 350 square miles of land. It also recharges groundwater tables in several basins. The major tributaries that feed the San Gabriel River include Coyote Creek, Walnut Creek, Puente Creek and San Jose Creek.
4. **Santa Clara River:** The Santa Clara River watershed is an extensive hydrologic system that encompasses the western portion of the Angeles National Forest in Los Angeles County and the eastern portion of Los Padres National Forest in Ventura County. The river recharges local groundwater, provides riparian habitat and supplies water to downstream agricultural lands in Ventura County. It is the largest relatively unaltered river system in Southern California and its tributaries provide drainage for approximately 654 square miles of the upper watershed within Los Angeles County.
5. **Santa Monica Bay Coastal Watersheds:** The County, other agencies, cities, and stakeholders coordinate the management of the coastal watersheds of Santa Monica Bay as two distinct management areas, the North Santa Monica Bay watersheds (North Bay) and the South Santa Monica Bay watersheds (South Bay). The North Bay consists of the Malibu Creek and Topanga Creek watersheds as well as sixteen other rural coastal watersheds. The South Bay includes Ballona Creek watershed, Marina del Rey, and 10 urban coastal sub-watersheds. The coastal watersheds of the Santa Monica Bay extend from the Ventura County-Los Angeles County line to outer Cabrillo Beach in San Pedro. This length includes 44 beaches along 55 miles of coastline.
6. **Calleguas Creek Watershed:** Calleguas Creek includes major tributaries, Revolon Slough, Conejo Creek, Arroyo Conejo, Arroyo Santa Rosa, and Arroyo Simi drain an area of 343 square miles in southern Ventura County and a small portion of western Los Angeles County.<sup>75</sup> The Watershed runs along an east-west axis and is approximately 30 miles long and 14 miles wide. The northern boundary of the watershed is formed by the Santa Susana Mountains, South Mountain, and Oak Ridge; the southern boundary is formed by the Simi Hills and Santa Monica Mountains.<sup>76</sup>
7. **Antelope-Fremont Valley Watershed:** The southern half of the Lahontan hydrologic region is located in the Antelope Valley. This watershed is a closed basin on the edge of the Mojave Desert, having no outlet to the ocean or major river system. Numerous streams drain the north-facing San Gabriel Mountains, carrying rainfall and snow melt from the Angeles National Forest into the Antelope Valley. Major stream systems in the Antelope Valley are Amaroosa Creek, Big Rock Creek, and Little Rock Creek. Antelope Valley Watershed has a natural runoff process which is important for benefits the local communities with groundwater recharge and surfaces the dry lake beds.

---

<sup>75</sup> California Water Boards. Calleguas Creek Watershed. Accessed October 2020. Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/regional\\_program/Water\\_Quality\\_and\\_Watersheds/calleguas\\_creek\\_watershed/suimary.shtml](https://www.waterboards.ca.gov/losangeles/water_issues/programs/regional_program/Water_Quality_and_Watersheds/calleguas_creek_watershed/suimary.shtml)

<sup>76</sup> California Water Boards. Calleguas Creek Watershed. Accessed October 2020. Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/regional\\_program/Water\\_Quality\\_and\\_Watersheds/calleguas\\_creek\\_watershed/suimary.shtml](https://www.waterboards.ca.gov/losangeles/water_issues/programs/regional_program/Water_Quality_and_Watersheds/calleguas_creek_watershed/suimary.shtml)

8. **Middle Kern-Upper Tehachapi-Grapevine:** The Middle Kern-Upper Tehachapi-Grapevine tributary is a headwater stream flowing offsite to Tehachapi Creek. The total mapped length of the tributary including the reach upstream and downstream of the review area is approximately 2.20 miles. Tehachapi Creek is located approximately 1.1 miles downstream of the review area. Tehachapi Creek flows northwest approximately 11.44 miles to Caliente Creek. Caliente Creek flows west approximately 16.99 miles to the terminus at Malaga Road, two miles east of the town of Lamont.<sup>77</sup>

The Proposed Program would apply to a total of 22,606 parcels that intersect blue-line streams. A total of 61,186 parcels that would be subject to the proposed program in the Antelope-Freemont Valleys watershed, with 21 percent of the parcels (12,784) intersecting with a blue line. 28,733 project parcels are within the Los Angeles watershed with 4 percent (1,025) intersecting a blue line. 17,243 project parcels are within the San Gabriel watershed, with 4 percent (754) parcels intersecting a blue line, and 17,412 project parcels in the Santa Clara River watershed, with 27 percent (4,617) parcels intersecting a blue line (Table IV.E-2, *Green Zones Program Watershed and Blue Line Intersection*).

**TABLE IV.E-2  
GREEN ZONES PROGRAM WATERSHED AND BLUELINE INTERSECTION**

<b>Watershed</b>	<b>Number of Parcels that Intersect Blue Line Streams</b>	<b>Percentage</b>
<b>Antelope-Freemont Valley</b>	61,186	
Blue Line Intersect	12,784	21%
<b>Calleguas</b>	29	
Blue Line Intersect	23	79%
<b>Los Angeles</b>	28,733	
Blue Line Intersect	1,025	4%
<b>Middle Kern - Upper Tehachapi – Grapevine</b>	14	
Blue Line Intersect	7	50%
<b>Mojave</b>	728	
Blue Line Intersect	93	13%
<b>San Gabriel</b>	17,243	
Blue Line Intersect	754	4%
<b>Santa Ana</b>	182	
Blue Line Intersect	123	68%
<b>Santa Clara</b>	17,412	
Blue Line Intersect	4,617	27%
<b>Santa Monica Bay</b>	9,040	
Blue Line Intersect	3,180	35%
<b>Grand Total</b>	134,567	

## Flood Hazards

The County of Los Angeles participates in the National Flood Insurance Program (NFIP). NFIP is administered by FEMA, and is a voluntary program that allows the Federal government to make flood insurance available throughout participating communities; make development in identified flood hazard areas eligible for Federal grants and loans for under programs administered by agencies such as the U.S. Department of Housing and Urban Development (HUD), the EPA, and the U.S. Small Business Administration (SBA); and make repair of flood-damaged insurable buildings in identified flood hazard areas eligible for Federal disaster assistance.<sup>78</sup> FEMA accepted Los Angeles County into the NFIP in December 1980 and developed its own Flood Insurance Rate Maps (FIRMs) for Los Angeles County based on its standard hydrological method for NFIP participants, shortly after the County Floodway Ordinance was adopted by the Board of Supervisors in 1980.<sup>79</sup>

<sup>77</sup> U.S. Army Corps of Engineers. 30 October 2014. Approved Jurisdictional Delineation Form. Accessed October 2020. Available at: [https://www.spk.usace.army.mil/Portals/12/documents/regulatory/jd/2014/December/SPK-2009-00116\\_Isolated.pdf](https://www.spk.usace.army.mil/Portals/12/documents/regulatory/jd/2014/December/SPK-2009-00116_Isolated.pdf)

<sup>78</sup> Federal Emergency Management Agency. Accessed October 6, 2020. Participation in the National Flood Insurance Program. Available at: <https://www.fema.gov/participation-national-flood-insurance-program>

<sup>79</sup> County of Los Angeles Department of Public Works. n.d. Are you Prepared for a Flood? Available at: <https://dpw.lacounty.gov/wmd/NFIP/documents/AreYouPreparedforaFlood.pdf>

County Capital Floodplains and County Flood Ways are defined as follows.<sup>80</sup>

- **County Capital Floodplain:** Any land area susceptible to being inundated by flood waters from any source. A FEMA FIRM identifies most, but not necessarily all, of a community's floodplain as the Special Flood Hazard Area.
- **County Floodway:** Floodways are areas within a floodplain that are reserved for the purpose of conveying flood discharge without increasing the base flood elevation more than 1 foot. Generally speaking, no development is allowed in floodways, as any structures located there would block the flow of floodwaters.

Flood-prone areas in unincorporated areas of the County are located in the Los Angeles Basin (see Figure IV.E-6, *Los Angeles County Tsunami Inundation Zones and Flood Zones*). The main bodies of water and sources of flooding include Ballona Creek, Los Angeles River, Malibu Creek, Pacific Ocean, Rio Hondo River, San Gabriel River and its tributaries (Santa Clara River and Topanga Canyon).<sup>81</sup> Public Works serves as the floodplain administrator for the unincorporated areas of the County. The County has prepared County Floodway Maps for unincorporated areas containing non-Federal lands that are either inhabited or have the potential to be developed. Public Works prepares maps (County Floodway Maps) that delineate the Capital Floodplain and County Floodway for numerous watercourses in the County, which are then used to regulate the development in those floodplains and floodways.

### Sources of Erosion and Siltation

Sources of erosion in the unincorporated regions of Los Angeles County derives from post-wildfire soils. Hillslope erosion in the watershed is a common post-wildfire, after winter rains increase runoff and accelerate erosion, resulting in debris flows, landslides, and floods. The duration and intensity of the rain event, along with the severity of the fire on an area can determine the amount of sediment that is produced.<sup>82</sup> Records indicate that since 1960, the County has experienced over 150 major brush fires that exceeded 1,000 acres. The fire/flood sequence is common in Southern California. Brush fires typically occur late in the year and can denude thousands of acres of hillside and canyon areas. The winter storms typically begin shortly thereafter. Major brush fires during the winter are also becoming more common. Fire destroys the vegetative cover, so more of the rainfall pelts the barren ground, causing it to break apart more easily and erode in mudflows, mudslides, and debris flows. Additionally, when certain types of vegetation such as chaparral burn, a vapor is produced that migrates into the soil and condenses within the top few inches to create a petroleum-based film or layer that makes the soil water-repellant, or "hydrophobic." This creates increased runoff during storms, as the rainfall is shed off instead of being absorbed. The soils and ash above the hydrophobic layer are swept downhill and down the canyon, often in a "wall" of mud, rock, and dead vegetation known as a debris flow. Heavier, torrential and intense rains may pound the soil enough to break up the soil and the hydrophobic layer, creating even larger debris flows.

---

<sup>80</sup> County of Los Angeles Department of Public Works. September 2016. Los Angeles County Comprehensive Floodplain Management Plan: Appendix A. Prepared by Tetra Tech. P. 4. Available at: <https://dpw.lacounty.gov/wmd/nfip/fmp/documents/CFMPDraftAppendicesAthrud.pdf>

<sup>81</sup> County of Los Angeles Department of Public Works. September 2016. Comprehensive Flood Plain Management Plan. Available at: <https://dpw.lacounty.gov/wmd/nfip/FMP/documents/Los%20Angeles%20County%20FMP%20Final%20-%20No%20appendices.pdf>

<sup>82</sup> Los Angeles County Public Works. n.d. Sediment Management. Available at: <https://dpw.lacounty.gov/lacfd/sediment/bkg.aspx>

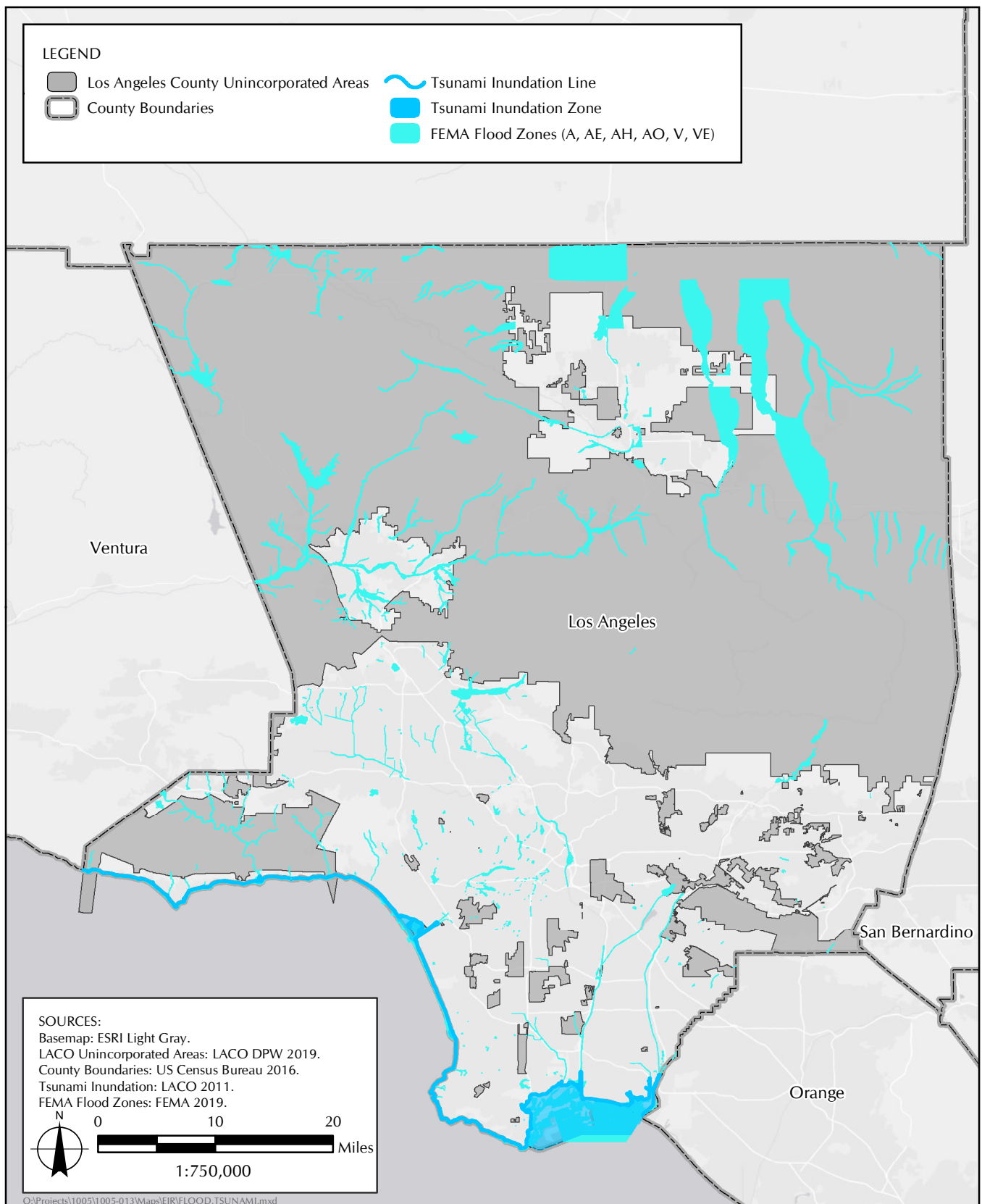


FIGURE IV.E-6  
 Los Angeles County Tsunami Inundation Zones and Flood Zones

## Areas Subject to LID Ordinance

*Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)*

There is a total of 16,556 parcels that intersect blueline streams. The LID Ordinance establishing standards for stormwater management on parcels at least 1 acre in size. The County of Los Angeles has adopted the LID Ordinance into the Los Angeles County Code Title 12, Chapter 84 to require the use of LID principles in all development projects except road and flood infrastructure projects.<sup>83</sup>

The County LID Ordinance requires that projects:

- Mimic undeveloped stormwater runoff rates and volumes in any storm event up to and including the “Capital Flood” event, as defined by Public Works
- Prevent pollutants of concern from leaving the development site in stormwater as the result of storms, up to and including a Water Quality Design Storm Event
- Minimize hydromodification impacts to natural drainage systems

Hydromodification is the change in runoff and in-stream processes caused by altered land development, which increase impervious surfaces and drainage infrastructure that can negatively affect runoff. Development can increase runoff volumes, frequency of runoff events, flow duration, and peak flows. Requirements for hydromodification management are established by the County LID Standards Manual. Projects required to analyze for hydromodification impacts must conduct hydrology and hydraulic frequency analyses for LID, 2-, 5-, 10-, 25-, and 50-year storm events per the Public Works Hydraulic and Hydrology manuals. The frequency analyses, which analyze changes in flow velocity, flow volume, and depth/width of flow for all natural drainage systems using HEC-RAS, are used to demonstrate compliance with hydromodification requirements and identify drainage impacts on off-site property. A sediment transport analysis is also required for any project tributary to a natural drainage system with a capital flood flow rate greater than 5,000 cubic feet per second. The sediment transport analyses should be conducted using HEC-RAS, SAMS, or HEC-6 to determine long-term impacts of streambed accretion and degradation of these natural drainage systems.

All developments are required to implement source control measures, such as storm drain signage and outdoor storage material areas, to the maximum extent practicable. The ordinance categorizes new development and redevelopment projects as Designated, Non-Designated Projects, Streets, and Single-Family Hillside Homes.

- Designated Projects are new developments that are one acre or larger and add over 10,000 square feet of impervious surface area. Designated Projects also applies to redevelopment projects that add or replace either: five thousand square feet or more of impervious surface area on a site that has been previously developed; or ten thousand square feet or more of impervious surface area on a site that has been previously developed with a single-family home.
  - o Designated Projects are required to retain its entire Stormwater Quality Design Volume (SWQDV) on-site.
- Small Scale Non-Designated Projects.
  - o Non-Designated Projects that consist of the development of four residential units or less are considered Small-Scale and are required to include two LID BMP features. BMPs that are intended to store or infiltrate stormwater, such as rain barrels or dry wells, shall have a capacity of 200 gallons.
- The development of streets and roads that results in over 10,000 square feet of impervious surfaces must comply with the LID Standards Manual and the USEPA’s Green Streets 26. The County code does not specify if such projects are to retain the SWQDV, the difference between pre- and post-project SWQDV or to install two LID BMPs.
- Single-Family Hillside Homes located within a hillside management area, which is defined as an area with a natural slope of 25 percent or greater, are required to provide conservation of natural areas, slope and channel protection, storm drain signage, and divert roof runoff and surface flow to vegetated areas.

---

<sup>83</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

## Hillside Management Area

Upon review of the County General Plan and the proposed program, the parcels that would be subject to the Green Zone Districts and Storage Enclosures for Recycling and Solid Waste Revisions are located outside the designated Hillside Management Areas (HMA; see Figure IV.F-1, *Slope*).<sup>84</sup> The parcels that would be subject to the Recycling and Waste Management Revisions within the HMAs are located in the Whittier Hills and north of the City of Santa Clarita. Based on the *Hillside Management Areas and Ridgeline Management Map* in the County General Plan, no County designated significant ridgelines are located within the Green Zone Districts, but the Green Zone Districts are within HMAs of both 25–50 percent slope and 50 percent-plus slope (see Figure IV.F-1).<sup>85</sup>

## Stormwater Drainage Systems

The County Flood Control District maintains the County Storm Drain System, which encompasses 3,300 miles of underground storm drains throughout the County.<sup>86</sup> Stormwater run-off associated with the implementation of the Proposed Program in relation to flows across impervious surfaces, is collected by an extensive system of curbs and gutters, conveying through drop inlets to subterranean storm drains consisting of reinforced concrete piping (RCP) and culverts, which are maintained by the Los Angeles County Flood Control District. The majority of the parcels subject to the Proposed Program located within the Los Angeles Basin are served by adequate stormwater infrastructure as these parcels are located within highly urbanized, and development areas within the Proposed Program. However, some parcels subject to the Proposed Program in the northern portion of the Unincorporated Los Angeles County, north of the Angeles National Forest and the San Gabriel Mountains, are not currently served by an existing stormwater infrastructure system with the existing stormwater infrastructure systems within the area located primarily within incorporated areas including the cities of Lancaster, Palmdale, and Santa Clarita (see Figure IV.E-7, *Los Angeles County Stormwater Infrastructure*). Thus, implementation on BMPs and LID Ordinance standards are required to be implemented as part of the Proposed Program on all parcels within the proposed Program Area as measures to avoid impacts in relation to stormwater drainage

## FEMA 100-year Flood Zones

Approximately 62,565 acres of zoning districts that would be subject to the proposed program are located within FEMA-designated flood zones (see Figure IV.E-6). Approximately 62,565 acres of zoning districts that would be subject to the proposed program are located within FEMA designated flood zones (see Figure IV.E-6). The County General Plan identifies Tsunami Hazard Areas located in Los Angeles County, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone and flood zones. Flood-prone areas in unincorporated areas of the County are located in the Los Angeles Basin. The main bodies of water and sources of flooding include Ballona Creek, Los Angeles River, Malibu Creek, Pacific Ocean, Rio Hondo River, San Gabriel River and its tributaries (Santa Clara River and Topanga Canyon).<sup>87</sup> Public Works serves as the floodplain administrator for the unincorporated areas of the County. In addition to the floodplain mapping prepared by FEMA on non-Federal lands throughout the County for the NFIP, development projects are evaluated for potential impacts related to flood hazards based on the most conservative flood hazard areas, whether mapped by FEMA or the County.

---

<sup>84</sup> Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at: <http://planning.lacounty.gov/generalplan/figures2015>

<sup>85</sup> Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at: <http://planning.lacounty.gov/generalplan/figures2015>

<sup>86</sup> Los Angeles County Department of Public Works. Los Angeles County Flood Control District. Accessed 14 April 2020. Available at: <https://dpw.lacounty.gov/LACFCD/web/>

<sup>87</sup> Los Angeles County Department of Water. September 2016. Comprehensive Flood Plain Management Plan. Available at: <https://dpw.lacounty.gov/wmd/nfip/FMP/documents/Los%20Angeles%20County%20FMP%20Final%20-%20No%20appendices.pdf>

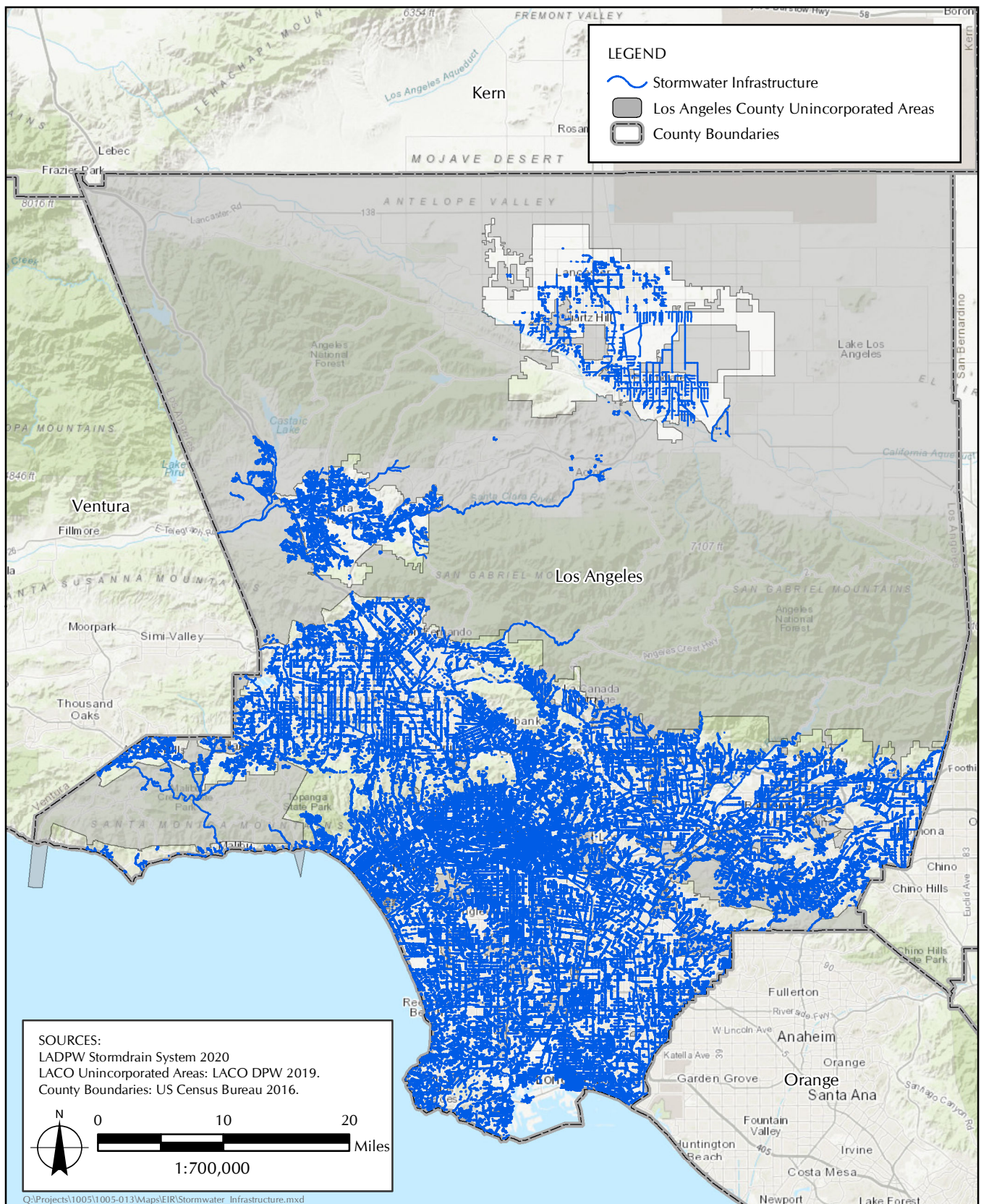


FIGURE IV.E.-7  
 Los Angeles County Stormwater Infrastructure

## County Capital Storm Area

The County has prepared County Floodway Maps for unincorporated areas containing non-Federal lands that are either inhabited or have the potential to be developed. Public Works prepares maps (County Floodway Maps) that delineate the Capital Floodplain and County Floodway for numerous watercourses in the County, which are then used to regulate the development in those floodplains and floodways. The County General Plan identifies Tsunami Hazard Areas in Los Angeles County, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone and flood zones. A County Floodway must remain free of obstruction and construction unless engineering analysis demonstrates that the obstruction/construction will not result in any increase in the Capital Flood water surface elevation and a flow velocity of no greater than 10 feet per second. Development projects would be evaluated for potential impacts regarding flood hazards based on the more conservative flood hazard areas, whether mapped by FEMA or the County. Development in a County Floodway is generally restricted to uses that do not interrupt or significantly speed the natural flow of the water (tennis courts (within reason), swimming pools, stilts, etc.). County Code Section 11.60.020 identifies Floodways, Water Surface Elevations, and Areas of Special Flood Hazard. County Floodway Maps are identified in County Code Section 11.60.020. Additionally, County Floodways are shown in Appendix G of the County's Comprehensive Floodplain Management Plan.

Erosion from disturbed soil and concentrated flows can be prevented through the implementation of BMPs such as limiting grading and excavation during the wet season, diverting run-on, controlling runoff, slowing and spreading flows, breaking up disturbed areas with linear barriers and covering erosion susceptible areas. Temporary soil stabilization is erosion control that consists of protecting or covering exposed areas of soil or stockpiles to minimize erosion by implementing at least one, or any combination, of the BMPs. Effective soil cover for inactive areas and all finished slopes, open space, utility backfill, and completed lots and inactive portions thereof should be provided. Implement appropriate erosion control BMPs (runoff control and soil stabilization) in conjunction with sediment control BMPs for areas under active construction.

## Areas with Limitation for Use of Onsite Water Treatment Systems

Given that the unincorporated territory of the County includes a diverse range of geological formations, watersheds, and waterbodies, there is potential for the existing parcels subject to the Green Zones Program to be in close proximity to geological limitations and surface water. As stated in Section 2.7, *Geology and Soils*, of the Initial Study (see Appendix B), liquefaction is influenced by shallow groundwater, and there is a potential for liquefaction to occur in the various areas within the proposed program area, indicating the potential for shallow groundwater. Additionally, the Proposed Program Area is located in close proximity to surface water. Parcels in nine different watersheds would be subject to the proposed program, including a total of approximately 50,240 acres of wetlands and 15,833 acres of riparian area.

## Tsunami

Approximately 62,565 acres of zoning districts that would be subject to the Proposed program are located within FEMA designated flood zones (see Figure IV.E-6). The County General Plan identifies Tsunami Hazard Areas located in Los Angeles County, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone and flood zones. Flood-prone areas in unincorporated areas of the County are located in the Los Angeles Basin.

## Seismically Induced Dam Inundation

Dam inundation areas are mapped by dam owners and submitted to the California Office of Emergency Services (Cal/OES). There are numerous dam and inundation zones within the unincorporated areas of the County. A majority of dams within the County are flood control dams that do not impound substantial reservoirs for most of the year. After flood flows on an affected stream, water is released from a flood control dam at a controlled rate to create flood control capacity for the next storm. Released water from several flood control dams is used downstream of the dams for groundwater recharge. Castaic Lake and Pyramid Lake are major water storage reservoirs; each is part of the State Water Project. All dams are required meet safety requirements and are inspected annually by the Division of Safety of Dams of the California Department of Water Resources.<sup>88</sup>

---

<sup>88</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

## Seiche

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. Reservoirs and aboveground water storage tanks can generate seiches posing substantial flood hazards. The Proposed Program Area traverse numerous inundation and flood zones located within the unincorporated Los Angeles County (see Figure IV.E-6).<sup>89</sup> There are numerous aboveground water storage tanks in Los Angeles County. Flooding can occur if strong ground shaking causes structural damage to aboveground water tanks. Sloshing water can lift a water tank off its foundation or break the pipes leading to the tank. Standards for steel and reinforced concrete tank design are issued by the American Water Works Association and the California Department of Public Health. About 40 steel water tanks were rendered nonfunctional during the 1994 Northridge earthquake; one tank in the Santa Clarita area failed, flooding several houses below. New standards for steel water tank design adopted in 1994 include flexible joints at the inlet/outlet connections to accommodate movement in any direction.<sup>90</sup>

### 3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to hazards and hazardous materials if it would exceed the following:

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

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

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

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

Threshold E-5: Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff

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

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

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

---

<sup>89</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

<sup>90</sup> Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

Threshold E-9: Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

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

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

## 4. IMPACT ANALYSIS

The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment. The potential impacts associated with the four elements of the proposed program, and the proposed change to the General Plan land use and zoning designations for select parcels are located within the Green Zone Districts (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed program does not increase intensity or density of land uses, but rather reduces intensity through downzoning of 28 parcels and reducing land use intensity on 15 of the downzoned parcels. The proposed development standards revisions that have the potential result in physical changes in the environment to hydrology and water quality include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2, *Development Standards*).

The proposed revisions to the development standards have the potential to result in impacts to hydrology and water quality during the construction phases of the project. Paving of permeable areas that would be converted to impervious areas may increase runoff of typical pollutants generated on industrial land uses, which could result in water quality impacts. The construction of new areas of impervious surfaces may inhibit groundwater recharge.

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

The proposed program would result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality.

#### *Construction*

Construction activities from the proposed program would result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality. For sites larger than 1 acre, construction activities that would be required as a result of the proposed program are required to comply with the National Pollutant Discharge Elimination System (NPDES), LID Ordinance, and MS-4 Permit. Furthermore, all sites within the proposed program area and under the proposed program would be required to comply with LID ordinance regardless of acreage requirements under the NPDES, thus requiring greater stringency in development standards under the proposed program. Therefore, construction activities would result in less than significant impacts to hydrology and water quality in relation to surface water quality and waste discharge.

Based on the *Hillside Management Areas and Ridgeline Management Map* in the County General Plan, no County designated significant ridgelines are located within the Green Zone Districts, but the Green Zone Districts are within HMAs of both 25–50 percent slope and 50 percent-plus slope (Figure IV.F-1).<sup>91</sup> The Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines.<sup>92</sup> Construction activities that would be required to meet standards of the proposed program would

---

<sup>91</sup> Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

<sup>92</sup> Los Angeles County. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. Available at [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

include the paving of permeable areas. However, the construction of all four program elements would not differ substantially from existing conditions and requirements. Designated new paved areas would include areas allotted for vehicle parking, vehicle circulation, or storage of materials, or equipment with impervious materials such as an asphalt or an oil and aggregate mixture and maintained to the satisfaction of the Director (Section 22.140.690, 22.84.030).<sup>93</sup> The purpose of these new paved areas would be to protect water quality from contaminants associated with industrial uses, as it would prevent offsite water leaks or contamination that may leak into the soil from currently non-impervious surfaces. In addition, any surface where a storage area is located two feet beyond the walls of the enclosure would be required to be paved pursuant to County Code 22.112.080.E with concrete, asphalt, or another approved material. As a result, there would be an increase in the construction of new areas of impervious surfaces.

Construction activities needed for implementation of the development standards would require digging and paving. In this process, storm water flows over the proposed sites could pick up pollutants such as sediment, debris, and chemicals from loose soil, and transport them to nearby storm sewer systems or directly into stormwater collection infrastructure that runs directly into rivers, lakes, or coastal waters.<sup>94</sup> The NPDES stormwater program regulates some stormwater discharges from three potential sources: municipal separate storm sewer systems (MS4s), construction activities, and industrial activities. Therefore, in order to operate the proposed sites, an NPDES permit would be required pursuant to MS4 before stormwater can be discharged. This permitting mechanism is designed to prevent stormwater runoff from washing harmful pollutants into local surface waters.

Compliance with new development standards required by the proposed program would not substantially alter the existing conditions at an individual parcel such that there would be impedance or redirection of flood flows. Construction activities as a result of the proposed program would require the paving of pervious areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would reduce potential impacts to water quality as a result of paving and increased impervious surfaces to a less than significant level.<sup>95</sup>

All improvements required as a result of the proposed program would be required to comply with the County LID Ordinance. Under the LID Ordinance, a project applicant must submit an LID Plan for review and approval by the Director of Public Works that provides a comprehensive, technical discussion of how the proposed project would comply with the requirements of the LID Ordinance and LID Standards Manual. The LID Plan must include the following information:

- Identification of whether the proposed project is a Designated or Non-Designated Project. If the proposed project is a Designated Project, identification of the project category;
- Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer;
- Source control measure(s) proposed to be implemented;
- Calculation of the Stormwater Quality Design Volume (SWQDV);
- Discussion on whether stormwater runoff harvest and use is feasible;
- Stormwater quality control measure(s) proposed to be implemented;
- Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only);
- Proposed hydromodification controls and calculations (if necessary); and
- Proposed maintenance plan (if necessary).
- The LID Plan shall be
  - A section of or appendix to the Hydrology Report that must be submitted to the Land Development Division;
  - A section of or appendix to the Grading Report submitted to the Building and Safety Division; or a separate plan.

---

<sup>93</sup> State Water Resource Control Board. 19 June 2012. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). [https://www.waterboards.ca.gov/water\\_issues/programs/owts/docs/owts\\_policy.pdf](https://www.waterboards.ca.gov/water_issues/programs/owts/docs/owts_policy.pdf)

<sup>94</sup> United States Environmental Protection Agency (USEPA). 2020. Storm Water Discharges from Industrial Activities. Retrieved from: <https://www.epa.gov/npdes/stormwater-discharges-industrial-activities>

<sup>95</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

- If the proposed project intends to implement privately-maintained stormwater quality control measure(s), the specific BMPs will be reviewed during the grading stage. If the proposed project intends to implement publicly-maintained stormwater quality control measure(s), the specific BMPs will be shown on water quality plans that are submitted separate from but concurrently with the storm drain plans.

Therefore, the proposed program would result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality with the implementation of the NPDES and LID Ordinance requirements for all parcels within the proposed program area, in addition to compliance with Hillside Management Ordinance development standards, and MS-4 Permit requirements.

### *Operations*

The proposed program would result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality. All parcels within the proposed program area would be subject to the LID Ordinance. After the required standards have been implemented for the operations phase of the proposed program, new impervious areas may increase surface runoff containing typical pollutants generated on industrial land uses, which could result in water quality impacts to nearby surface water bodies.

The County of Los Angeles' LID Standards Manual requires developments to manage stormwater runoff.<sup>96</sup> According to the County's LID Standards Manual, all Designated Projects must retain 100 percent of the Storm Water Design Volume (SWQDv) on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof unless it is demonstrated that it is technically infeasible to do so. The development of the proposed Green Zones Program standards would be subject to the County of Los Angeles LID Ordinance to reduce the direct and indirect impacts of the development. In addition, the proposed program would expand requirements of the County's LID Ordinance to include all parcels within the proposed program area to be subject to the LID Ordinance.

Stormwater runoff is generated from rain events that flow over land or impervious surfaces, such as paved streets, parking lots, and building rooftops, and does not soak into the ground. The runoff picks up pollutants such as trash, chemicals, oils, and dirt/sediment that can harm our rivers, streams, lakes, and coastal waters. To protect these resources, the proposed program would comply with the existing County LID Ordinance to protect rivers, streams, lakes, and coastal waters from contamination. In addition, the proposed program would expand the ordinance to include LID requirements for all parcels within the proposed program area.<sup>97</sup> Increased runoff from individual properties combined with typical pollutants generated on industrial land uses could result in water quality impacts because the new impervious areas may increase surface runoff containing typical pollutants generated adjacent to industrial land uses, which could result in water quality impacts to nearby surface water bodies. However, the proposed program would expand the County of Los Angeles LID Ordinance standards to incorporate all parcels within the program area. Therefore, the proposed program would result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality with the implementation of the proposed program expanding the County of Los Angeles LID Ordinance standards to incorporate all parcels within the program area, and no mitigation is required.

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

The new development standards for specific industrial, recycling, or vehicle-related uses within Green Zone Districts would result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality, due to requirements to comply with the County LID Ordinance to protect rivers, streams, lakes, and coastal waters from contamination. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are

<sup>96</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>97</sup> United States Environmental Protection Agency (USEPA). 2020. National Pollutant Discharge Elimination System (NPDES): NPDES Stormwater Program. Retrieved from: <https://www.epa.gov/npdes/npdes-stormwater-pollution-additional-documents>

proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption of the proposed program. The construction of these measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.<sup>98</sup> In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions.

### *Construction*

The development of Element 1 of the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the direct and indirect impacts of the development. These new impervious areas may increase surface runoff containing typical pollutants generated on industrial land uses, which could result in water quality impacts to nearby surface water bodies. However, the proposed program would expand requirements of the County's LID Ordinance to include all parcels within the proposed program area to be subject to the LID Ordinance, and thus, require the implementation of the NPDES for all location within the proposed program area resulting in greater stringency in development standards and compliance with LID Ordinance, Hillside Management Ordinance, and MS-4 Permit within the proposed program area. Therefore, construction activities required for implementation of the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to hydrology and water quality in relation to water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality.

### *Operation*

The Green Zone Districts would result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality during the operation of facilities subject to the Green Zone Districts provisions. Implementation of the proposed program would expand the requirements of the LID Ordinance and required provisions of the LID Standards Manual to include all parcels, regardless of acreage size, to conform to LID development standards for operation and maintenance phases, as well as construction. Thus, impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality would result in a net benefit.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses within Title 22 (Zoning Code) to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing

---

<sup>98</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

zoning designations currently include general development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining legally established industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. As discussed in Section III, *Project Description*, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would not violate water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality.

### *Construction*

New impervious areas as a result of construction of the proposed program may increase surface runoff containing typical pollutants generated on industrial land uses, which could result in water quality impacts to nearby surface water bodies. However, Element 2 of the proposed program would require removal and replacement of impervious with pervious surfaces for installation of natural barriers and drought tolerant landscaping, in addition to expansion of requirements of the County's LID Ordinance to include all parcels, regardless of acreage size, within the proposed program area and subject to the LID Ordinance. Further, development of the proposed program would be required to comply with requirements of the MS-4 Permit NPDES, and applicable BMPs during construction activities to avoid impacts related to water quality. The proposed program area would result in greater stringency in development standards and compliance in relation to Hillside Management Ordinance and other applicable development requirements under the proposed program, within the proposed program area.

### *Operation*

In relation to operation and maintenance, Element 2 of the proposed program would require replacement of impervious surfaces for installation of natural barriers and drought tolerant landscaping. In addition, the implementation of the proposed program would expand the requirements of the LID Ordinance and compliance with provisions of the LID Standards Manual to include all parcels, regardless of acreage size, to be developed in conformance with LID development standards for the operation and maintenance phase, as well as construction. Thus, impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality would result in a net benefit.

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

The Recycling and Waste Management Revisions would require recycling processing facilities and pallet yards pave areas designated for operations, vehicle parking, vehicle circulation, or storage of materials or equipment with impervious materials such as an asphalt or an oil and aggregate mixture and maintained to the satisfaction of the Director (Section 22.140.690, 22.84.030), for the purpose of protecting water quality from contaminants associated with industrial uses, and prevention of offsite water leak or contamination, and thus would be expected to result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality. The Recycling and Waste Management Revisions would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities

are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers revisions requires such facilities to protect water quality from contaminants associated with industrial uses, and prevention of offsite water leak or contamination, and thus would be expected to result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality. There are three specific related provisions in the County Code:

- Per Chapter 22.140.660, the supermarket recycling collection containers would be required to be placed on a paved surface.
- Per Chapter 22.128, the surface where a storage area is located and two feet beyond the walls of the enclosure would be required to be paved.
- Pursuant Code Chapter 22.112.080.E the paving shall consist of concrete, asphalt, or another approved material.

The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” Recycling collection centers accessory to a supermarket do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

### *Construction*

The Recycling and Waste Management Revisions would require recycling processing facilities and pallet yards pave areas designated for operations, vehicle parking, vehicle circulation, or storage of materials or equipment with impervious materials such as an asphalt or an oil and aggregate mixture and maintained to the satisfaction of the Director (Section 22.140.690, 22.84.030), for the purpose of protecting water quality from contaminants associated with industrial uses, and prevention of offsite water leak or contamination. Recycling and Waste Management Revisions would occur at various sites across the County. Increased runoff from individual properties combined with typical pollutants generated on industrial land uses have potential to result in water quality impacts due to the new impervious areas that can result in increased surface runoff containing typical pollutants generated from industrial land uses. However, the proposed program would expand requirements of the County’s LID Ordinance to include all parcels within the proposed program area to be subject to the LID Ordinance, implementation of requirements of MS-4 permit, NPDES, and applicable BMPs during construction activities for the proposed program.

### *Operation*

The Recycling and Waste Management Revisions would result in greater stringency in development standards, areas of compatible development, and compliance with and prohibition of incompatible uses such as automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs within the proposed program area. Further, per Chapter 22.140.660, the supermarket recycling collection containers would be required to be placed on a paved surface. Per Chapter 22.128, the surface where a storage area is located and two feet beyond

the walls of the enclosure would be required to be paved pursuant to County Code 22.112.080.E with concrete, asphalt, or another approved material, and thus, implementation of the proposed program would result in the construction of new areas of impervious surfaces. These new impervious areas could result in an increase in surface runoff containing typical pollutants generated on industrial land uses, which could result in water quality impacts to nearby surface water bodies. However, the proposed program would require all site improvements and facility modifications to be developed in conformance with LID Ordinance standards and specifications. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce potential impacts of the development.

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

The Storage Enclosures for Recycling and Solid Waste requires such facilities to protect water quality from contaminants associated with industrial uses, and prevention of offsite water leak or contamination, and thus would be expected to result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality. There are three specific related provisions in the County Code:

- Per Chapter 22.140.660, the storage enclosures for containers would be required to be placed on a paved surface.
- Per Chapter 22.128, the surface where a storage area is located and two feet beyond the walls of the enclosure would be required to be paved
- Pursuant to County Code 22.112.080.E, paving shall consist of concrete, asphalt, or another approved material.

Compliance with development standards would not substantially alter the existing conditions at an individual parcel such that there would be impedance or redirection of flood flows. However, these new impervious areas may increase surface runoff containing typical pollutants generated on industrial land uses which could result in water quality impacts to nearby surface water bodies.

#### ***Construction***

The Storage Enclosures for Recycling and Solid Waste Revisions would add requirements to current development standards, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. All equipment with impervious materials such as an asphalt or an oil and aggregate mixture would be maintained to the satisfaction of the Director (Section 22.140.690, 22.84.030), for the purpose of protecting water quality from contaminants associated with industrial uses, and prevention of offsite water leak or contamination. Increased runoff from individual properties combined with typical pollutants generated on industrial land uses have potential to result in water quality impacts due to the new impervious areas that can result in increased surface runoff containing typical pollutants generated from industrial land uses. However, the proposed program would expand requirements of the County's LID Ordinance to include all parcels within the proposed program area to be subject to the LID Ordinance, require implementation of MS-4 permit requirements, NPDES, and applicable BMPs during construction activities for the proposed program.

#### ***Operation***

New measures required as part of the proposed Storage Enclosures would require new impervious areas that could result in an increase in surface runoff containing typical pollutants generated on industrial land uses, which could result in water quality impacts to nearby surface water bodies. However, the proposed program would require all site improvements and facility modifications to be developed in conformance with LID Ordinance standards and specifications. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce potential impacts of the development. Therefore, the proposed program would result in less than significant impacts to hydrology and water quality in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality.

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

The proposed program would result in less than significant impacts in relation to hydrology and water quality in relation to a decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, as less than 10 percent of the affected parcels area are located as high priority for groundwater management, and the County has required that all affected parcels comply with LID Standards Manual, which requires the incorporation of best management practices to enhance the removal of pollutants prior to water infiltrating into groundwater and to offset the loss of pervious surface with bioswales and other opportunities to enhance infiltration.

*Construction*

Implementation of proposed program would result in the construction of new areas of impervious surfaces that may inhibit groundwater recharge. Approximately 0.2 percent (293 parcels) of 134,567 total parcels that would be subject to the Green Zones Program are owned by or include right-of-way for the LACFCD.<sup>99</sup> The increase in impervious surfaces would be a direct result of digging and paving as required for the proposed program. Designated new paved areas would include areas allotted for vehicle parking, vehicle circulation, or storage of materials or equipment with impervious materials such as an asphalt or oil and aggregate mixture and maintained to the satisfaction of the Director (Section 22.140.690, 22.84.030).<sup>100</sup> The purpose of these new paved areas would be to protect water quality from contaminants associated with industrial uses, as it would prevent offsite water leak or contamination. In addition, surfaces where a storage area is located two feet beyond the walls of the enclosure would be required to be paved pursuant to County Code 22.112.080.E with concrete, asphalt, or another approved material. As a result, there would be an increase in the construction of new areas of impervious surfaces.

Construction impacts due to the increase in impervious surfaces would be temporary. The proposed program would comply with the County's LID Ordinance in order to minimize the effects of construction activities related to the proposed program on groundwater recharge. As stated in the County of Los Angeles LID Standards Manual, in order to enhance pollutant removal and groundwater recharge benefits, improvements can be made through the use of LID strategies, which are incorporated into the 2012 MS4 Permit and LID Ordinance.<sup>101</sup> Ground water recharge can be achieved through the LID practices such as infiltration. In addition, the Green Zones Program does not require construction activities that would involve the use of groundwater.

Under the SGMA, local and regional authorities in medium and high priority groundwater basins have formed Groundwater Sustainability Agencies (GSAs) that prepare and implement local Groundwater Sustainability Plans.<sup>102</sup> The Department of Water Resources (DWR) identifies groundwater basins in California that are subject to the Sustainable Groundwater Management Act (Act). The Act provides local agencies or counties responsibility to develop and implement a GSP that considers all beneficial uses and users of groundwater in the basin. A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area; see Table IV.E-1). However, the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). A total of 8,552 parcels are located within high priority basins and subject to GSP. Approximately 8.3 percent of basins within the proposed program area are within high to medium priority basin areas (see Table IV.E-1).

---

<sup>99</sup> Los Angeles County Department of Public Works. n.d. Spreading Grounds. <https://dpw.lacounty.gov/wrd/spreadingground/>

<sup>100</sup> State Water Resource Control Board. 19 June 2012. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/owts/docs/owts\\_policy.pdf](https://www.waterboards.ca.gov/water_issues/programs/owts/docs/owts_policy.pdf)

<sup>101</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>102</sup> California Department of Water Resources (DWR). Accessed October 10, 2020. Basin Prioritization. <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>

## *Operation*

Under natural conditions, vegetation intercepts and retains rainfall before infiltration or runoff occurs. Without hard-surfaced land areas, this hydrology cycle favors groundwater recharge. With a roadway or other hard surface, this infiltration dynamic is significantly impeded. The magnitude of this effect is reported by studies indicating that the volume of storm water washed off one-acre of roadway is about sixteen times greater than that of a comparably sized meadow.<sup>103</sup>

Approximately 0.2 percent (293 parcels) of 134,567 total parcels that would be subject to the Green Zones Program are owned by or include right-of-way for the LACFCD.<sup>104</sup> After the required standards have been implemented for the operations or maintenance phase of the proposed program, there would not be a substantial decrease in groundwater resources given that the only measure that may require water is landscaping. All landscaping additions would be developed in compliance with the 2019 CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.<sup>105</sup> These measures regulate both indoor and outdoor water use and include the use of the Model Water Efficient Landscape Ordinance (MWELO) to increase water efficiency standards for new and retrofitted landscapes through encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. While proposed development of the landscaping and landscape barriers would be installed consistent with the County's LID Standards Manual.

The implementation of development standards required by the proposed program would create new areas of impervious surfaces. However, implementation of the development standards required by the project would be subject to the County LID Ordinance involving measures to reduce stormwater runoff. The LID Standards Manual provides guidance and requirements for the implementation of stormwater quality control measures in new development and redevelopment projects in unincorporated areas of the County with the intention of improving water quality and mitigating potential water quality impacts from stormwater and non-stormwater discharges.<sup>106</sup>

A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area; see Table IV.E-1) However, the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). A total of 8,552 parcels are located within high priority basins and subject to GSP. Approximately 8.3 percent of basins within the proposed program area are within high to medium priority basin areas (see Table IV.E-1).

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

The Green Zone Districts would result in less than significant impacts to hydrology and water quality in relation to a decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Some LACFCD parcels are used for spreading grounds and groundwater recharge.<sup>107</sup> Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure General Plan consistency with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within

---

<sup>103</sup> Schueler, T. 2000. The Importance of Imperviousness: Watershed Protection Techniques 1(3): 100-111. Available at: <https://pdfs.semanticscholar.org/de4c/6a4b6be13a48bcb0b974c350b39e8efd5bbe.pdf>

<sup>104</sup> Los Angeles County Department of Public Works. n.d. Spreading Grounds. Available at: <https://dpw.lacounty.gov/wrd/spreadingground/>

<sup>105</sup> State of California. August 2019. Chapter 5 Nonresidential Mandatory Measures, Division 5.3 Water Efficiency and Conservation. In the 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11. Available at: [https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2\\_Ch05\\_SubCh5.3](https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2_Ch05_SubCh5.3)

<sup>106</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>107</sup> Los Angeles County Department of Public Works. n.d. Spreading Grounds. Available at: <https://dpw.lacounty.gov/wrd/spreadingground/>

Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption of the proposed program. A very small portion, approximately 0.2 percent (293 parcels) of 134,567 total parcels subject to the Green Zones Program are owned by or include right-of-way for the LACFCD. The Green Zone Districts would cover approximately 1,950 acres of the County, including the communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, and Willowbrook. These areas are located in the Coastal Plains of Los Angeles and San Gabriel Valley ground water basins. A total of 104, 106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area). However, of the total parcels only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins).

### *Construction*

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on adjacent properties. While Element 1 of the proposed program would require the implementation of barriers, such as walls, fencing, natural barriers, setback requirements and landscaping, it would not result in interference with groundwater recharge or impede sustainable groundwater management as the proposed conformance measures would be minor in construction duration and scale. In addition, Element 1 would result in an increase in pervious surfaces by removal and replacement of impervious surfaces with landscaping and would be subject to the requirements of the County's LID Ordinance.

### *Operation*

Element 1 would introduce additional pervious surfaces through the replacement of impervious surfaces with drought tolerant landscaping. In addition, all parcels would be subject to the County's LID Ordinance standards and specifications for development. In addition, of the total parcels within the proposed program area, only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). Additionally, only approximately 0.2 percent (293 parcels) of 134,567 total parcels that would be subject to the Green Zones Program are owned by or include right-of-way for the LACFCD which may be used for spreading grounds and groundwater recharge. Further, the Green Zone Districts would not substantially decrease groundwater resources through operation or maintenance of the development standards, as the only measure that would require water usage would be landscaping.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would have the potential to result in less than significant impacts to hydrology and water quality in relation to decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, as the parcels that are designated for sensitive uses do not include the LACFCD parcels that are used for spreading grounds and groundwater recharge.<sup>108</sup> Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices.

---

<sup>108</sup> Los Angeles County Department of Public Works. n.d. Spreading Grounds. Available at: <https://dpw.lacounty.gov/wrd/spreadingground/>

## *Construction*

Element 2 would provide for new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses and would require the implementation of barriers, walls, fencing, setback requirements, landscaping and air filtration systems. While Element 2 of the proposed program would require the implementation of barriers, setback requirements, air filtration systems and landscaping, it would not result in interference with groundwater recharge or impede sustainable groundwater management as the proposed conformance measures would be minor in construction duration and scale. In addition, Element 2 would result in an increase pervious surfaces by implementing greater setbacks to include drought tolerant landscaping and requirements of the County's LID Ordinance.

## *Operation*

The introduction of impervious surfaces as a result of the proposed program would potentially reduce the amount of precipitation available to seep into the groundwater. However, Element 2 would introduce additional pervious surfaces through the replacement of impervious surfaces with drought tolerant landscaping. In addition, all parcels would be subject to the County's LID Ordinance standards and specifications for development. In addition, of the total Green Zones Program parcels, only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). Additionally, only approximately 0.2 percent (293 parcels) of 134,567 total parcels that would be subject to the Green Zones Program are owned by or include right-of-way for the LACFCD which may be used for spreading grounds and groundwater recharge. The updated standards for new sensitive uses would not substantially decrease groundwater resources through operation or maintenance of the development standards, as these the most water intensive usage would be drought tolerant landscaping. The introduction of impervious surfaces as a result of the development standards may reduce the amount of precipitation available to seep into the groundwater. However, the Green Zone Districts would not substantially decrease groundwater resources through operation or maintenance of the development standards, as the only measure that may require water is landscaping.

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

The Recycling and Waste Management Revisions would result in less than significant impacts to hydrology and water quality in relation to a decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts on hydrology and water quality in relation to a decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Some LACFCD parcels are used for spreading grounds and groundwater recharge.<sup>109</sup> The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code." Supermarket Accessory Recycling collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle

---

<sup>109</sup> Los Angeles County Department of Public Works. Accessed October 6, 2020. Spreading Grounds. Available at: <https://dpw.lacounty.gov/wrd/spreadingground/>

requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones.

### *Construction*

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for implementation of improvements. These improvement requirements are currently subject to existing development standards. However, the proposed revisions would create greater stringency and prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. In addition, Element 3 would result in an increase pervious surfaces by implementing greater setbacks to include drought tolerant landscaping and requirements of the County's LID Ordinance. Thus, construction of Recycling and Waste Management Revisions would not substantially decrease groundwater resources through operation or maintenance of the development standards. Impacts to hydrology and water quality in relation to decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin would be less than significant.

The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. Supermarket Accessory Recycling Collection Centers and Storage Enclosures cover nearly 600,000 acres of the County and are located in all nine groundwater basins in the County. Construction of the Supermarket Accessory Recycling Collection Centers and Storage Enclosures measures would be constructed on existing parking lots, and no new structures would be built. Thus, construction of Supermarket Accessory Recycling Collection Centers and Storage Enclosures would not substantially decrease groundwater resources through operation or maintenance of the development standards.

### *Operations*

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for implementation of improvements. However, the proposed program would require all site improvements and facility modifications to be operated in conformance with LID Standards Manual which requires the incorporation of best management practices to offset the loss of pervious surface with bioswales and other opportunities to enhance infiltration. Once these improvements are constructed, they would not require the consumptive use of water during the operational phase of the project; therefore, such facilities would not require the development of groundwater resources or exacerbation or existing groundwater withdrawals. Supermarket Accessory Recycling Collection Centers and Storage Enclosures cover nearly 600,000 acres of the County and are located in all nine groundwater basins in the County. Supermarket Accessory Recycling Collection Centers and Storage Enclosures measures would be operated on existing parking lots, and no new structures would be built; therefore, the operation of the Supermarket Accessory Recycling Collection Centers and Storage Enclosures would not substantially decrease recharge within the nine groundwater recharge basins in the County.

The introduction of impervious surfaces as a result of the proposed program would potentially reduce the amount of precipitation available to seep into the groundwater during operation of facilities regulated by the Recycling and Waste Management Revisions. However, of the total Green Zones Program parcels, only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). Additionally, only approximately 0.2 percent (293 parcels) of 134,567 total parcels that would be subject to the Green Zones Program are owned by or include right-of-way for the LACFCD which may be used for spreading grounds and groundwater recharge. In addition, all parcels within the proposed program area would be subject to the County's LID Ordinance standards and

specifications for development, and thus loss of groundwater infiltration as a result of loss of pervious surface would be expected to be offset with bioswales and other opportunities to enhance infiltration.

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

The Storage Enclosures for Recycling and Solid Waste would result in less than significant impacts to hydrology and water quality in relation to a decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. In general, new development or expansion of existing development in the County would be required to meet the current development standards of the zone in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions would add requirements to current standards, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, but would not be expected to result in a net increase in impervious surfaces. The proposed program would apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

##### *Construction*

Construction of the Storage Enclosures for Recycling and Solid Waste would result in minor conformance requirements and modification to existing development standards related to enclosures, roofing, cleaning and maintenance and site paving. However, these measures do not change the underlying land uses; therefore, there would be no change, as a result of the new development standards, in the total area of impervious surface that would be allowed in conjunction with development of the underlying land use. Therefore, there would be no decrease in groundwater resources as a result of the required facilities. Implementation of the Storage Enclosures for Recycling and Solid Waste Revisions would be required to be developed in conformance with the County's LID Standards Manual which requires the incorporation of best management practices to offset the loss of pervious surface with bioswales and other opportunities to enhance infiltration.

##### *Operations*

Storage Enclosures for Recycling and Solid Waste Revisions would be operated in conformance with LID Standards Manual which requires the incorporation of best management practices to offset the loss of pervious surface with bioswales and other opportunities to enhance infiltration. Once these improvements are constructed, they would not require the consumptive use of water during the operational phase of the project; therefore, such facilities would not require the development of groundwater resources or exacerbation or existing groundwater withdrawals. Storage Enclosures for Recycling and Solid Waste Revisions would be operated, in conjunction with the existing allowable underlying land use, and would not impede or reduce groundwater recharge, and no new structures would be built; therefore, the operation of the Supermarket Accessory Recycling Collection Centers and Storage Enclosures would not result in a decrease in groundwater supplies or interfere substantially with groundwater recharge such that the County's management of regional sustainable groundwater basins is impeded.

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

The proposed program would less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain, the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site.

##### *Construction*

Where development is proposed within the FEMA 100-year flood hazard area or the County Capital Floodplain, the County requires a HEC-RAS analysis to demonstrate that the proposed development would be adequately protected from the County Capital Floodplain (which is a more rigorous standard than the FEMA 100-year flood hazard area) and requires that development have no substantial change to the water surface level or frequency of inundation upstream or downstream of the proposed development; therefore, the proposed program would have no impact to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area in floodplains in a manner that would result in substantial erosion or

siltation on or off site as a result of construction activities. NFIP regulations prohibit new development and substantial improvement to or repair of substantially damaged structures (over 50 percent of the structure's pre-improvement/damage value) within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate mitigation of the increased flood heights and notification to the property owners that would be within the extent of the increased flood heights.<sup>110</sup> However, the County of Los Angeles has created development regulations in County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate avoidance measures related to increased flood heights and notification to the property owners that would be within the extent of the increased flood heights. In addition, the County has prohibited development in FEMA 100-year flood hazard zones. As such, the proposed program would not develop infrastructure in a FEMA 100-year flood zone and thus would not alter existing drainage patterns of sites subject to the GZ program in floodplains.

The construction of these proposed program elements in relation to individual properties would not differ substantially from existing conditions, as these measures would be minor additions to existing industrial land uses. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts to surface water bodies in relation to increase downstream erosion. Further, development of the proposed program would be required to comply with Section 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code in relation to natural water bodies, which require no net loss of habitat functions or values.

### *Operation*

The County Floodplain Management Plan requires that development within the FEMA 100-year flood hazard area and the County Capital Floodplain not alter the velocity of floodwaters or change the frequency of the no substantial alteration of the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site as a result of construction activities. With implementation of required standards related to the operations and maintenance phase of the proposed program, there would be no substantial alteration of the existing drainage pattern of the site or area in floodplains in a manner that would result in substantial erosion or siltation on or off site.

Operation of the proposed program would result in improved conditions when compared to existing conditions within the Proposed Project Area. Implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, which would help prevent substantial erosion or siltation. The Los Angeles Regional Board's 2012 MS4 Permit named Los Angeles County as a permittee. The MS4 Permit imposes BMPs in order maintain a level of acceptable runoff conditions through the implementation of practices, devices that mitigate stormwater quality problems. The programs required by the MS4 Permit are public information and participation; industrial/commercial inspection; planning and land development; development construction; public agency activities; and illicit connection/discharge abatement.

Further, as discussed previously, the County of Los Angeles has created development regulations in County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights without appropriate avoidance measures related to increased flood heights and notification to the property owners that would be within the extent of the increased flood heights. In addition, the County has prohibited development in FEMA 100-year flood hazard zones.

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

The Green Zone Districts would result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain, the alteration of the course of a stream or river, or through the addition of impervious

---

<sup>110</sup> Federal Emergency Management Agency. Accessed October 1, 2020. Participation in the National Flood Insurance Program. Available at: <https://www.fema.gov/participation-national-flood-insurance-program>

surfaces, in a manner which would result in substantial erosion or siltation on- or off-site due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan, and the County LID Ordinance which set an overall strategy of programs, project, and measures to reduce the adverse effects of flood hazards to people and property, and to protect rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption of the proposed program.

#### *Construction*

Construction within the Federal 100-year flood hazard area or County Capital Flood floodplain is subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including those related to erosion or siltation. Improvements resulting from the proposed program would be required to comply with Section 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code in relation to natural water bodies, which require no net loss of habitat functions or values. Implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, which would result in avoidance of substantial erosion or siltation. Further, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses.

#### *Operations*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including those related to erosion or siltation. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts to surface water bodies in relation to increase downstream erosion.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, because the County does not generally allow the affected uses within the Federal 100-year flood hazard area or County Capital Flood floodplain. Currently, the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. Construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

### ***Construction***

In general, the County restricts development of the land uses that are the subject of the New Sensitive Uses from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a New Sensitive Use within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that that would be no substantial alteration of drainage, and no net loss of habitat functions or values, including no onsite or offsite change in erosion or siltation. Implementation of the development standards required by the New Sensitive Uses portion of the Green Zones Program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

### ***Operation***

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including those related to erosion or siltation. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts to surface water bodies in relation to increase downstream erosion. In addition, the County has prohibited development in FEMA 100-year flood hazard zones. As such, the proposed program would not develop infrastructure in a FEMA 100-year flood zone

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

The Recycling and Waste Management Revisions would result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal

100-year flood hazard area or County Capital Flood floodplain, the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan, and the County LID Ordinance which set an overall strategy of programs, project, and measures to reduce the adverse effects of flood hazards to people and property, and to protect rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts on hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

### *Construction*

In general, the County restricts development of the land uses that are the subject of the Recycling and Waste Management Revisions from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a land use that is subject of the Recycling and Waste Management Revisions within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that that would there would be no substantial alteration of drainage, and no net loss of habitat functions or values, including no onsite or offsite change in erosion or siltation. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset

be BMPs, such as bioswales or retention basin, in to the project design. The avoidance of impacts would be further reduced through the implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

#### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including those related to erosion or siltation. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts to surface water bodies in relation to increase downstream erosion. In addition, the County has prohibited development in FEMA 100-year flood hazard zones. As such, the proposed program would not develop infrastructure in a FEMA 100-year flood zone.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts on hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

#### *Construction*

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized or the intensity of land use, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that that would be no substantial alteration of drainage, and no net loss of habitat functions or values, including no onsite or offsite change in erosion or siltation. Implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements, which would result in avoidance of substantial erosion or siltation during construction activities.

#### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels, as part of the entitlement process for the underlying land use. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash

receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including those related to erosion or siltation. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the proposed program area would be required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts to surface water bodies in relation to increase downstream erosion. In addition, the County has prohibited development in FEMA 100-year flood hazard zones. As such, the proposed program would not develop infrastructure in a FEMA 100-year flood zone.

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

The proposed program would result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite.

#### *Construction*

Where development is proposed within the FEMA 100-year flood hazard area or the County Capital Floodplain, the County requires a HEC-RAS analysis to demonstrate that the proposed development would be adequately protected from the County Capital Floodplain (which is a more rigorous standard than the FEMA 100-year flood hazard area) and requires that development have no substantial change to the course of a stream or river, or through the addition of impervious surfaces, in a manner which would substantially increase the rate, amount or depth of surface runoff which would result in flooding on- or off-site. NFIP regulations prohibit new development and substantial improvement to or repair of substantially damaged structures (over 50 percent of the structure's pre-improvement/damage value) within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate mitigation of the increased flood heights and notification to the property owners that would be within the extent of the increased flood heights.<sup>111</sup> However, the County of Los Angeles has created development regulations in County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate avoidance measures related to increased flood heights and notification to the property owners that would be within the extent of the increased flood heights. In addition, the County generally prohibits development of the land uses that are the subject of the Green Zones Program in the FEMA 100-year flood hazard zones or the County Capital Floodplain. As such, the facilities required in conjunction with the new development standards of the proposed program would not facilitate development of structures or buildings within the FEMA 100-year flood zone or the County Capital Floodplain beyond that allowed in the authorized County General Plan and thus would not alter existing drainage patterns of sites subject to the GZ program in floodplains.

During the implementation phase of the proposed program an increase in runoff from individual properties could result in impacts to surface water bodies which may increase the flooding off-site and downstream. However, the proposed program would be required to comply with County LID Ordinance, which would prevent substantial erosion and siltation.<sup>112</sup> Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Further, the proposed program would expand the LID Ordinance requirements to include all parcels within the proposed program area. In addition, the proposed program would be subject to the requirements articulated in Section 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game

---

<sup>111</sup> Federal Emergency Management Agency. Accessed October 1, 2020. Participation in the National Flood Insurance Program. Available at: <https://www.fema.gov/participation-national-flood-insurance-program>

<sup>112</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

Code, which require no net loss of habitat functions or values. Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the proposed program area, would reduce potential impacts to less than significant levels. Therefore, the implementation of the proposed program would result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite.

### *Operation*

The County generally prohibits development of the land uses that are the subject of the Green Zones Program in the FEMA 100-year flood hazard zones or the County Capital Floodplain. As such, the facilities required in conjunction with the new development standards of the proposed program would not facilitate development of structures or buildings within the FEMA 100-year flood zone or the County Capital Floodplain beyond that allowed in the authorized County General Plan and thus would not be expected to alter existing drainage patterns of sites subject to the proposed program in floodplains. Where development is proposed within the FEMA 100-year flood hazard area and the County Capital Floodplain, the County requires that development have no substantial change to the course of a stream or river, or through the addition of impervious surfaces, in a manner which would substantially increase the rate, amount or depth of surface runoff which would result in flooding on- or off-site. With implementation of required standards related to the operations and maintenance phase of the proposed program, there would be no substantial alteration of the existing drainage pattern of the site or area in floodplains in a manner that would result in flooding on- or off-site.

In addition, compliance with the County LID Ordinance and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts would result in a net benefit in relation to surface runoff. In addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, further reducing potential impacts. During operation and maintenance activities, the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. BMP measures such as vegetated swales or storm drains may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur, and required maintenance to ensure proper installation and functionality of BMPs. Further, the MS4 Permit imposes BMPs in order maintain a level of acceptable runoff conditions through the implementation of practices, devices that mitigate stormwater quality problems.

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

The Green Zone Districts would result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to preserve existing drainages and the associated capacity to convey the estimated County Capital Flood event. In addition, increases in imperious surface within a parcel subject to the proposed program would be offset by BMPs, such as bioswales or retention basin, to ensure that there is no substantial increase in stormwater runoff at the property line. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses,

requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption of the proposed program.

### *Construction*

Construction within the Federal 100-year flood hazard area or County Capital Flood floodplain is subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Improvements resulting from the proposed program would be required to comply with Section 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code in relation to natural water bodies, which require no net loss of habitat functions or values. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>113</sup>

### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Within the unincorporated area of the County, there are a total of 1,338 parcels located in the Los Angeles River watershed that would be subject to the Green Zones Districts. There are an additional 1,440 parcels located in the San Gabriel River watershed that would be subject to the Green Zone Districts. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, The Green Zones Districts require removal and replacement of impervious surfaces with pervious drought tolerant landscaping. Implementation of the development standards required by this proposed element would be subject to the County LID Ordinance, which would help prevent substantial flooding. The proposed program would expand the LID Ordinance requirements to include all parcels within the proposed program area.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, because the County does not generally allow the affected uses within the Federal 100-year flood hazard area or County Capital Flood floodplain. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the

---

<sup>113</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. Construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

### *Construction*

In general, the County restricts development of the land uses that are the subject of the New Sensitive Uses from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a New Sensitive Use within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there would no substantial alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. In addition, compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would require the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>114</sup>

### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including those resulting from substantial alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, Element 2 of the proposed program would placement of pervious drought tolerant landscaping and development in conformance with LID standards and specifications. Implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

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

The Recycling and Waste Management Revisions would result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams,

---

<sup>114</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to preserve existing drainages and the associated capacity to convey the estimated County Capital Flood event. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basins, in the project design. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Compliance with the County LID Ordinance would reduce the level of impact to less than significant with the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>115</sup> Therefore, Recycling and Waste Management Revisions would have the potential to result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts on hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

### *Construction*

In general, the County restricts development of the land uses that are the subject of the Recycling and Waste Management Revisions from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the

---

<sup>115</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

State Fish and Game Code. In the limited instances where a private developer proposes to develop a land use that is subject of the Recycling and Waste Management Revisions within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that that would there would be no substantial alteration of drainage, and no net loss of habitat functions or values, including no onsite or offsite change in erosion or siltation. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems form erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset be BMPs, such as bioswales or retention basin, in to the project design. The avoidance of impacts would be further reduced through the implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including those related to on- or off-site flooding. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, Element 3 of the proposed program would conform to LID standards and specifications. Implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

### *Construction*

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would

ensure that that would be no substantial alteration of drainage, and no net loss of habitat functions or values, including no onsite or offsite change in erosion or siltation.

### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels, as part of the entitlement process for the underlying land use. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including those related to erosion or siltation. In addition, implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

**Threshold E-5      Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

The proposed program would result in less than significant impacts in to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

### *Construction*

Where development is proposed within the FEMA 100-year flood hazard area or the County Capital Floodplain, the County requires a HEC-RAS analysis to demonstrate that the proposed development would be adequately protected from the County Capital Floodplain (which is a more rigorous standard than the FEMA 100-year flood hazard area) and requires that development avoid any substantial alteration of the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. NFIP regulations prohibit new development and substantial improvement to or repair of substantially damaged structures (over 50 percent of the structure's pre-improvement/damage value) within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate mitigation of the increased flood heights and notification to the property owners that would be within the extent of the increased flood heights.<sup>116</sup> However, the County of Los Angeles has created development regulations in County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate avoidance measures related to increased flood heights and notification to the property owners that would be within the extent of the increased flood heights. In addition, the County generally prohibits development of the land uses that are the subject of the Green Zones Program in the FEMA 100-year flood hazard zones or the County Capital Floodplain. As such, the facilities required in conjunction with the new development standards of the proposed program would not facilitate development of structures or buildings within the FEMA 100-year flood zone or the County Capital Floodplain beyond that allowed in the authorized County General Plan and thus would not alter existing drainage patterns of sites subject to the proposed program in floodplains.

Increased runoff from individual properties during the construction phase may exceed existing stormwater drainage infrastructure, and the runoff may contain the typical pollutants generated on industrial land uses which could result in water quality impacts to storm drains. The primary development of concern would be the paving of permeable areas, as they would

---

<sup>116</sup> Federal Emergency Management Agency. Accessed October 1, 2020. Participation in the National Flood Insurance Program. Available at: <https://www.fema.gov/participation-national-flood-insurance-program>

be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Increased runoff from individual properties may exceed existing stormwater drainage infrastructure, and the runoff may contain the typical pollutants generated on industrial land uses which could result in water quality impacts to storm drains. However, impacts during construction would be temporary. The County's most recent MS4 Permits require that stormwater management provide a more comprehensive approach to address stormwater runoff which will minimize impacts related to stormwater drainage systems. The implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to avoid potential impacts during construction.<sup>117</sup> Compliance with the County LID Ordinance would avoid potential impacts during construction. Further, conformance with the County's MS-4 permit requirements, site specific SWPPP requirements, proper installation, and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff. The revisions would not substantially alter the existing conditions on individual properties. Therefore, the proposed program has the potential to result in no impacts in to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

### *Operation*

The County generally prohibits development of the land uses that are the subject of the Green Zones Program in the FEMA 100-year flood hazard zones or the County Capital Floodplain. As such, the facilities required in conjunction with the new development standards of the proposed program would not facilitate development of structures or buildings within the FEMA 100-year flood zone or the County Capital Floodplain beyond that allowed in the authorized County General Plan and thus would not be expected to alter existing drainage patterns of sites subject to the GZ program in floodplains. Where development is proposed within the FEMA 100-year flood hazard area and the County Capital Floodplain, the County requires that development avoid any substantial alteration of the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts, would result in a net benefit in relation to surface runoff and stormwater drainage. Operation of the proposed program would result in no impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff during the implementation of the proposed program. Approximately 0.2 percent (293 parcels) of 134,567 total parcels that would be subject to the proposed program are located with parcels that are owned by or include right-of-way for the LACFD. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.<sup>118</sup> Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

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

The Green Zone Districts would result in less than significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would

---

<sup>117</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>118</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject. The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

### *Construction*

Construction within the Federal 100-year flood hazard area or County Capital Flood floodplain is subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Improvements resulting from the proposed program would be required to comply with Section 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code in relation to natural water bodies, which require no net loss of habitat functions or values. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>119</sup>

### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Within the unincorporated area of the County, there are a total of 1,338 parcels located in the Los Angeles River watershed that would be subject to the Green Zones Districts. There are an additional 1,440 parcels located in the San Gabriel River watershed that would be subject to the Green Zone Districts. Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts would result in a net benefit in relation to surface runoff and stormwater drainage. Operation of the proposed program would result in no impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff during the implementation of the proposed project. During operation, the implementation of the development standards

---

<sup>119</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.<sup>120</sup> Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because the County does not generally allow the affected uses within the Federal 100-year flood hazard area or County Capital Flood floodplain. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. Construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

### ***Construction***

In general, the County restricts development of the land uses that are the subject of the New Sensitive Uses from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a New Sensitive Use within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there would no substantial alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Compliance with the County LID Ordinance would avoid potential impacts during construction. Further, conformance with the County's MS-4 permit requirements, site specific SWPPP requirements, proper installation, and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff. The revisions would not substantially alter the existing conditions on individual properties.

### ***Operation***

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including those resulting from substantial alteration of the course of a stream or river or through the addition of impervious surfaces in a manner that would create or

---

<sup>120</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

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

Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the proposed program would reduce potential impacts in relation to surface runoff and stormwater drainage. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to avoid impacts related to operation and maintenance of the development.<sup>121</sup> Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff. Therefore, the New Sensitive Uses would result in no impacts to impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to preserve existing drainages and the associated capacity to convey the estimated County Capital Flood event. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code." Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled

---

<sup>121</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

#### *Construction*

In general, the County restricts development of the land uses that are the subject of the Recycling and Waste Management Revisions from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a land use that is subject of the Recycling and Waste Management Revisions within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan, in a manner which would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The avoidance of impacts would be further reduced through the implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

#### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, in a manner which would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, Element 3 of the proposed program would be development in conformance with LID standards and specifications. Implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The revisions would not substantially alter the existing conditions, on individual properties, as they would be minor additions to existing supermarkets or industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the

development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.<sup>122</sup> The cumulative quantity of new impervious surfaces is unknown. Increased runoff from individual properties may exceed existing stormwater drainage infrastructure, and the runoff may contain the typical pollutants generated on industrial land uses which could result in water quality impacts to storm drains. The County's most recent MS4 Permits require that stormwater management provide a more comprehensive approach to address stormwater runoff which would reduce impacts related to storm water runoff. Compliance with the County LID Ordinance, MS4 Permit, and a SWPPP during operation would reduce the level of impacts. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions have the potential to result in no impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

### *Construction*

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there is no creation of stormwater runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>123</sup>

### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels, as part of the entitlement process for the underlying land use. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including those related to erosion or siltation. In addition, implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

---

<sup>122</sup> County of Los Angeles. Low Impact Development Standards Manual. February 2014. Available at: <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>123</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

**Threshold E-6**

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

The proposed program would result in less than significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding.

*Construction*

Where development is proposed within the FEMA 100-year flood hazard area or the County Capital Floodplain, the County requires a HEC-RAS analysis to demonstrate that the proposed development would be adequately protected from the County Capital Floodplain (which is a more rigorous standard than the FEMA 100-year flood hazard area) and requires that development avoid any substantial alteration of the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding. NFIP regulations prohibit new development and substantial improvement to or repair of substantially damaged structures (over 50 percent of the structure's pre-improvement/damage value) within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate mitigation of the increased flood heights and notification to the property owners that would be within the extent of the increased flood heights. However, the County of Los Angeles has created development regulations in County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate avoidance measures related to increased flood heights and notification to the property owners that would be within the extent of the increased flood heights. In addition, the County generally prohibits development of the land uses that are the subject of the Green Zones Program in the FEMA 100-year flood hazard zones or the County Capital Floodplain. As such, the facilities required in conjunction with the new development standards of the proposed program would not facilitate development of structures or buildings within the FEMA 100-year flood zone or the County Capital Floodplain beyond that allowed in the authorized County General Plan and thus would not alter existing drainage patterns of sites subject to the GZ program in floodplains.

The construction phase of the proposed program would result in minor changes to existing pervious and impervious surfaces within the proposed program area, however, no alteration would result in a redirection of flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding. The County has created development regulations in County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate avoidance measures related to increased flood heights and notification to the property owners that would be within the extent of the increased flood heights. Further, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance and expand LID Ordinance requirements to all parcels to avoid potential impacts in relation to construction activities.<sup>124</sup> Therefore, the proposed program would result in no impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding.

---

<sup>124</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual.  
<https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

## *Operation*

The County generally prohibits development of the land uses that are the subject of the Green Zones Program in the FEMA 100-year flood hazard zones or the County Capital Floodplain. As such, the facilities required in conjunction with the new development standards of the proposed program would not facilitate development of structures or buildings within the FEMA 100-year flood zone or the County Capital Floodplain beyond that allowed in the authorized County General Plan and thus would not be expected to alter existing drainage patterns of sites subject to the GZ program in floodplains. Where development is proposed within the FEMA 100-year flood hazard area and the County Capital Floodplain, the County requires that development avoid any substantial alteration of the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding.

Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts, would result in a net benefit in relation to surface runoff and stormwater drainage. Operation of the proposed program would result in no adverse effects to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding. Approximately 0.2 percent (293 parcels) of 134,567 total parcels that would be subject to the proposed program are located with parcels that are owned by or include right-of-way for the LACFD. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.<sup>125</sup> Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

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

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would not have the potential to result in significant impacts to hydrology and water quality in relation to impeding or redirecting flood flows. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption of the proposed program.

---

<sup>125</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

## *Construction*

Construction within the Federal 100-year flood hazard area or County Capital Flood floodplain is subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property the alteration of the course of a stream or river or through the addition of impervious surfaces, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Improvements resulting from the proposed program would be required to comply with Section 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code in relation to natural water bodies, which require no net loss of habitat functions or values. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>126</sup>

## *Operations*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Within the unincorporated area of the County, there are a total of 1,338 parcels located in the Los Angeles River watershed that would be subject to the Green Zones Districts. There are an additional 1,440 parcels located in the San Gabriel River watershed that would be subject to the Green Zone Districts. Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts would result in a net benefit in relation to surface runoff and stormwater drainage. Operation of the proposed program would result in no impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff during the implementation of the proposed project. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.<sup>127</sup> Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because the County does not generally allow the affected uses within the Federal 100-year flood hazard area or County Capital Flood floodplain. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the

---

<sup>126</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>127</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

above listed sensitive uses, but do not have requirements for remediating the effects of incompatible, adjacent uses. The proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. As discussed in Section III, *Project Description*, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

### *Construction*

In general, the County restricts development of the land uses that are the subject of the New Sensitive Uses from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a New Sensitive Use within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there would no substantial alteration of the course of a stream or river or through the addition of impervious surfaces, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Compliance with the County LID Ordinance would avoid potential impacts during construction. Further, conformance with the County's MS-4 permit requirements, site specific SWPPP requirements, proper installation, and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff. The revisions would not substantially alter the existing conditions on individual properties.

### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the proposed program would reduce potential impacts in relation to surface runoff and stormwater drainage. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to avoid impacts related to operation and maintenance of the development.<sup>128</sup> Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff. Therefore, the New Sensitive Uses would result in no impacts to impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

---

<sup>128</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to hydrology and water quality in relation to creating or contributing runoff water, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to preserve existing drainages and the associated capacity to convey the estimated County Capital Flood event. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to hydrology and water quality in relation to creating or contributing runoff water including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, due to the requirement for such alterations to comply with Sections 401 and 404 of the Federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

#### ***Construction***

In general, the County restricts development of the land uses that are the subject of the Recycling and Waste Management Revisions from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a land use that is subject of

the Recycling and Waste Management Revisions within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan, in a manner which would not create or contribute runoff water including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The avoidance of impacts would be further reduced through the implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, Element 3 of the proposed program would be development in conformance with LID standards and specifications. Implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts on hydrology and water quality in relation to impeding or redirecting flood flows. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. These development measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing supermarket or industrial land uses. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.<sup>129</sup> Implementation of the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.<sup>130</sup> In addition, the proposed program would expand LID Ordinance and LID Standards Manual requirements to incorporate all parcels within the proposed program area. The County's most recent MS4 Permits require that stormwater management provide a more comprehensive approach to address stormwater runoff which would reduce impacts related to storm water runoff. Compliance with the County LID Ordinance, MS4 Permit, and a SWPPP during operation would reduce the level of impacts. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions have the potential to result in

---

<sup>129</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>130</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

no impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

### *Construction*

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there is no creation of stormwater runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>131</sup>

### *Operation*

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there is no creation of stormwater runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>132</sup>

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

The proposed program would result in less than significant impacts to hydrology and water quality in relation to placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements.

---

<sup>131</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>132</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

## *Element 1 – Green Zone Districts*

The Green Zone Districts would result in less than significant impacts to hydrology and water quality in relation to placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

### *Construction*

Construction within the Federal 100-year flood hazard area or County Capital Flood floodplain is subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property by requiring that development avoid placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. Improvements resulting from the proposed program would be required to comply with Section 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code in relation to natural water bodies, which require no net loss of habitat functions or values. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>133</sup>

### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property by requiring that development avoid placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. Within the unincorporated area of the County, there are a total of 1,338 parcels located in the Los Angeles River

---

<sup>133</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

watershed that would be subject to the Green Zones Districts. There are an additional 1,440 parcels located in the San Gabriel River watershed that would be subject to the Green Zone Districts. Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts would result in a net benefit in relation to surface runoff and stormwater drainage. Operation of the proposed program would result in no impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff during the implementation of the proposed project. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.<sup>134</sup> Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. Construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

### ***Construction***

In general, the County restricts development of the land uses that are the subject of the New Sensitive Uses from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a New Sensitive Use within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that requires that development avoids placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Compliance with the County LID Ordinance would avoid potential impacts during construction. Further, conformance with the County's MS-4 permit requirements, site specific SWPPP requirements, proper installation, and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff. The revisions would not substantially alter the existing conditions on individual properties.

---

<sup>134</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

## *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain are not subject to increase of risk of life or property due to changes in the drainage pattern, by requiring that development avoid placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements.

Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the proposed program would reduce potential impacts in relation to surface runoff and stormwater drainage. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to avoid impacts related to operation and maintenance of the development.<sup>135</sup> Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to preserve existing drainages and the associated capacity to convey the estimated County Capital Flood event. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems and avoid placing structures in the Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to Hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code." Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling

---

<sup>135</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

### *Construction*

In general, the County restricts development of the land uses that are the subject of the Recycling and Waste Management Revisions from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a land use that is subject of the Recycling and Waste Management Revisions within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan, by requiring that development avoid placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The avoidance of impacts would be further reduced through the implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

### *Operation*

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. The County uses the results of the HEC-RAS analysis to ensure that people and property, within and adjacent to the Federal 100-year flood hazard area or County Capital Flood floodplain by requiring that development avoid placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, Element 3 of the proposed program would be development in conformance with LID standards and specifications. Implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding

residential uses with fewer than four units. The revisions would not substantially alter the existing conditions, on individual properties, as they would be minor additions to existing supermarkets or industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.<sup>136</sup> The cumulative quantity of new impervious surfaces is unknown. Increased runoff from individual properties may exceed existing stormwater drainage infrastructure, and the runoff may contain the typical pollutants generated on industrial land uses which could result in water quality impacts to storm drains. The County's most recent MS4 Permits require that stormwater management provide a more comprehensive approach to address stormwater runoff which would reduce impacts related to storm water runoff. Compliance with the County LID Ordinance, MS4 Permit, and a SWPPP during operation would reduce the level of impacts.

### *Construction*

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there is no creation of stormwater runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>137</sup>

### *Operation*

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there is no creation of stormwater runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of BMPs such as the insertion of vegetated swales or storm drains which may be used to intercept, divert, and convey off-site drainage through or around the project site to prevent flooding or erosion that might otherwise occur.<sup>138</sup>

---

<sup>136</sup> County of Los Angeles. Low Impact Development Standards Manual. February 2014. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>137</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

<sup>138</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

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

The proposed program would result in less than significant impacts to hydrology and water quality in relation to conflicting with the Los Angeles County LID Ordinance (L.A. County Code, Title 12, Ch. 12.84) and would result in a net benefit in relation to consistency with the County's LID Ordinance. With the application of BMPs and compliance with the County LID Ordinance, impacts to the proposed program would result in less than significant impacts to hydrology and water quality in relation to conflicting with the County LID Ordinance.

### *Construction*

There are 293 parcels (0.2 percent out of 134,567 total parcels that would be subject to the Green Zones Program) that are owned by or include right-of-way for the LACFD. The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment during the construction phase of the proposed program. The implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance,<sup>139</sup> which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area would be required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts in relation to erosion or siltation.

Construction and earth-moving activities from transportation projects and property development projects can be a major source of sediment loading in local waterways. There is potential for unprotected soil to erode as a result of stormwater runoff construction activity associated with the proposed program. Prior to commencement of construction activities, a project applicant must submit a SWPPP to the SWRCB that identifies the BMPs that will be used in the planned project construction. The applicant must receive approval of the SWPPP and submit a Notice of Intent prior to initiating construction. Individual projects under the proposed program would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff.

### *Operation*

Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts in relation to erosion or siltation. Individual projects under the proposed program would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff.

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

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to hydrology and water quality in relation to conflicting with the LID Ordinance. With the

---

<sup>139</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual.  
<https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

application of BMPs and compliance with the County LID Ordinance, impacts from the proposed program would result in less than significant impacts to hydrology and water quality in relation to conflicting with the County LID Ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

### *Construction*

Individual projects under the proposed program would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in a net benefit to hydrology and water quality in relation to conflicting with the County LID Ordinance.

### *Operation*

Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance,<sup>140</sup> which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts in relation to erosion or siltation. The Green Zone Districts would result in a net benefit to hydrology and water quality in relation to conflicting with the County LID Ordinance.

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

The New Sensitive Uses would result in a more stringent entitlement processes for sensitive uses, in close proximity to existing industrial uses, that would result in less than significant impacts to hydrology and water quality in relation to conflicting with the LID Ordinance. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to,

---

<sup>140</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual.  
<https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. As discussed in Section III, *Project Description*, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

### *Construction*

Individual projects under the proposed program would be required to implement applicable BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff. With the application of BMPs and compliance with the County LID Ordinance, the proposed program would result in less than significant impact to hydrology and water quality in relation to conflicting with the County LID Ordinance. Therefore, the new development standards for New Sensitive Uses would result in a net benefit in relation to consistency with the County LID Ordinance.

### *Operation*

Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area would be required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts in relation to erosion or siltation. The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in a net benefit to hydrology and water quality in relation to conflicting with the County LID Ordinance. No impacts would occur, and no mitigation is required.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to hydrology and water with the application of BMPs and compliance with the County LID Ordinance, impacts to the proposed program would result in less than significant impact to hydrology and water quality in relation to conflicting with the County LID Ordinance. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Recycling and Waste Management Revisions would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers revisions would have the potential to result in no impacts to hydrology and water quality in relation to conflicting with the County LID Ordinance. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code." Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed

supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

#### *Construction*

The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area would be required to comply with the County's LID Ordinance further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, avoiding potential impacts in relation to erosion or siltation. Individual projects under the proposed program would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff.

#### *Operation*

Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Manual would be followed to determine the difference in pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would prevent substantial erosion or siltation. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area would be required to comply with the County's LID Ordinance, further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus avoiding potential impacts in relation to erosion or siltation. The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in a net benefit to hydrology and water quality in relation to conflicting with the County LID Ordinance.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hydrology and water quality in relation to conflicting with the County LID Ordinance. Individual projects under the proposed program would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that would reduce stormwater runoff during the construction and operation of the storage enclosures for recycling and solid waste receptacles. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The County LID Ordinance has been adopted to reduce the impacts of development. Procedures from the County's LID Standards Manual would be followed to determine the difference in pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area would be required to comply with the County's LID Ordinance, further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus avoiding potential impacts in relation to erosion or siltation. The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in a net benefit to hydrology and water quality in relation to conflicting with the County LID Ordinance.

**Threshold E-9      Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?**

The proposed program would result in no impacts to hydrology and water quality regarding the use of onsite wastewater treatment systems (OWTS) in areas of known geological limitations or in close proximity to surface water.

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

The proposed program would result in no impacts in to hydrology and water quality in relation to use of onsite water treatment systems, as such systems are not addressed in the Green Zones Districts. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties that would result in no impact to hydrology and water quality in relation to the use of onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage courses). Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

***Construction and Operation***

The Green Zone Districts do not contain provisions for implementing new OWTS as a part of the development standards for industrial, recycling, and vehicle-related uses. Additionally, the Green Zone Districts are located in very urbanized areas of the County that are served by existing sewage pipelines and other utilities. As stated in Section IV.I, *Utilities*, construction and operation are not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County's General Plan or other wastewater facilities planning documents.

***Element 2 – New Sensitive Uses***

The proposed program would result in no impacts to hydrology and water quality in relation to use of onsite water treatment systems, as such systems are not addressed in New Sensitive Uses. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. Construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts

to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

### *Construction and Operation*

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses does not address the use of OWTS in areas of known geological limitations or in close proximity to surface water. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions in relation to OWTS. These measures reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as implementation of landscaping and planting trees, buffering, and open space, and they do not contain provisions for implementing new OWTS as a part of the development standards for new sensitive uses. These measures would be minimal additions to the design of proposed new sensitive use construction projects. Should OWTS or sewage utilities be necessary for the construction of an individual new sensitive use, the project's impacts would be evaluated on a project-by-project basis under CEQA and would not be a result of the development standards proposed under the Green Zones Program.

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

The proposed program would result in no impacts to hydrology and water quality in relation to use of onsite water treatment systems, as such systems are not addressed in the Recycling and Waste Management Revisions. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Recycling and Waste Management Revisions would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The definitions of biosolids and solid waste in the proposed program include waste generated during the sewage or wastewater treatment process. As described in Section 22.140.690 (Organic Waste Facilities), which is included in the Recycling and Waste Management Revisions and outlines the land use regulations including permitted zones, types of permits, and development standards for Organic Waste Facilities, biosolids are an accepted material in these facilities. However, although waste generated from wastewater treatment systems would be accepted in facilities subject to the Recycling and Waste Management Revisions, this would not result in new OWTS. The proposed program does not contain provisions for new OWTS. Should any of the facilities subject to these revisions require the construction of a new OWTS, their impacts would be evaluated on a project-by-project basis under CEQA.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water, as they are not the subject of the revisions. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code". Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled

identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built. These revisions only contain provisions for the implementation of Supermarket Accessory Recycling Collection Centers, and therefore would not include OWTS.

#### *Construction and Operations*

In the case of updated standards for recycling and solid waste uses, the implementation of these measures would not differ substantially from existing conditions in relation to OWTS. These measures reduce the incompatibility of recycling and solid waste uses with surrounding land uses through development standards such as implementation of landscaping and planting trees, buffering, and open space, and they do not contain provisions for implementing new OWTS. Should OWTS or sewage utilities be necessary for the construction of an individual new recycling and or solid waste use, the project's impacts would be evaluated on a project-by-project basis under CEQA, and would not be a result of the development standards proposed under the Green Zones Program.

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

The proposed program would result in no impacts to hydrology and water quality in relation to use of onsite water treatment systems, as such systems are not addressed in the Storage Enclosures for Recycling and Solid Waste. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program, would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

#### *Construction and Operations*

These revisions are limited to provisions for the construction of storage enclosures and storage areas for recycling and solid waste, and therefore would not include OWTS.

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

The proposed program would result in no impacts to hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

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

The Green Zone Districts would result in no impacts to hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation

standards, and open space standards within subject properties. The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

#### *Construction and Operation*

The existing land uses may contain pollutants typical of industrial land uses; however, the Green Zone Districts consist of minor additions to development standards that do not contain pollutants. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would not affect hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would cause significant impacts to hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

#### *Construction and Operation*

The existing land uses may contain pollutants typical of industrial land uses; however, the New Sensitive Uses consist of minor additions to development standards that do not contain pollutants. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as implementation of landscaping and planting trees, buffering, and open space would not affect hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

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

The Recycling and Waste Management Revisions would result in no impacts to hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

#### *Construction and Operation*

The Recycling and Waste Management Revisions would not create a source of pollutants that would be released through inundation. Regarding Chapter 22.128, the existing land uses may contain pollutants typical of industrial or commercial land uses, however, this element of the proposed program refers to the minor additions that would help decrease contamination. These revisions would contain the litter, industrial waste, and other pollutants in storage areas and enclosures that would improve the site’s response to inundation. The Supermarket Accessory Recycling Collection Centers Revisions would not create a source of pollutants that would be released through inundation. Regarding Chapter 22.128, the existing land uses may contain pollutants typical of industrial or commercial land uses, however, this element of the proposed program refers to the minor additions that would help decrease contamination. These revisions would contain the litter, industrial waste, and other pollutants in storage areas and enclosures that would improve the site’s response to inundation.

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

The Storage Enclosures for Recycling and Solid Waste would result in no impacts to hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

#### *Construction and Operation*

Regarding Chapter 22.140.660, the addition of a recycling collection center to an existing supermarket would not create a source of pollutants that would be released through inundation. Regarding Chapter 22.128, the existing land uses may contain pollutants typical of industrial or commercial land uses; however, this element of the proposed program refers to the minor additions that would help decrease contamination. These revisions would contain the litter, industrial waste, and other pollutants in storage areas and enclosures that would improve the site’s response to inundation. Additionally, none of the parcels that would be subject to the Storage Enclosures for Recycling and Solid Waste Revisions fall in a flood hazard, tsunami, or seiche zone.

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

The proposed program would result in no impacts to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. The proposed program would

comply with the requirements under the SGMA and objectives described in the applicable Basin Plans and Groundwater Sustainability Plans.<sup>141,142</sup> According to the Basin Plan, the project would stay consistent with the maximum benefit to the people of the state, it must not unreasonably affect present and anticipated beneficial uses of such water, and it must not result in water quality less than that prescribed in water quality plans and policies. The beneficial uses of Los Angeles River Reach 2 include Municipal and Domestic Supply, Industrial Service Supply, Ground Water Recharge, Warm Freshwater Habitat, and Wildlife Habitat. Furthermore, any actions that can adversely affect surface waters are also subject to the federal Antidegradation Policy, developed under the CWA. Furthermore, the project is not anticipated to obstruct the Los Angeles River or Ballona Creek Enhanced Watershed Management Plan/Watershed Management Plan.

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

The Green Zone Districts would result in no impacts to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

### ***Construction***

The proposed program would be required to be developed consistent with required standards and compliance with regulatory requirements outlined in the applicable plans. A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area). However, of the total parcels only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). The proposed new development standards for Green Zone Districts would comply with the Los Angeles Basin Plan. These revisions would not unreasonably affect present and anticipated beneficial uses of water. The improvements required for the Green Zone would not require beyond that which can be accommodated by existing water allocations. Areas subject to the Green Zone are required to have drought tolerant landscaping and the improvements by the proposed program would not exceed water supply. The Green Zone Districts would not cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

---

<sup>141</sup> Los Angeles Regional Water Quality Control Board. LARWQCB Basin Plan. Accessed April 15, 2020. [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/](https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/)

<sup>142</sup> Los Angeles County Public Works, Los Angeles County Waterworks District. Accessed October 12, 2020. Sustainable Groundwater Management Act. <https://dpw.lacounty.gov/wwd/web/about/SGMA.aspx#:~:text=The%20Sustainable%20Groundwater%20Management%20Act,into%20balance%20in%2020%20years.>

### *Operation*

In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would cause a significant impact to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. As discussed in Section III, *Project Description*, construction activities for implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. The proposed new development standards for New Sensitive Uses would not unreasonably affect present and anticipated beneficial uses of water. Areas subject to the New Sensitive Uses are required to have drought tolerant landscaping, and the improvements by the proposed program would not exceed water supply.

### *Construction*

The proposed program would be required to be developed consistent with required standards and compliance with regulatory requirements outlined in the applicable plans. A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area). However, of the total parcels only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). The proposed new development standards for New Sensitive Uses would not unreasonably affect present and anticipated beneficial uses of water. Areas subject to the New Sensitive Uses are required to have drought tolerant landscaping, and the improvements by the proposed program would not exceed water supply.

### *Operation*

Operations and maintenance would not require the development or use of groundwater resources beyond their current uses. The measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as implementation of landscaping and planting trees, buffering, and open space, would not cause significant impacts to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

#### ***Construction***

The proposed program would be required to be developed consistent with required standards and compliance with regulatory requirements outlined in the applicable plans. A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area). However, of the total parcels, only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). These revisions would not unreasonably affect present and anticipated beneficial uses of water. The landscaping buffers would be required to have drought tolerant landscaping and the improvements by the proposed program would not exceed water supply.

#### ***Operation***

Operation and maintenance would not require the development or use of groundwater resources beyond their current uses. Therefore, the Recycling and Waste Management Revisions including Supermarket Accessory Recycling Collection Centers would not affect hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable

groundwater management plan. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

### *Construction*

The proposed program would be required to be developed consistent with required standards and compliance with regulatory requirements outlined in the applicable plans. A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area). However, of the total parcels only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). The Storage Enclosures for Recycling and Solid Waste Revisions would comply with the Basin Plan. These revisions would not unreasonably affect present and anticipated beneficial uses of water. The landscaping buffers would be required to have drought tolerant landscaping, and the improvements by the proposed program would not exceed water supply.

### *Operation*

Operations and maintenance would not require the development or use of groundwater resources beyond their current uses. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would not affect hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan.

## **5. CUMULATIVE IMPACTS**

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method no. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, the PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, the PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger County region surrounding it.

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the HIA (Appendix D to the Draft PEIR) that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).<sup>143</sup> This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element No. 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs) (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to violating any water quality standards or waste discharge requirements or otherwise substantially degrading surface or groundwater quality. The geographic scope for cumulative impacts related to water quality standards and waste discharge requirements includes the Los Angeles, Lahontan, and Central Valley watersheds. Implementation of cumulative development would be required to comply with all pertinent regulations, such as the MS-4 Permit, County SWPPP Requirements for Construction Activities, and the County LID Standards Manual. In order to comply with these regulations, the implementation of BMPs would be required to decrease potential pollutant loadings in stormwater runoff and reduce runoff quantities. Compliance with these water quality regulations by cumulative projects would minimize pollutants being transported to downstream receiving waters, and these cumulative projects would not violate water quality standards or waste discharge requirements. Because development under the proposed program would also be required to comply with water quality regulations, and the proposed program would implement the County's SWPPP Requirements for Construction Activities, and the County LID Standards Manual at all sites within the proposed program area, pollutants transported offsite into downstream receiving waters would be minimized. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to violating any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts to hydrology and water quality in relation to a decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. As cumulative development growth occurs within groundwater basins within the proposed program area including the San Fernando Valley Groundwater Basin, Main San Gabriel Valley Groundwater Basin, Raymond Groundwater Basin, Santa Clarita River Valley East Groundwater Basin, Antelope Valley Groundwater Basin, Middle Mojave River Valley Groundwater Basin, El Mirage Valley Groundwater Basin and Cuddy Canyon Valley Groundwater Basin, the water purveyors that will serve the future development will use groundwater as well as other water supplies to meet the future demand. However, each water purveyor that has rights

---

<sup>143</sup> Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

to groundwater within these Basin are limited based on the adjudication that established the pumping rights for each purveyor. Because groundwater withdrawals from the basins may be limited based on the adjudication, compliance with set pumping rights would eliminate the potential for the water agencies, that will serve cumulative development growth, to substantially impact the groundwater aquifer. Therefore, the implementation of cumulative development would result in less than significant impacts on the San Fernando Valley Groundwater Basin, Main San Gabriel Valley Groundwater Basin, Raymond Groundwater Basin, Santa Clarita River Valley East Groundwater Basin, Antelope Valley Groundwater Basin, Middle Mojave River Valley Groundwater Basin, El Mirage Valley Groundwater Basin and Cuddy Canyon Valley Groundwater Basin from groundwater use. As stated previously, a majority of groundwater basins within the County are designated as low to very low priority basins and are located in adjudicated basin areas. Furthermore, the proposed program would be developed in compliance with the 2019 CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures. In addition, all parcels within the proposed program area would be implemented consistent with the County's LID Standards Manual. The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to a decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, resulting in substantial erosion or siltation on- or off-site. The geographic scope for cumulative impacts related to erosion and siltation includes areas that convey stormwater within the eight watersheds within the Los Angeles, Lahontan, and Central Valley hydrologic regions within the proposed program area. Cumulative development within these watersheds will increase erosion and sedimentation within the region. However, as cumulative development is constructed and operated, regulations such as NPDES requirements, County County's SWPPP Requirements for Construction Activities, and County LID Standards Manual requirements are required to be implemented. With the implementation of these regulations, cumulative development would result in less than cumulatively significant erosion and siltation impacts during construction and operational activities. Because the proposed program is required to implement NPDES requirements, the County Stormwater Pollution Control Requirements for Construction Activities and the requirements within County LID Standards Manual, potential erosion and siltation impacts would be reduced. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, resulting in substantial erosion or siltation on- or off-site.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, resulting in a substantial increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite. The geographic scope for cumulative impacts related stormwater drainage capacity and polluted runoff includes the drain facilities that are located downstream of sites within the proposed program area. As cumulative development is implemented, compliance with the LID Ordinance requirements for percolation and on-site detention will be required. Compliance with these requirements will reduce the need for downstream drainage facility improvements. In addition, cumulative development would be required to comply with NPDES requirements, County's SWPPP Requirements for Construction Activities, and the requirements of the County LID Standards Manual to reduce polluted runoff from cumulative development sites. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to substantially altering

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

**Threshold E-5**                      **Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, resulting in creation or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The geographic scope for cumulative impacts related to stormwater drainage capacity and polluted runoff includes the drain facilities that are located downstream of sites within the proposed program area. As cumulative development is implemented, compliance with the LID Ordinance requirements for percolation and on-site detention will be required. Compliance with these requirements will reduce the need for downstream drainage facility improvements. In addition, cumulative development would be required to comply with NPDES requirements, County's SWPPP Requirements for Construction Activities, and the requirements of the County LID Standards Manual to reduce polluted runoff from cumulative development sites. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, resulting in creation or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, which would impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding. The geographic scope for cumulative impacts related to expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding includes the flood hazards zones located within the proposed program area and the County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate avoidance measures related to increased flood heights and notification to the property owners that would be within the extent of the increased flood heights. The proposed program contains parcels that are located within a designated flood zone. However, the proposed program standards and development does not include occupied structures or placement of existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to substantially altering the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, which would impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to placement of structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. The geographic scope for cumulative impacts related to placement of structures in Federal 100-year flood hazard or County Capital Flood floodplain includes the flood hazards zones located within the proposed program area and the County-mapped floodways to prohibit new development, substantial improvement to or repair of substantially damaged structures within a floodway that could cause any increase in flood heights (because it can impact adjoining properties) without appropriate avoidance measures related to increased flood heights and notification to the property owners that would be within the extent of the increased flood heights. The proposed program contains parcels that are located within a designated flood zone. However, the proposed program standards and development do not include occupied structures or placement of structures that would require additional flood proofing and flood insurance requirements. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to placement of structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to conflicting with the Los Angeles County LID Ordinance (L.A. County Code, Title 12, Ch. 12.84). Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area and would be required to comply with the County's LID Ordinance, further reducing surface runoff, in addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus avoiding potential impacts in relation to erosion or siltation. Individual projects under the proposed program, in addition to related projects within the County, would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to conflicting with the Los Angeles County LID Ordinance (L.A. County Code, Title 12, Ch. 12.84).

**Threshold E-9                      Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?**

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to use of OWTS in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water. Implementation of cumulative development would be required to comply with all pertinent regulations, such as the MS-4 Permit, County SWPPP Requirements for Construction Activities, and the County LID Standards Manual. In order to comply with these regulations, the implementation of BMPs would be required to decrease potential pollutant loadings in stormwater runoff and reduce runoff quantities. Compliance with these water quality regulations by cumulative projects would minimize pollutants being transported to downstream receiving waters, and these cumulative projects would not violate water quality standards or waste discharge requirements. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to use of OWTS in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to risking release of pollutants due to project inundation in hazard, tsunami, or seiche zones. The geographic scope for cumulative impacts related to the risk of release of pollutants due to project inundation includes projects sites located in a flood hazard zone within the Proposed Project Area. The proposed program would not create a source of

pollutants that would be released through inundation. While the proposed program contains flood zone hazard areas and would involve existing land uses that may contain pollutants typical of industrial or commercial land uses, the proposed program involves the modification of existing sites, and proposed ordinance revisions, development standards, and several more stringent requirements that would help decrease contamination in the Program Area overall. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to risking release of pollutants due to project inundation in hazard, tsunami, or seiche zones.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. Implementation of cumulative development would be required to comply with all pertinent regulations, such as the MS-4 Permit, County SWPPP Requirements for Construction Activities, and the County LID Standards Manual. In order to comply with these regulations, the implementation of BMPs would be required to decrease potential pollutant loadings in stormwater runoff and reduce runoff quantities. In addition, development under the proposed program would be required to comply with water quality regulations, applicable basin plans, and sustainable groundwater plans. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan.

## **6.        MITIGATION MEASURES**

The proposed program would result in less than significant impacts to hydrology and water quality. Therefore, no mitigation measures are required.

## **7.        LEVEL OF SIGNIFICANCE AFTER MITIGATION**

The consideration of mitigation measures is not required, and impacts would be less than significant.

## IV. ENVIRONMENTAL IMPACT ANALYSIS

---

### F. LAND USE AND PLANNING

#### 1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to land use and planning in accordance with California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> The goal of the analysis is to identify the potential for significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to land use and planning to a less than significant level. This analysis has been prepared as an information disclosure document for the public, stakeholders, and other agencies, as well as to support the County of Los Angeles (County), in their capacity as the Lead Agency pursuant to CEQA. During the public scoping period for the Initial Study (Appendix B to the Program Environmental Impact Report [PEIR]), the County received two comments from a public group with concerns related to land use and planning. The comments recommended additions to the proposed program that would impose requirements on bordering jurisdictions, such as applying measures proposed under the Green Zone Districts to adjacent jurisdictions, as well as a zoning buffer between sensitive land uses in the Green Zone Districts and industrial land uses in other jurisdictions. Given that the proposed program is a County ordinance that amends the County's municipal code and general plan, the Green Zones Program does not have the authority to impose regulations on the bordering jurisdictions. As identified through the scoping process, the County has the sole discretionary land use with respect the proposed program and will use this PEIR to inform their decision-making process regarding the approval of the proposed Green Zones Program. The scope of the analysis considers the potential for the project to physically divide an established community or to cause significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The analysis of land use and planning was evaluated with regard to the Land Use Element and the Conservation & Natural Resources Element of the Los Angeles County General Plan 2035 (County General Plan),<sup>2</sup> the County Municipal Zoning Code (Title 22),<sup>3</sup> the Land Use Element of the 2015 Antelope Valley Area Plan; Town and Country,<sup>4</sup> and the Land Use Element of the 2012 Santa Clarita Valley Area Plan; One Valley One Vision.<sup>5</sup>; Altadena Community Plan;<sup>6</sup> East Los Angeles Community Plan;<sup>7</sup> Florence-Firestone Community Plan;<sup>8</sup> Hacienda Heights Community Plan;<sup>9</sup> Marina Del Rey Land Use Plan and Local Coastal Program;<sup>10</sup> Rowland Heights Community Plan;<sup>11</sup> Santa Monica Mountains Coastal Zone;<sup>12</sup>

---

<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch6.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch6.pdf)

<sup>3</sup> Los Angeles County. Code of Ordinances, Title 22 – Planning and Zoning. [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO)

<sup>4</sup> Los Angeles County Department of Regional Planning. June 2015. Chapter 2: Land Use Element. In the Antelope Valley Area Plan – Town and Country. [http://planning.lacounty.gov/assets/upl/project/tnc\\_draft-20150601.pdf](http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf)

<sup>5</sup> Los Angeles County Department of Regional Planning. 2012. Chapter 2: Land Use Element. In the Santa Clarita Valley Area Plan – One Valley One Vision. [http://planning.lacounty.gov/assets/upl/project/ovov\\_2012-ch-02-landuse.pdf](http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch-02-landuse.pdf)

<sup>6</sup> County of Los Angeles Department of Regional Planning. Altadena Community Plan. July 10, 1986. Available at: [https://planning.lacounty.gov/view/altadena\\_community\\_plan](https://planning.lacounty.gov/view/altadena_community_plan)

<sup>7</sup> County of Los Angeles Department of Regional Planning. East Los Angeles Community Plan. June 23, 1988. Available at: [https://planning.lacounty.gov/view/east\\_los\\_angeles\\_community\\_plan](https://planning.lacounty.gov/view/east_los_angeles_community_plan)

<sup>8</sup> County of Los Angeles Department of Regional Planning. Florence-Firestone Community Plan. September 3, 2019. Available at: <https://planning.lacounty.gov/ffcp>

<sup>9</sup> County of Los Angeles Department of Regional Planning. Hacienda Heights Community Plan. May 24, 2011. Available at: [https://planning.lacounty.gov/view/hacienda\\_heights\\_community\\_plan](https://planning.lacounty.gov/view/hacienda_heights_community_plan)

<sup>10</sup> County of Los Angeles Department of Regional Planning. Marina Del Rey Land Use Plan. Dec 31, 1969. Available at: [https://planning.lacounty.gov/view/marina\\_del\\_rey\\_land\\_use\\_plan](https://planning.lacounty.gov/view/marina_del_rey_land_use_plan)

<sup>11</sup> County of Los Angeles Department of Regional Planning. Rowland Heights Community Plan. Sep 01, 1981. Available at: [https://planning.lacounty.gov/view/rowland\\_heights\\_community\\_plan](https://planning.lacounty.gov/view/rowland_heights_community_plan)

<sup>12</sup> County of Los Angeles Department of Regional Planning. October 10, 2014. Available at: Santa Monica Mountains Coastal Zone. Available at: <https://planning.lacounty.gov/coastal/smm>

Santa Monica Mountains North Area Plan;<sup>13</sup> Twin Lakes Community Plan;<sup>14</sup> Walnut Park Neighborhood Plan;<sup>15</sup> and the West Athens-Westmont Community Plan.<sup>16</sup> Finally, the potential for the proposed program to conflict with County Hillside Management Areas (HMAs) or Significant Ecological Areas (SEAs) was evaluated by reviewing the proposed program land use requirements to ensure consistency with the requirements for HMAs and SEAs. Additionally, building permit data from the County of Los Angeles were analyzed in order to evaluate the cumulative impact of the proposed program on industrial build-out by estimating the number of industrial parcels that would be developed through buildout of the County General Plan.

The proposed Green Zones Program would add new policies related to environmental justice to the Land Use Element of the General Plan, and the Green Zones Program is land use ordinance that would require a General Plan amendment given that Element 1 requires a zoning designation change for 28 parcels and a land use designation change for 15 of those 28 parcels (see Section III, *Project Description*). This PEIR includes a list of commonly used abbreviations, acronyms, and working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

## **2. ENVIRONMENTAL SETTING**

### **A. REGULATORY FRAMEWORK**

#### **(1) Federal**

There are no federal policies and regulations that supersede state and local policies and regulations for land use, planning, and zoning within the proposed program area.

#### **(2) State**

##### ***California Aeronautics Act***

The California Aeronautics Act requires the preparation of Airport Land Use Compatibility Plans (ALUCPs) which promote compatibility with airports and the land uses around them. ALUCPs are adopted for the purpose of protecting the safety of the people, property, and aircrafts and promoting the compatibility of the airports and communities. The County Airport Land Use Commission has produced its own comprehensive County-wide ALUCP for the 15 public airports in its jurisdiction (which is coterminous with Los Angeles County), apart from General William J. Fox Airfield, which follows its own ALUCP.<sup>17</sup>

##### ***California Coastal Act***

The California Coastal Act of 1976 provides for the transfer of permitting authority, with certain limitations reserved for the State, to local governments through adoption and certification of Local Coastal Programs (LCP) by the Coastal Commission. An LCP is defined as “a local government’s land use plans, zoning ordinances, zoning district maps, and, within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of [the Coastal Act] at the local level” (Public Resources Code [PRC] Section 30108.6). The Land Use Plan is defined as “the relevant portion of a local government’s general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions” (PRC Section 30108.5). In accordance with the California Coastal Act, all development within the coastal zone must first obtain a Coastal Development Permit (CDP).

---

<sup>13</sup> County of Los Angeles Department of Regional Planning. October 2000. Available at: Santa Monica Mountains North Area Plan. Available at: <https://planning.lacounty.gov/smmnap>

<sup>14</sup> County of Los Angeles Department of Regional Planning. Twin Lakes Community Plan. May 9, 1991. Available at: [https://planning.lacounty.gov/view/twin\\_lakes\\_community\\_plan](https://planning.lacounty.gov/view/twin_lakes_community_plan)

<sup>15</sup> County of Los Angeles Department of Regional Planning. Walnut Park Neighborhood Plan. Sep 24, 1987. Available at: [https://planning.lacounty.gov/view/walnut\\_park\\_neighborhood\\_plan](https://planning.lacounty.gov/view/walnut_park_neighborhood_plan)

<sup>16</sup> County of Los Angeles Department of Regional Planning. West Athens-Westmont Community Plan. Mar 15, 1989. Available at: [https://planning.lacounty.gov/view/west\\_athens\\_westmont\\_community\\_plan](https://planning.lacounty.gov/view/west_athens_westmont_community_plan)

<sup>17</sup> County of Los Angeles. 2014. Environmental Analysis – Land Use and Planning. In the Los Angeles County General Plan Update Draft EIR. <http://planning.lacounty.gov/generalplan/eir>

## ***California Global Warming Solutions Act***

The California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and Senate Bill [SB] 535) requires by law that a sharp reduction in greenhouse gas emissions be taken by reducing them to 1990 levels by 2020. AB 32 recognizes that climate change is a threat to the well-being, public health, natural resources, and the environment of California.<sup>18</sup> AB 32 is a cap-and-trade program and is one of several strategies that California uses to reduce greenhouse gas emissions that cause climate change. The funds must be used for programs that further reduce emissions of greenhouse gases. Under the 2012 SB 525 (de Leon), disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program, directing that 25 percent of the proceeds from the Greenhouse Gas Reduction Fund go to projects that provide a benefit to disadvantaged communities. These investments are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time reducing pollution that causes climate change. The legislation gave CalEPA responsibility for identifying those communities and CalEPA released its list of disadvantaged communities for the purpose of SB 535 in April 2017 using CalEnviroScreen 3.0 results.<sup>19</sup> The results included the communities of the unincorporated areas of Los Angeles County. The Green Zones Program is a step taken by the County to use land use planning to improve the health and quality of life of its residents while working towards the goals established by the California Global Warming Solutions Act through pollution reduction that causes climate change.

## ***California Planning and Zoning Law***

California Planning and Zoning Law requires the legislative body of each county to prepare and adopt a comprehensive, long term general plan for the physical development of the county (Gov. Code Section 65300-66499.58). Under Government Code Section 65302, each adopted General Plan must include a Land Use Element. The Land Use Element designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, education, public buildings and grounds, and other categories of public and private uses of land. Government Code section 65300.5 requires a General Plan to be "integrated and internally consistent and compatible state of policies." Additionally, a General Plan must not only be internally consistent but vertically consistent with other land use and development approvals such as Specific Plans and the agency's zoning and development regulations.

## ***Planning for Healthy Communities Act***

The Planning for Healthy Communities Act (SB 1000) is a State environmental justice initiative taken to improve local planning efforts to reduce environmental and health impacts and ensure that communities consider environmental and pollution impacts on local residents.<sup>20</sup> SB 1000 requires cities and counties with disadvantaged communities to address certain health considerations within an Environmental Justice element or through related goals, policies, and objectives.<sup>21</sup> This includes the communities of the unincorporated areas of the County which have been disproportionately impacted by pollution from industrial uses, particularly in communities where zoning and land use patterns resulted in incompatible land uses in close proximity to each other. Thus, the Green Zones Program has been developed both in alignment with SB 1000 by including relevant policies in the general plan and as a way to develop targeted land use policies and zoning standards that improve the health and quality of life for residents.

---

<sup>18</sup> California Air Resources Board (CARB). September 28, 2018. AB 32 Global Warming Solutions Act of 2006. <https://ww2.arb.ca.gov/resources/fact-sheets/ab-32-global-warming-solutions-act-2006>

<sup>19</sup> California Office of Environmental Health Hazard Assessment (OEHHA). June 2017. SB 535 Disadvantaged Communities. <https://oehha.ca.gov/calenviroscreen/sb535>

<sup>20</sup> Senator Connie M. Levya. 2016. Senator Levya Introduces 'Planning for Healthy Communities Act.' <https://sd20.senate.ca.gov/news/2016-02-10-senator-levya-introduces-planning-healthy-communities-act>

<sup>21</sup> State Office of Planning and Research. 2017. Chapter 6: Healthy Communities. In the General Plan Guidelines. [https://opr.ca.gov/docs/OPR\\_C6\\_final.pdf](https://opr.ca.gov/docs/OPR_C6_final.pdf)

### (3) Regional

#### ***Southern California Association of Governments (SCAG) 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)***

SCAG adopted *Connect SoCal*, the 2020-2045 RTP/SCS that provides a long-range visioning plan for the six-county SCAG region to balance future mobility and housing needs with economic, environmental, and public health goals, on September 3, 2020.<sup>22</sup> *Connect SoCal* is a planning document for the region that allows project sponsors to qualify for federal funding and builds upon and expands transportation and land use strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. Specifically, the SCS is intended to help the region achieve state greenhouse gas emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support the region's vital goods movement industry, and utilize resources more efficiently. This plan is updated every four years to respond to updated land use and reflect changes in the transportation network. The SCS outlines a plan for integrating the transportation network and related strategies with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. The SCS focuses the majority of new housing and job growth in high quality transit areas (HQTAs) and other opportunity areas in existing urbanized areas and suburban town centers and opportunity areas, resulting in an improved jobs-housing balance and more opportunity for infill, mixed-used, and/or transit-oriented development. This overall land use development pattern supports and complements the proposed transportation network that emphasizes system preservation, active transportation, and transportation demand management measures.

The plan explicitly lays out goals related to housing, transportation technologies, equity and resilience in order to adequately reflect the increasing importance of these topics in the region, and where possible the 10 goals have been developed to link to potential performance measures and targets:

1. Encourage regional economic prosperity and global competitiveness
2. Improve mobility, accessibility, reliability, and travel safety for people and goods
3. Enhance the preservation, security, and resilience of the regional transportation system
4. Increase person and goods movement and travel choices within the transportation system
5. Reduce greenhouse gas emissions and improve air quality
6. Support healthy and equitable communities
7. Adapt to a changing climate and support an integrated regional development pattern and transportation network
8. Leverage new transportation technologies and data-driven solutions that result in more efficient travel
9. Encourage development of diverse housing types in areas that are supported by multiple transportation options
10. Promote conservation of natural and agricultural lands and restoration of habitats

### (4) Local

#### ***Los Angeles County Code of Ordinances – Title 22 Planning and Zoning***

The County's Zoning Code (Title 22 – Planning and Zoning) regulates all land uses, buildings, structures, and land within the unincorporated area of Los Angeles County based on the designated zoning and land use category.<sup>23</sup> The Zoning Code regulates permitted uses, minimum required areas, maximum height limits, minimum required parking, building setbacks, maximum lot coverage, floor area ratio (FAR), and other standards that limit the type and intensity of use for a given zoning designation, as listed in Table III.E-1, *Planning and Permitting Requirements*. A particular land use within a designated zone may be allowed (permitted), allowed pursuant to the requirements of a Conditional Use Permit (CUP), allowed if a site plan has been reviewed and approved, or not allowed. Governmental and quasi-governmental agencies may be exempt from portions of Title 22 pursuant to provisions of the California Government Code. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

---

<sup>22</sup> Southern California Association of Governments. Approved September 3, 2020. Adopted Final Connect SoCal. <https://www.connectsocal.org/Pages/Connect-SoCal-Final-Plan.aspx>

<sup>23</sup> County of Los Angeles. Accessed October 7, 2020. Los Angeles County, California – Code of Ordinances. Title 22 – Planning and Zoning. [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO\\_DIV1INPR\\_CH22.02TIPUCO\\_22.02.020PU](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO_DIV1INPR_CH22.02TIPUCO_22.02.020PU)

## **B. EXISTING CONDITIONS**

### **County General Plan**

#### ***County of Los Angeles Planning Areas/Communities***

The County General Plan divides the County into 11 different planning areas which are guided by their own planning documents with goals and policies specific to the planning area (Figure III.E-1, *Los Angeles County Planning Areas*). These 11 planning areas include area plans, community plans, and local coastal plans where applicable. The County General Plan is the foundational document for all community-based plans called “Area Plans” that serve the unincorporated planning areas, although the planning areas cover both incorporated cities and unincorporated areas of the County.

#### ***Antelope Valley Planning Area***

The Antelope Valley Planning Area is located in the northern portion of Los Angeles County and is the largest Planning Area. It borders San Bernardino County to the east, Ventura County to the west, and Kern County to the north. The northern portion of the planning area is dominated by the Antelope Valley, but it also contains the Sierra Pelona Mountains and the southern end of the Tehachapi Mountains. The southern portion of the Planning Area consists of the San Gabriel Mountains, which is largely within the Angeles National Forest. The unincorporated portion of the Planning Area covers 1,800 square miles, or 44 percent of the County. The cities in the Planning Area are the City of Lancaster and City of Palmdale. The Planning Area is predominately rural and either undeveloped or occupied by government uses (such as National Forests). A smaller portion of land in this area is occupied by single-family uses, military facilities, farmland, and regional parks. The remaining land uses each occupy less than one percent each of total land area. They include multi-family residential, commercial, office, industrial, golf courses, schools, and miscellaneous uses.

None of the unincorporated areas in the Antelope Valley Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the Antelope Valley Planning Area.

#### ***Coastal Islands Planning Area***

This Planning Area includes San Clemente Island and Santa Catalina Island. San Clemente Island is owned and operated by the U.S. Navy, and the Navy regulates all land use activities on the island. However, the island is almost entirely undeveloped. Santa Catalina Island is the only significantly inhabited island near the California coast. Outside of the City of Avalon, the island is largely undeveloped. A notable exception is the community of Two Harbors, which contains minor recreational and residential land uses.

None of the unincorporated areas in the Coastal Islands Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the Coastal Islands Planning Area.

#### ***East San Gabriel Valley Planning Area***

This Planning Area includes the eastern San Gabriel Valley, along with adjacent areas to the south in the Puente Hills and to the north at the southern edge of the San Gabriel Mountains. It borders San Bernardino County to the east and Orange County to the south. Most of the Planning Area consists of cities; however, it also includes large communities called “unincorporated islands.” Unincorporated areas contain a wide range of urban land uses, including dense, populous communities, suburban communities dominated by single-family residential uses, multifamily, commercial, industrial, institutional, and landfill uses. Unincorporated areas in the northern portion of the Planning Area are generally located adjacent to the San Gabriel Mountains in the Angeles National Forest and are primarily undeveloped. The Eastern San Gabriel Valley Planning Area includes the following unincorporated areas:

- Avocado Heights
- Charter Oak
- Citrus/Covina Islands
- East Azusa Islands
- East Irwindale
- East San Dimas
- Glendora Islands
- Hacienda Heights
- North Claremont
- Northeast La Verne
- Northeast San Dimas Islands
- North Pomona
- Rowland Heights
- Diamond Bar
- South San Jose Hills
- South Walnut
- Valinda
- Walnut Islands
- West Claremont
- West Puente Valley
- West San Dimas

The Avocado Heights unincorporated area in the East San Gabriel Valley Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program. The three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the East San Gabriel Valley Planning Area.

#### *Gateway Planning Area*

This Planning Area is located in the southeastern portion of the County and is almost entirely located within the Los Angeles Basin. The eastern border of the Planning Area is adjacent to Orange County. The region is almost entirely built out and has a large percentage of industrial land compared to other areas of Los Angeles County. The Gateway Planning Area includes the following unincorporated areas:

- Bandini Islands
- Cerritos Islands
- La Habra Heights Islands
- Long Beach Island
- Lynwood Island
- Rancho Dominguez
- South Whittier-Sunshine Acres
- West Whittier-Los Nietos

The West Whittier-Los Nietos unincorporated area in the Gateway Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program. The other unincorporated areas would be affected by the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions.

### *Metro Planning Area*

The Metro Planning Area is located in the geographic center of the County. It contains Downtown Los Angeles, industrial areas, and many of the City of Los Angeles' most densely populated neighborhoods. Like the Gateway Planning Area, it is almost entirely built out. Most of the Planning Area is occupied by the City of Los Angeles. Unincorporated areas of the Metro Planning Area are dense urban areas. The Florence-Firestone and Walnut Park communities are predominantly single-family and multifamily residential land uses separated by major arterial street corridors that contain commercial and/or industrial uses. The West Rancho Dominguez-Victoria community consists mainly of industrial uses with single-family residential uses in the north, commercial uses at major intersections, and scattered multifamily residential and public uses. Willowbrook is largely residential, with a mixture of single-family and multifamily residential uses with commercial and industrial. The West Athens-Westmont community primarily consists of residential uses. The Metro Planning Area includes the following unincorporated areas:

- East Los Angeles
- East Rancho Dominguez
- Florence-Firestone
- Walnut Park
- West Athens-Westmont
- West Rancho Dominguez-Victoria
- Willowbrook

All of the unincorporated areas in the Metro Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program as well as the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions.

### *San Fernando Valley Planning Area*

The San Fernando Valley Planning Area is south of the Santa Clarita Valley, north the Santa Monica Mountains, and west of the San Gabriel Mountains. The Ventura County line is the western border of the Planning Area. Most of the Planning Area consists of the following cities: the City of Burbank, City of Glendale, City of La Cañada Flintridge, City of Los Angeles, and City of San Fernando. Only a small portion of the planning area is unincorporated. These are areas located at the periphery of the San Fernando Valley Planning Area. These communities are primarily low-density, single-family residential communities including as rural residential uses and undeveloped open space, with the exception of the Universal Studios Specific Plan area. This Planning Area includes the following unincorporated areas:

- Kagel Canyon
- La Crescenta-Montrose
- Lopez Canyon
- Oat Mountain
- Sylmar Island
- Twin Lakes
- University City
- West Chatsworth
- West Hills

None of the unincorporated areas in the San Fernando Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the San Fernando Planning Area.

### *Santa Clarita Valley Planning Area*

The Santa Clarita Valley Planning Area is the second largest geographic planning area after the Antelope Valley Planning Area. It includes the City of Santa Clarita, the residential communities at the city's periphery, and mountainous areas surrounding the valley. Although most of the unincorporated area in the Planning Area consists of vacant mountainous areas, unincorporated

areas near the City of Santa Clarita include a wide variety of land uses. The wide valleys east of the City of Santa Clarita include the communities such as Agua Dulce. These areas consist primarily of single-family residential and farming uses. However, parcels used for industrial and utility uses are scattered throughout these areas. Areas directly north and west of the City of Santa Clarita feature a range of urbanized land uses, including single-family uses, major commercial retail centers along I-5 (including Six Flags Magic Mountain), utilities, and a large concentration of industrial uses west of I-5 and north of SR-126. Rural canyon neighborhoods such as Val Verde are primarily single-family uses surrounded by mountainous undeveloped land.

The Santa Clarita Planning Area would not be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas the Santa Clarita Valley Planning Area.

#### *Santa Monica Mountains Planning Area*

The Santa Monica Mountains Planning Area covers the Santa Monica Mountains, the Pacific coastline to the south, and the Conejo Valley to the north. To the north and west, the planning area borders Ventura County. To the east, it borders the San Fernando Valley and Westside Planning Areas. The Conejo Valley and adjacent areas are mostly cities, including the City of Agoura Hills, City of Calabasas, City of Hidden Hills, and City of Westlake Village. The coastal portion of the Planning Area is largely within the City of Malibu. However, the majority of the Planning Area is unincorporated. Most land in the unincorporated areas of the Santa Monica Mountains Planning Area is undeveloped, including land preserved as the Santa Monica Mountains National Recreation Area and areas within Leo Carrillo, Malibu Creek, Point Mugu, and Topanga State Parks. Existing land uses also include scattered single-family residential and small-scale agricultural uses. These land uses are not heavily concentrated; rather, they are widely distributed and generally located in the small canyons and valleys that punctuate the mountains that cover most of the Planning Area.

The Santa Monica Mountains Planning Area would not be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the Santa Monica Mountains Planning Area.

#### *South Bay Planning Area*

The South Bay Planning Area covers the southwestern portion of the Los Angeles Basin, the Palos Verdes Peninsula, and the Port of Los Angeles. The Planning Area consists mostly of cities (City of El Segundo, City of Gardena, City of Hermosa Beach, City of Inglewood, City of Lawndale, City of Lomita, City of Manhattan Beach, City of Palos Verdes Estates, City of Rancho Palos Verdes, City of Redondo Beach, City Rolling Hills, City of Rolling Hills Estates, and City of Torrance). The Planning Area also includes the San Pedro and Wilmington neighborhoods of the City of Los Angeles. In the northern portion of the Planning Area, the unincorporated areas are generally built out and dominated by residential uses, except for industrial uses adjacent to LAX and commercial uses. In the middle portion of the Planning Area, Alondra Park has three distinct land use patterns; multifamily apartment complexes, single-family residential uses, and recreational uses. The southern portion of the Planning Area has the largest unincorporated area in the South Bay Planning Area with a wide range of land uses, including single-family, multifamily, commercial, and industrial uses. The South Bay Planning Area includes the following unincorporated areas:

- Alondra Park
- Del Aire
- Hawthorne Island
- La Rambla
- Lennox
- West Carson
- Westfield

The South Bay Planning Area would not be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program, New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the South Bay Planning Area.

### *West San Gabriel Valley Planning Area*

The West San Gabriel Valley Planning Area covers the western San Gabriel Valley. The Metro and San Fernando Valley Planning Areas are to the west and the East San Gabriel Valley Planning Area is located to the east. Like the latter, it is almost entirely built out and mostly comprised of cities. The Planning Area features four large concentrations of unincorporated parcels. The unincorporated areas in this Planning Area are predominantly single-family residential neighborhoods with vacant and open space portions, commercial concentrations, multifamily residential, commercial, and public uses. The West San Gabriel Valley Planning Area includes the following unincorporated areas:

- Altadena
- East Pasadena-East San Gabriel
- Kinneloa Mesa
- South Monrovia Islands
- South San Gabriel-San Pasqual
- Whittier Narrows

The West San Gabriel Valley Planning Area would not be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program, New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the West San Gabriel Valley Planning Area.

### *Westside Planning Area*

The Westside Planning Area is located between Downtown Los Angeles and the Pacific Coast. It is heavily urbanized and includes many of Los Angeles' densest neighborhoods. It also includes the following cities: City of Beverly Hills, City of Culver City, City of Santa Monica, and City of West Hollywood. The northern portion of the Planning Area consists of the eastern Santa Monica Mountains, which are almost entirely within the City of Los Angeles. The Westside Planning Area also includes Los Angeles International Airport (LAX). Although there are few unincorporated areas in the Westside Planning Area, they are widely dispersed and contain a diverse range of land uses. The Westside Planning Area includes the following unincorporated areas:

- Ballona Wetlands
- Franklin Canyon
- Gilmore Island
- Ladera Heights-Viewpark-Windsor Hills
- Marina Del Rey
- West Fox Hills
- West Los Angeles (Sawtelle Veteran's Administration Center)

The West Side Planning Area would not be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program, New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the West Side Planning Area.

### ***Land Use Element Goals and Policies***

The Land Use Element of the County General Plan (Chapter 6) provides strategies and planning tools to facilitate and guide future development and revitalization efforts. In accordance with the California Government Code, the Land Use Element designates the proposed general distribution and general location and extent of uses. The Land Use Element establishes 11 Land

Use and Planning Goals that guide development and accommodate growth and change in the unincorporated territory of the County.<sup>24</sup> The following Land Use and Planning Goals are relevant to the proposed Green Zones Program:

- *Goal LU 1:* A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.
- *Goal LU 2:* Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.
- *Goal LU 3:* A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.
- *Goal LU 5:* Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities.
- *Goal LU 6:* Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services.
- *Goal LU 7:* Compatible land uses that complement neighborhood character and the natural environment.
- *Goal LU 9:* Land use patterns and community infrastructure that promote health and wellness.
- *Goal LU 10:* Well-designed and healthy places that support a diversity of built environments.
- *Goal LU 11:* Development that utilize sustainable design techniques.

The seventh goal describes three policies relevant to the consideration of the proposed program:

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

### ***Antelope Valley Area Plan – Town and Country***

The Antelope Valley Area Plan was adopted by the County Board of Supervisors on June 16, 2015, in conjunction with the County General Plan update. The Antelope Valley Area Plan updates and supersedes the 1986 Antelope Valley Areawide General Plan. It primarily describes the general type of development allowed and total number of homes per acre. The Acton, Antelope Valley Northeast, East San Gabriel Mountains, Lake Hughes/Gorman/West of Lancaster, Lake Los Angeles/Llano/Valyermo/Littlerock, and Lancaster Northeast subareas are completely within the Antelope Valley Plan.

The Antelope Valley Area Plan provides planning goals and policies for 1,200 square miles of elevated desert terrain bounded by the San Gabriel Mountains on the south, Kern County to the north, and extending from Gorman on the west to San Bernardino County on the east, which covers a large majority of the area under the proposed program as the largest Planning Area. Similar to the County General Plan, the Antelope Valley Area Plan has a Land Use Element which explains how development and preservation of land should occur in the Antelope Valley based on land use goals and policies and a land use policy map. The Land Use Element of the Antelope Valley Area Plan includes the following goals related to the Green Zones Program:

- *Goal LU 1:* A land use pattern that maintains and enhances the rural character of the unincorporated Antelope Valley.
- *Goal LU 2:* A land use pattern that protects environmental resources.
- *Goal LU 3:* A land use pattern that minimizes threats from hazards.
- *Goal LU 5:* A land use pattern that decreases greenhouse gas emissions.
- *Goal LU 6:* A land use pattern that makes the Antelope Valley a sustainable and resilient place to live.

---

<sup>24</sup> Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf)

## ***Santa Clarita Valley Area Plan – One Valley One Vision***

The Santa Clarita Valley Area Plan was adopted by the County Board of Supervisors in November 2012. It is a component of the County General Plan which provides goals, objectives, policies, and implementation actions that apply only to the unincorporated portions of the Santa Clarita Valley. Additionally, the Santa Clarita Valley Area Plan is a component of “One Valley One Vision,” a joint planning effort with the City of Santa Clarita. The One Valley One Vision planning effort encompassed the entire Santa Clarita Valley, generally bounded on the west by the Ventura County line, on the north by the Los Padres and Angeles National Forest areas, on the east by the Angeles National Forest, and on the south by the major ridgeline separating the Santa Clarita from the San Fernando Valley. It includes unincorporated areas, including the communities of Agua Dulce, Bouquet Canyon, Castaic, Fair Oaks Ranch, Hasley Canyon, Newhall Ranch, San Francisquito Canyon, Val Verde, Sunset Pointe, Southern Oaks, Stevenson Ranch, and Westridge. The entire planning area includes over 480 square miles, of which 432 square miles are in the County unincorporated area.

The Land Use Element guides and directs the physical development of the community through a Land Use Map and goals, policies, and programs designed to address the development issues facing the community through a variety of land use planning strategies, along with the type, intensity, quality, and location of future uses within the planning area. It is the long-term blueprint for development of property to meet the Santa Clarita Valley’s future needs for new housing, retail, office, industrial, parks, open space, and other uses. The Land Use Element of the Santa Clarita Valley Area Plan includes the following goals related to the Green Zones Program:

- *Goal LU 2 – Mixed Land Uses:* A mix of land uses to accommodate growth, supported by adequate resources and maintaining community assets.
- *Goal LU 3 – Healthy Neighborhoods:* Healthy and safe neighborhoods for all residents.
- *Goal LU 7 – Environmentally Responsible Development:* Environmentally responsible development through site planning, building design, waste reduction, and responsible stewardship of resources.
- *Goal LU 8 – Environmental Justice:* Equitable and convenient access to social, cultural, educational, civic, medical, and recreational facilities and opportunities for all residents.

### ***Public Services and Facilities Element***

In addition to the Land Use Element of the County’s General Plan, the Public Services and Facilities Element also contains goals and policies relevant to the proposed program:

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

#### *Topic Policy*

#### Waste Management

Policy PS/F 5.1: Maintain an efficient, safe and responsive waste management system that reduces waste while protecting the health and safety of the public.

Policy PS/F 5.2: Ensure adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities.

Policy PS/F 5.3: Discourage incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide Integrated Waste Management Plan.

#### Waste Diversion

Policy PS/F 5.4: Encourage solid waste management facilities that utilize conversion and other alternative technologies and waste to energy facilities.

Policy PS/F 5.5: Reduce the County’s waste stream by minimizing waste generation and enhancing diversion.

Policy PS/F 5.6: Encourage the use and procurement of recyclable and biodegradable materials.

Policy PS/F 5.7: Encourage the recycling of construction and demolition debris generated by public and private projects.

Policy PS/F 5.8: Ensure adequate and regular waste and recycling collection services.

Policy PS/F 5.9: Encourage the availability of trash and recyclables containers in new developments, public streets, and large venues.

### ***Coastal Zones***

Coastal land use plans are components of local coastal programs and regulate land use and establish policies to guide development in the coastal zone. The County includes two local coastal programs: The Santa Monica Mountains Local Coastal Program, and the Marina Del Rey Coastal Program. Land use regulation and jurisdictional authority in these Local Coastal Programs involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Malibu Land Use Plan and the Malibu Coastal Program District, and by both the County and the California Coastal Commission. There are 7,099 parcels in the unincorporated area of the County located with the Santa Monica Mountains Coastal Program, and 40 parcels located within the Marina Del Rey Coastal Program.

### ***SEAs***

Title 22, Section 22.56.215 of the County Municipal Code regulates development within SEAs. CUPs are required prior to granting a building permit or grading permit within an SEA and must be approved to allow development within SEAs, subject to review by the Significant Ecological Areas Technical Advisory Committee (SEATAC) and a public hearing. A map of SEAs within the areas affected by the Green Zones Program and a discussion of the proposed program's impacts on SEAs have been prepared (see Figure IV.B-2, *Significant Ecological Areas* and Section IV.B, *Biological Resources*.)

### ***HMA Ordinance***

The HMA Ordinance is a component of the County General Plan, and it was adopted by the County Board of Supervisors on October 6, 2015, "to ensure that development preserved and enhances the physical integrity and scenic value of Hillside Management Areas ('HMAs'), to provide open space, and to be compatible with and enhance community character."<sup>25</sup> The HMA Ordinance states that these goals are to be accomplished by (1) locating development outside of HMAs to the extent feasible; (2) locating development in the portions of HMAs with the fewest hillside constraints; and (3) using sensitive hillside design techniques tailored to the unique site characteristics. The HMA Ordinance defines HMAs as areas with 25 percent or greater natural slopes. The HMA Ordinance defines "development" as seven on-site or off-site activities:<sup>26</sup>

1. Construction or expansion of any structure or impervious surface, such as hardscape;
2. Construction or expansion of any street, highway, or other access road;
3. Construction or expansion of any infrastructure, such as water and sewerage lines, drainage facilities, telephone lines, and electrical power transmission and distribution lines;
4. Grading, such as cut, fill, or combination thereof, including off-site grading;
5. Removal of any vegetation, including fuel modification;
6. A subdivision; or
7. A lot line adjustment

---

<sup>25</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Hillside Management Area (HMA) Ordinance. <http://planning.lacounty.gov/hma>

<sup>26</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Hillside Management Area (HMA) Ordinance. HOA.117.245.6. [http://planning.lacounty.gov/assets/upl/project/hma\\_adopted-ordinance.pdf](http://planning.lacounty.gov/assets/upl/project/hma_adopted-ordinance.pdf)

A CUP is required for any development located wholly or partially in an HMA, except for 10 exemptions, including

1. Development on a single lot or parcel of land where grading in connection does not exceed 15,000 cubic yards of total cut plus total fill material
2. Activities undertaken as on-site or off-site mitigation for biota impacts from another development (such as restoration of natural habitat or planting of oak trees)
3. Development in one contiguous HMA in a rural land use designation and one-half acre or less
4. Development designed such that HMAs on the development site remain in a natural state or are restored to a natural state to the satisfaction of the Director, and are designated as Open Space – Restricted Use Areas on a recorded final map or parcel map waiver, or on a recorded covenant if not associated with a land division
5. Development to be undertaken by or for the County, or a special district, provided that such development complies with subsection G (prepare a written report documenting substantial compliance with the Hillside Design Guidelines)
6. Development where the project's fuel modification affects slopes of 25 percent or greater to satisfy Los Angeles County Fire Department requirements. For this exemption to apply, there must be no accompanying grading activities, and only minimal disturbance to plant roots is allowed.
7. Any of the following activities required, requested, authorized, or performed by a government agency:
  - a. Vegetation removal or thinning
  - b. Operations and maintenance of flood, water supply, water conservation, and roadway infrastructure
  - c. Hazard management activities in response to an emergency or other public safety concerns including maintenance, preservation, or restoration of existing roadways or trails, bridges, soil erosion, or flood protection facilities involving adjacent slopes, drains, and appurtenant structures located near or within dedicated public right-of-way or associated easements

Section E, *Conditions of Approval*, of the HMA Ordinance establishes that at least 25 percent of the net area of the development site shall be provided as required open space. At least 51 percent of required natural open space shall be configured into one contiguous area. A street may be placed in the contiguous natural open space area if necessary, to ensure adequate circulation or access. Community gardens and golf courses are an allowable use for the required open space areas.

A map of HMAs within the areas affected by the Green Zones Program has been prepared (see Figure IV.F-1, *Slope*) and an additional discussion of the proposed program's impacts on HMAs can be found in the analyses of Aesthetics and Geology & Soils prepared in the Initial Study (Appendix B, *Initial Study*, Sections 2.1 and 2.7).

### **Habitat Conservation Plans (HCPs)**

There are three HCP areas within Los Angeles County: the Desert Renewable Energy Conservation Plan (DRECP) Natural Communities Conservation Plan (NCCP)/HCP, the Palos Verdes Peninsula NCCP/HCP, and the West Mojave HCP. But only the DRECP and the West Mojave HCP applies to the unincorporated Los Angeles County.

The DRECP NCCP/HCP covers approximately 22.5 million acres of federal and nonfederal lands in the California deserts and adjacent lands in Imperial, Inyo, Kern, Los Angeles, Riverside, San Bernardino, and San Diego counties. It is a collaboration between state (e.g., California Energy Commission, California Department of Fish and Wildlife [CDFW]) and federal (e.g., Bureau of Land Management [BLM], U.S. Fish and Wildlife Service [USFWS]) agencies, with input from local governments, environmental organizations, industry, and other interested parties to provide effective protection, conservation, and management of desert ecosystems, while allowing for appropriate development and timely permitting of renewable energy projects. The unincorporated Antelope Valley area of the County is within the plan area of this NCCP/HCP.

The West Mojave Plan is an interagency HCP that was prepared by the BLM in collaboration with federal and state agencies. The County is a participating agency for the HCP. In Los Angeles County, the HCP plan area is coterminous with that of the aforementioned Draft Desert Renewable Energy Conservation Plan and applies to the Antelope Valley.<sup>27</sup>

---

<sup>27</sup> County of Los Angeles. 2014. Environmental Analysis – Land Use and Planning. In the Los Angeles County General Plan Update Draft EIR. <http://planning.lacounty.gov/generalplan/eir>

### 3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to land use if it would:

Threshold F-1: Physically divide an established community;

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

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

### 4. IMPACT ANALYSIS

The potential for impacts to land use and planning has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts are evaluated as those which are affected by the four elements of the proposed program, and impacts associated with the proposed change to the General Plan land use and zoning designations for select parcels throughout the County (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2).

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

The proposed program would result in no impacts to land use and planning through the physical division of an established community.

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

Green Zone Districts would result in no impacts to land use and planning through the physical division of an established community. Countywide, residential and industrial uses are permitted adjacent to one another without any buffering. Only in Florence-Firestone's Community Standards District zoning regulations are there development standards to protect residential uses as sensitive uses. The new development standards would result in a more stringent entitlement process and design requirements for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently, the zoning and land use designations for the 11 districts allow some industrial uses in these communities by-right, or through the CUP process, and with limited standards for parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. The Green Zone Districts would cover the 11 communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, and Willowbrook. The proposed new provisions in the Green Zones Districts requirements would now require CUPs for some industrial uses and adds additional development standards that would be more protective of sensitive uses. There are 2,778 project parcels within the Green Zone Districts footprint, covering five Planning Areas: Metro Planning Area, Gateway Planning Area, South Bay Planning Area, West San Gabriel Valley Planning Area, and East San Gabriel Valley Planning Area (see Table III.B-1).

In order to retain consistency with the County General Plan and County Municipal Zoning Code (Title 22), as part of the General Plan Amendment Revisions, 28 parcels are proposed for a Title 22 zone designation change from M-2 to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of those 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land use designation of Heavy Industrial (IH) to Light Industrial (IL) under the County General Plan designation. The purpose of the General Plan Amendment Revisions is to ensure that the current general plan

land use and zoning designations are consistent with the Green Zone Districts revisions proposed to Title 22, with regard to intensity of permitted industrial land uses.

The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

The proposed program does not require or facilitate blocking existing linkages within communities, as the Green Zone Districts do not include provisions for development of physical divides that would block existing linkages such as roads, bike lanes, or sidewalks. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. These new development standards are limited to updates on the industrial, recycling and solid waste, or vehicle-related use properties and would be constructed behind property lines, therefore, would not physically divide the community.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts in regard to the division of an established community.

The proposed program defines sensitive uses as including dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. Countywide, residential and industrial uses are permitted adjacent to one another without any buffering. Only in Florence-Firestone's Community Standards District zoning regulations are there development standards to protect residential uses as sensitive uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining, industrial, recycling, or vehicle-related uses. The proposed program includes new standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where Title 22 implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

The definition of and standards related to sensitive uses does not require or facilitate blocking existing linkages within communities, as the development standards for new sensitive uses do not include provisions for development of physical divides that would block existing linkages such as roads, bike lanes, or sidewalks. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards, such as construction of landscaping and planting trees, buffering, and open space, would not require or facilitate blocking existing linkages within communities, such as roads, bike lanes, or sidewalks resulting in the division of an established community. Therefore, new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts in regard to the division of an established community.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts in regard to the division of an established community. The County currently regulates recycling facilities as junk and

salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones and provides limited development standards based on existing zoning rather than the use that is being proposed. The Recycling and Waste Management Revisions portion of the proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. Future recycling and solid waste facilities would now be required to undergo the more stringent CUP entitlement process and be subject to additional requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards.

Countywide, automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities are classified as junk and salvage and solid waste facilities and allowed in M-2 and M-2.5 zones regardless of any other zoning overlays. The proposed revisions would prohibit these uses from HMAs, SEAs, and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in Agricultural Resource Areas (ARAs).

The proposed program does not require or facilitate blocking existing linkages within communities, as the Recycling and Waste Management Revisions do not include provisions for development of physical divides that block existing linkages such as roads, bike lanes, or sidewalks. In the case of Recycling and Waste Management Revisions, the implementation of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. These new development standards would occur on the recycling and solid waste properties and would be constructed behind property lines. Therefore, impacts to Recycling and Waste Management Revisions in regard to the division of an established community would result in no impacts in regard to the division of an established community.

The supermarket accessory recycling collection centers additions would result in no impacts in regard to the division of an established community. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers accessory to supermarkets do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket accessory recycling collection centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket accessory recycling collection centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with California Department of Resources Recycling and Recovery (CalRecycle) requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built. Thus, these revisions would not require or facilitate blocking existing linkages within communities, such as roads, bike lanes, or sidewalks resulting in the division of an established community. Therefore, the supermarket accessory recycling collection centers would result in no impacts in regard to the division of an established community.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts in regard to the division of an established community. Countywide, there are no provisions for enclosing storage and almost all recycling and solid waste facilities store materials outside. Any new development or expansion of existing development would only be required to meet the current development standards of the zone in which they are permitted. The proposed program revisions would create additional requirements to current development standards, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The proposed program does not require or facilitate blocking existing linkages within communities, as the Storage Enclosures for Recycling and Solid Waste Revisions do not include provisions for development of physical divides of

existing linkages such as roads, bike lanes, or sidewalks. In the case of Storage Enclosures for Recycling and Solid Waste Revisions, the implementation of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. These new development standards are limited to storage enclosures within the properties and, therefore, would not physically divide the community. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts in regard to the division of an established community.

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

The proposed program would result in less than significant impacts to land use and planning in relation to resulting in significant environmental effects due to conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects. To evaluate the impacts in relation to potential conflicts with County land use plans, policies, or regulations, a thorough review was conducted of Title 22 and the land use elements in the County General Plan, the Antelope Valley Area Plan, and the Santa Clarita Valley Area Plan in order to compare the proposed land use zoning requirements versus the existing goals and policies. The Antelope Valley and the Santa Clarita Valley Planning Areas are the two largest planning areas in the County. In addition to the Antelope Valley and Santa Clarita Valley Planning Areas, there are 11 additional community plans that would be affected by the proposed program: Altadena Community Plan; East Los Angeles Community Plan; Florence-Firestone Community Plan; Hacienda Heights Community Plan; Marina Del Rey Land Use Plan; Rowland Heights Community Plan; Santa Monica Mountains Coastal Zone; Santa Monica Mountains North Area Plan; Twin Lakes Community Plan; Walnut Park Neighborhood Plan; and the West Athens-Westmont Community Plan. A table has been created showing the goals and policies of the General Plan Elements that are most relevant to the Green Zones Program, their consistency with each element, and an explanation (see Table IV.F-1, *General Plan Consistency with the Green Zones Program*).

The Land Use and Planning analysis has been carried forward into the PEIR for this question because the proposed Green Zones Program would add new policies related to environmental justice to the Land Use Element of the General Plan, and the Green Zones Program is land use ordinance that would require a General Plan amendment. Element 1 requires a zoning designation change for 28 parcels and a land use designation change for 15 of those 28 parcels (see Section III, *Project Description*).

TABLE IV.F-1  
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.  
No conflict = The proposed program does not conflict with the goal/policy/objective listed in the respective land use plan.  
Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective listed in the respective land use plan.

County General Plan					
Land Use Goals and Policies	Potential Conflict				Discussion
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan’s Goals, Policies and Guiding Principles.	Consistent	Consistent	Consistent	Consistent	The Green Zones Ordinance is an amendment to County Code, specifically Title 22, the Zoning Code. The purpose of the Zoning Code is to implement to the County General Plan; therefore, the purpose of the proposed program is to implement the County General Plan. All elements work towards fulfilling this goal.
Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.	Consistent	Consistent	Consistent	Consistent	Community engagement is one of the four major strategies of the Green Zones Program, which has been developed through a rigorous community engagement process, including ground-truthing activities in the pilot communities and partnership with community-based organizations and residents (see Section III, <i>Project Description</i> ). All elements work towards fulfilling this goal.
Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.	No conflict	No conflict	Consistent	No conflict	The proposed program includes provisions which protects natural resources and SEAs. <b>Element 3, Recycling and Waste Management Revisions</b> , would protect natural resources and SEA’s through the prohibition of industrial uses including pallet yards; Materials Recovery Facility (MRF) and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass conversion Facilities from SEAs and HMA’s.
Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities. <ul style="list-style-type: none"><li>Policy LU 5.7: Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bikeways, parks, and other components of a healthy community.</li><li>Policy LU 5.10: Encourage employment opportunities and housing to be developed in proximity to one another.</li></ul>	Consistent	Consistent	Consistent	Consistent	<p>The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. All elements work towards fulfilling this goal.</p> <p>Per Policy LU 5.7, the proposed program would improve the air quality and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby uses. <b>Element 2, New Sensitive Uses</b>, includes air filtration as a development standard. <b>Element 3, Recycling and Waste Management Revisions</b>, includes requirements for air filtration systems to be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts, for pallet yards, recycling processing facilities, organic waste facilities, and solid waste facilities.</p> <p>Per Policy 5.10, the proposed program includes development regulations for industrial uses (employment opportunities) in close proximity to sensitive uses (housing). <b>Element 1, Green Zone Districts and Element 2, New Sensitive Uses</b>, improve compatibility of industrial uses in close proximity to residential uses through inclusion of new development standards such as landscaped buffers and other design techniques.</p>
Goal LU 6: Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services. <ul style="list-style-type: none"><li>Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards.</li></ul>	No conflict	No conflict	Consistent	No conflict	<p>The proposed program may result in development in rural communities with existing industrial, recycling, supermarket, or other uses; however, this development would not be conflict with existing land use patterns, as development would be minor additions to existing uses and new development standards would provide further compatibility between industrial and other sensitive uses. Furthermore, the proposed program includes provisions for protecting agricultural resources. <b>Element 3, Recycling and Waste Management Revisions</b>, prohibits pallet yards; C&amp;D or Inert Debris Processing Facilities; and Combustion and non-combustion biomass conversion Facilities within Agricultural Resource Areas, thus protecting rural communities from encroachment of incompatible development.</p>

TABLE IV.F-1  
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.  
No conflict = The proposed program does not conflict with the goal/policy/objective listed in the respective land use plan.  
Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective listed in the respective land use plan.

County General Plan					
Land Use Goals and Policies	Potential Conflict				Discussion
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment. <ul style="list-style-type: none"><li>Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.</li><li>Policy LU 7.2: Protect industrial parks and districts from incompatible uses.</li><li>Policy LU 7.3: Protect public and semi-public facilities, including but not limited to major landfills, natural gas storage facilities, and solid waste disposal sites from incompatible uses.</li><li>Policy LU 7.4: Ensure land use compatibility in areas adjacent to military installations and where military operations, testing, and training activities occur.</li><li>Policy LU 7.5: Ensure land use compatibility in areas adjacent to mineral resources where mineral extraction and production, as well as activities related to the drilling for and production of oil and gas, may occur.</li><li>Policy LU 7.6: Ensure that proposed land uses located within Airport Influence Areas are compatible with airport operations through compliance with airport land use compatibility plans.</li><li>Policy LU 7.7: Review all proposed programs located within Airport Influence Areas for consistency with policies of the applicable airport land use compatibility plan.</li></ul>	Consistent	Consistent	Consistent	Consistent	<p>The purpose of the proposed program is to reduce and mitigate the impacts of incompatible land uses, such as industrial and waste facilities in close proximity to sensitive uses, by using landscaped buffers and other design techniques, which fulfills Goal LU 7 and Policy LU 7.1, 7.2, and 7.3. All elements work towards fulfilling this goal.</p> <p><b>Element 1, Green Zone Districts</b>, prohibits the development of certain incompatible industrial, recycling and solid waste, and vehicle-related uses near sensitive land uses. The Green Zone Districts specifically prohibit acid manufacture, explosives, fertilizer manufacture, and gas manufacture, among others. Additionally, they require new development standards using buffers and other design techniques to reduce the impacts of other industrial uses near sensitive land uses.</p> <p><b>Element 2, New Sensitive Uses</b>, requires new development standards for any new sensitive uses developed in close proximity to industrial uses by requiring enclosure of operations, using buffers and other design techniques such as landscaping.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, would separate recycling and waste facilities from incompatible uses such as ARAs, SEAs, and HMAs.</p> <p><b>Element 4, Storage Enclosures for Recycling and Solid Waste</b>, includes new development standards for storage enclosures which protect outside uses from the recycling and solid waste locations through view obstruction; setback from any required yard, parking space, landscaped areas, other areas required to remain clear, or vehicular or pedestrian circulation; receptacles; paving; and cleaning.</p> <p>Per Policy 7.4 and 7.5, the proposed program would not change the land use designations of the existing parcels, and therefore would not result in incompatibility in or near military installations or mineral resource sites.</p> <p>Per Policy 7.6 and 7.7, the Green Zone Districts do not fall within Airport Influence Areas, however, the New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste do. These revisions and requirements would not be substantially different from current requirements and any new development would be required to comply with the relevant airport land use compatibility plan(s) and their policies.</p>
Goal LU 9: Land use patterns and community infrastructure that promote health and wellness. <ul style="list-style-type: none"><li>Policy LU 9.1: Promote community health for all neighborhoods.</li></ul>	Consistent	Consistent	Consistent	Consistent	The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby uses, thereby promoting health for all neighborhoods. All elements work towards fulfilling this goal.
Goal LU 10: Well-designed and healthy places that support a diversity of built environments.	No conflict	No conflict	No conflict	No conflict	The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. All elements work towards fulfilling this goal.

TABLE IV.F-1  
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.  
No conflict = The proposed program does not conflict with the goal/policy/objective listed in the respective land use plan.  
Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective listed in the respective land use plan.

County General Plan					
Land Use Goals and Policies	Potential Conflict				Discussion
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 11: Development that utilize sustainable design techniques.	No conflict	Consistent	Consistent	Consistent	<p>The proposed program includes provisions for sustainable design techniques. Sustainable design principles include using environmentally preferred products, enhancing indoor environmental quality, and conserving water,<sup>28</sup> all of which the Green Zones Program would do.</p> <p><b>Element 2, New Sensitive Uses</b>, includes air filtration as a development standard.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, includes requirements for air filtration systems to be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts, for pallet yards, recycling processing facilities, organic waste facilities, and solid waste facilities.</p> <p><b>Element 4, Storage Enclosures for Recycling and Solid Waste</b>, includes a paving requirement. Under the existing County Low-Impact Development (LID) Ordinance, certain projects with less than 1 acre of impervious surface are exempt from the hydromodification requirements of the LID Ordinance. However, in order to reduce cumulative impacts of paving under this element, the proposed program includes a new provision that these parcels are not exempt from LID when making alterations related to the Green Zones Program.</p>
Goal C/NR 3: Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.	No conflict	No conflict	No conflict	No conflict	<p>The Green Zones Districts are not located within a Coastal Zone nor an SEA. Elements 2, 3, and 4 are located in Coastal Zones, however, they would comply with the applicable plans and policies. Additionally, the proposed program includes provisions which protects natural resources and SEAs.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; Materials Recovery Facility (MRF) and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&amp;D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass conversion Facilities from SEAs.</p>
Goal PS/F 5: Adequate disposal capacity and minimal waste and pollution. <ul style="list-style-type: none"><li>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.</li><li>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.</li></ul>	No conflict	No conflict	Consistent	No conflict	<p>The Green Zones Program would improve on-site waste disposal and minimize pollution from waste.</p> <p><b>Element 4, Storage Enclosures for Recycling and Solid Waste</b>, includes new development standards for storage enclosures which improve waste disposal and reduce pollution from recycling and solid waste storage areas on-site in all zones with new or expanding non-residential and residential development with 4+ units. The development standards do so through view obstruction; location requirements and distance from any required yard, parking space, landscaped areas, other areas required to remain clear, or vehicular or pedestrian circulation; receptacles; enclosure; paving; signage; and cleaning.</p> <p>The Green Zones Program would encourage environmental sound and alternative waste options.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, would introduce land use regulations for recycling and solid waste facilities such as Recycling Processing Facilities (22.140.680) and Organic Waste Facilities (22.140.690). [Expand]</p>

**SOURCE:** Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035. Chapter 6: Land Use Element; Chapter 9: Conservation and Natural Resources Element; and Chapter 13: Public Services and Facilities Element.  
[http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf)

<sup>28</sup> U.S. General Services Administration. May 8, 2020. Sustainable Design. <https://www.gsa.gov/real-estate/design-construction/design-excellence/sustainability/sustainable-design>

TABLE IV.F-1  
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.  
No conflict = The proposed program does not conflict with the goal/policy/objective listed in the respective land use plan.  
Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective listed in the respective land use plan.

Antelope Valley Area Plan – Town and Country				
Land Use Goals and Policies	Potential Conflict			Discussion
	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 1: A land use pattern that maintains and enhances the rural character of the unincorporated Antelope Valley. <ul style="list-style-type: none"><li>Policy LU 1.4: Ensure that there are appropriate lands for commercial and industrial services throughout the unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities.</li></ul>	No conflict	No conflict	No conflict	<p>The proposed program may result in development in rural areas of the Antelope Valley; however, the development would be minimal and limited to existing industrial, waste, supermarket, or other facilities. Furthermore, the proposed program includes provisions for protecting agricultural resources.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, prohibits pallet yards; C&amp;D or Inert Debris Processing Facilities; and Combustion and non-combustion biomass conversion Facilities within Agricultural Resource Areas.</p> <p>Per Policy 1.4, the proposed program improves the land use compatibility between sensitive uses and industrial, recycling and solid waste, and vehicle-related uses, thereby improving the connection between rural residents and local industrial and commercial employment opportunities.</p> <p><b>Element 2, New Sensitive Uses</b>, improves the compatibility of industrial uses and new sensitive uses (such as housing) in close proximity , as it includes new development standards for the new sensitive uses to use buffers and other design techniques when developing in close proximity to industrial uses</p>
Goal LU 2: A land use pattern that protects environmental resources. <ul style="list-style-type: none"><li>Policy LU 2.1: Limit the amount of potential development in Significant Ecological Areas, including Joshua Tree Woodlands, wildlife corridors, and other sensitive habitat areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan</li><li>Policy LU 2.2: Except within economic opportunity areas, limit the amount of potential development within Scenic Resource Areas, including water features, significant ridgelines, and Hillside Management Areas, through appropriate land use designations, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan</li><li>Policy LU 2.3: Except within economic opportunity areas, limit the amount of potential development in Agricultural Resource Areas, including important farmlands designated by the State of California and historical farmland areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.</li><li>Policy LU 2.4: Except within economic opportunity areas, limit the amount of potential development in Mineral Resource Areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.</li><li>Policy LU 2.5: Except within economic opportunity areas, limit the amount of potential development in riparian areas and groundwater recharge basins, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.</li><li>Policy LU 2.6: Except within economic opportunity areas, limit the amount of potential development near the National Forests and on private lands within the National Forests, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.</li></ul>	Consistent	Consistent	Consistent	<p>The purpose of the proposed program is an environmental justice initiative which works to improve the environment, thereby protecting environmental resources. All elements work towards this goal.</p> <p>Per Policy 2.1, 2.2, and 2.3, the proposed program includes provisions for SEAs, HMAs, and ARAs.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; Materials Recovery Facility (MRF) and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&amp;D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass conversion Facilities from Significant Ecological Areas and areas subject to the Hillside Management Ordinance. These revisions would also prohibit pallet yards; C&amp;D or Inert Debris Processing Facilities; and Combustion and non-combustion biomass conversion Facilities within Agricultural Resource Areas.</p> <p>Per Policy 2.4, 2.5, and 2.6, analyses of biological, visual, agricultural, mineral, and forestry resources have shown that the proposed program would be compatible with these policies given the limited development (see Appendix B, <i>Initial Study</i>).</p>

TABLE IV.F-1  
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.  
No conflict = The proposed program does not conflict with the goal/policy/objective listed in the respective land use plan.  
Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective listed in the respective land use plan.

Antelope Valley Area Plan – Town and Country				
Land Use Goals and Policies	Potential Conflict			Discussion
	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
<p>Goal LU 3: A land use pattern that minimizes threats from hazards.</p> <ul style="list-style-type: none"><li>Policy LU 3.1: Except within economic opportunity areas, prohibit new development on fault traces and limit the amount of development in Seismic Zones, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan</li><li>Policy LU 3.2: Except within economic opportunity areas, limit the amount of potential development in Very High Fire Hazard Severity Zones, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.</li><li>Policy LU 3.3: Except within economic opportunity areas, limit the amount of potential development in Flood Zones designated by the Federal Emergency Management Agency, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.</li><li>Policy LU 3.4: Except within economic opportunity areas, limit the amount of potential development on steep slopes identified as Hillside Management Areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.</li><li>Policy LU 3.5: Except within economic opportunity areas, limit the amount of potential development in landslide and liquefaction areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan</li><li>Policy LU 3.6: Except within economic opportunity areas, limit the amount of potential residential development in airport influence areas and near military lands, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.</li><li>Policy LU 3.7: All development projects located on parcels that are within an airport influence area shall be consistent with all policies of that airport’s land use compatibility plan</li></ul>	Consistent	Consistent	Consistent	<p>The purpose of the proposed program is to reduce threats from environmental hazards such as pollution and health risks, thereby minimizing threats from hazards. The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby uses, thereby promoting health for all neighborhoods. All elements work towards fulfilling this goal.</p> <p>Per Policy 3.1, 3.3, and 3.5, analyses of geologic and hydrologic hazards have shown that the proposed program would not exacerbate these hazards given the limited development (see Appendix B, <i>Initial Study</i>).</p> <p>Per Policy 3.2 and 3.4, the proposed program includes provisions for Very High Fire Hazard Zones (VHFHZ’s) and Hillside Management Areas.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; Materials Recovery Facility (MRF) and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&amp;D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass conversion Facilities fromVHFHZs and areas subject to the Hillside Management Ordinance.</p> <p>Per Policy 3.6 and 3.7, the Green Zone Districts do not fall within Airport Influence Areas; however, the New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste do. These revisions and requirements would not be substantially different from current requirements and any new development would be required to comply with existing regulations applicable relevant airport land use compatibility plan(s).</p> <p>Furthermore, the proposed program would not change the existing land use designations in the Antelope Valley Area Plan, and therefore would not result in a change that would cause exposure to these hazards.</p>
<p>Goal LU 5: A land use pattern that decreases greenhouse gas emissions.</p> <ul style="list-style-type: none"><li>Policy LU 5.4: Ensure that there is an appropriate balance of residential uses and employment opportunities within close proximity of each other.</li></ul>	Consistent	Consistent	No conflict	<p>The Green Zones Program has been developed under the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and Senate Bill [SB] 535) requires by law that a sharp reduction in greenhouse gas emissions. SB 525 specifically directs funds to disadvantaged communities in California to improve the public health, quality of life, and economic opportunity in California’s most burdened communities, while at the same time reducing pollution that causes climate change.</p> <p><b>Element 2, New Sensitive Uses</b>, allows sensitive uses (such as housing) to be in close proximity to industrial land uses, which provide employment opportunities in close proximity to residences, while mitigating environmental impacts through development standards. This creates a land use pattern which helps to decrease greenhouse gas emissions and pollution. Additionally, this element includes air filtration as a development standard.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, includes requirements for air filtration systems to be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management</p>

TABLE IV.F-1  
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.  
No conflict = The proposed program does not conflict with the goal/policy/objective listed in the respective land use plan.  
Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective listed in the respective land use plan.

Antelope Valley Area Plan – Town and Country				
Land Use Goals and Policies	Potential Conflict			Discussion
	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
				Districts, for pallet yards, recycling processing facilities, organic waste facilities, and solid waste facilities.  Per Policy 5.4, the proposed program includes new development regulations for industrial uses (employment opportunities) in close proximity to sensitive uses (housing). <b>Element 2, New Sensitive Uses</b> , improves the compatibility of industrial uses and new sensitive uses (such as housing) developed in close proximity , as it includes development standards for the new sensitive uses to use buffers and other design techniques when in close proximity to impactful industrial uses.
Goal LU 6: A land use pattern that makes the Antelope Valley a sustainable and resilient place to live.	Consistent	Consistent	Consistent	The proposed program improves the land use pattern which makes the Antelope Valley a sustainable and resilient place to live. The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts of industrial uses to nearby uses, thereby promoting health for all neighborhoods. All elements work towards fulfilling this goal. <b>Element 2, New Sensitive Uses</b> , establishes new development standards for new sensitive uses adjacent to industrial uses in order to make the land use pattern more sustainable, such as through setbacks, landscaping, buffers, and other design techniques. <b>Element 3, Recycling and Waste Management Revisions</b> , adds new development standards to industrial recycling and solid waste uses such as setbacks, landscaping, buffers, air filtration, and many other design techniques in order to make the land use pattern more sustainable. Additionally, this element prohibits pallet yards; Materials Recovery Facility (MRF) and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass conversion Facilities from development within Significant Ecological Areas, Very High Fire Hazard Zones, and areas subject to the Hillside Management proposed program. These revisions would also prohibit pallet yards; C&D or Inert Debris Processing Facilities; and Combustion and non-combustion biomass conversion Facilities within Agricultural Resource Areas. These restrictions improve the sustainability of the land use pattern by protecting i natural resources from industrial development. <b>Element 4, Storage Enclosures for Recycling and Solid Waste</b> , would reduce pollution from recycling and solid waste locations by keeping them enclosed, clean, and paved, thereby reducing negative environmental impacts of these lands uses.

**SOURCE:** Los Angeles County Department of Regional Planning. June 2015. Antelope Valley Area Plan – Town and Country. Chapter 2: Land Use Element. [http://planning.lacounty.gov/assets/upl/project/tnc\\_draft-20150601.pdf](http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf)

TABLE IV.F-1  
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.  
No conflict = The proposed program does not conflict with the goal/policy/objective listed in the respective land use plan.  
Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective listed in the respective land use plan.

Santa Clarita Valley Area Plan – One Valley One Vision				
Land Use Goals and Policies	Potential Conflict			Discussion
	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU-2: Mixed Land Uses: A mix of land uses to accommodate growth, supported by adequate resources and maintaining community assets. <ul style="list-style-type: none"><li>Objective LU-2.1 Provide adequate, suitable sites for housing, employment, business, shopping, public facilities, public utility facilities, and community services to meet current needs and the anticipated needs of future growth.<ul style="list-style-type: none"><li>Policy LU-2.1.5: Identify areas with hazardous conditions and ensure that uses in or adjacent to these areas pose minimal risk to public health or safety.</li></ul></li></ul>	Consistent	Consistent	Consistent	<p>The proposed program includes development regulations for industrial uses in close proximity to sensitive uses, which improves the land use compatibility of this mix of land uses by reducing environmental impacts, while also accommodating growth by providing employment and housing.</p> <p><b>Element 2, New Sensitive Uses</b>, improves the development of industrial uses and new sensitive uses (such as housing) in close proximity together, as it includes development standards for the new sensitive uses to be developed in close proximity to industrial uses by using buffers and other design techniques.</p> <p>Per Policy 2.1.5, the Green Zones Program has identified areas with hazardous environmental conditions, such as industrial uses, and minimizes the impact of these risks. Per the Global Warming Act, CalEPA has identified disadvantaged communities for the purpose of SB 535 using CalEnviroScreen 3.0 results. Additionally, the County has listened to the community using ground truthing investigations and community partnerships in order to document environmental hazards block-by-block. Using these results, the Green Zones Program has been developed in order to minimize the risks to public health and safety. All elements work towards fulfilling this policy.</p> <p><b>Element 2, New Sensitive Uses</b>, enforces development standards on new sensitive uses adjacent to industrial uses in order to minimize environmental risks, such as through setbacks, landscaping, buffers, and other design techniques.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, applies to many new development standards to industrial recycling and solid waste uses such as setbacks, landscaping, buffers, air filtration, and many other design techniques in order to minimize environmental risks.</p> <p><b>Element 4, Storage Enclosures for Recycling and Solid Waste</b>, would reduce pollution from recycling and solid waste locations by keep them contained, clean, and paved, thereby minimize environmental risks of these lands uses.</p>
Goal LU-3: Healthy Neighborhoods: Healthy and safe neighborhoods for all residents. <ul style="list-style-type: none"><li>Objective LU-3.3 Ensure that the design of residential neighborhoods considers and includes measures to reduce impacts from natural or man-made hazards.<ul style="list-style-type: none"><li>Policy LU-3.3.3: Identify neighborhoods in which uses that pose a potential hazard to human health and safety may be over-concentrated, and address public safety through use of buffer areas, policies on siting decisions for such uses, changing land use designations, or other means as deemed appropriate.</li></ul></li></ul>	Consistent	Consistent	Consistent	<p>The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby uses, thereby promoting health for all neighborhoods. All elements work towards fulfilling this goal.</p> <p>Per Objective 3.3 and Policy 3.3.3, the purpose of the proposed program is to reduce threats from environmental hazards such as pollution and health risks, thereby minimizing threats from hazards. The Green Zones Program has identified areas with hazardous environmental conditions due to man-made activities, such as industrial uses, and minimizes the impact of these risks through the recommended buffer areas and policies. All elements work towards fulfilling this objective and policy.</p> <p><b>Element 2, New Sensitive Uses</b>, applies development standards on new sensitive uses adjacent to industrial uses in order to minimize environmental risks, such as through setbacks, landscaping, buffers, and other design techniques.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, apply new development standards to industrial recycling and solid waste uses such as setbacks, landscaping, buffers, air filtration, and many other design techniques in order to minimize environmental risks.</p>

TABLE IV.F-1  
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.  
No conflict = The proposed program does not conflict with the goal/policy/objective listed in the respective land use plan.  
Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective listed in the respective land use plan.

Santa Clarita Valley Area Plan – One Valley One Vision				
Land Use Goals and Policies	Potential Conflict			Discussion
	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
				<b>Element 4, Storage Enclosures for Recycling and Solid Waste</b> , would reduce pollution from recycling and solid waste locations by keep them enclosed, clean, and paved, thereby minimize environmental risks of these lands uses.
Goal LU-7: Environmentally Responsible Development: Environmentally responsible development through site planning, building design, waste reduction, and responsible stewardship of resources. <ul style="list-style-type: none"><li>Objective LU-7.5 Promote waste reduction through site and building design.<ul style="list-style-type: none"><li>Policy LU-7.5.1: Ensure that all new development provides adequate space for recycling receptacles and bins on site.</li></ul></li><li>Objective LU-7.6 Protect natural habitats through site design where reasonable and feasible.<ul style="list-style-type: none"><li>Policy LU-7.6.1: Limit outdoor lighting levels to the minimum needed for safety and security, and encourage lower lighting levels when businesses are closed.</li></ul></li></ul>	Consistent	Consistent	Consistent	<p>The purpose of the Green Zones Program is to protect the environment and improve the land use compatibility of land uses through development standards for site and building design.</p> <p><b>Element 2, New Sensitive Uses</b>, applies development standards on new sensitive uses adjacent to industrial uses in order to minimize environmental risks, such as through setbacks, landscaping, buffers, and other design techniques.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, apply new development standards to industrial recycling and solid waste uses such as setbacks, landscaping, buffers, air filtration, and many other design techniques in order to minimize environmental risks.</p> <p>Per Objective 7.5 and Policy 7.5.1, the proposed program contains provisions for recycling and solid waste requirements.</p> <p><b>Element 4, Storage Enclosures for Recycling and Solid Waste</b>, would encourage waste reduction through proper design of storage enclosures, and would also ensure that adequate space is provided for recycling receptacles and bins on site.</p> <p>Per Objective 7.6 and Policy 7.6.1, the proposed program contains provisions for lighting in its new development standards.</p> <p><b>Element 3, Recycling and Waste Management Revisions</b>, includes varying lighting requirements for each use type. Pallet yards, recycling processing facilities, solid waste facilities, and supermarket accessory recycling collection centers require the facility to be equipped while adequate lighting, but outdoor lighting must be shielded in such a way that lighting is directed inward to the facility and away from any lots containing residential or agricultural uses.</p>
Goal LU-8: Environmental Justice: Equitable and convenient access to social, cultural, educational, civic, medical, and recreational facilities and opportunities for all residents.	Consistent	Consistent	Consistent	The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby sensitive uses. These sensitive uses include a variety of social, cultural, educational, civic, medical, and recreational facilities such as parks, schools, and hospitals. Reducing the environmental impacts and the health risks posed by nearby industrial, recycling and solid waste, and vehicle-related uses through development standards works towards equitable access to these facilities for all County residents in the name of environmental justice. All elements work towards this goal.

**SOURCE:** Los Angeles County Department of Regional Planning. 2012. Santa Clarita Valley Area Plan – One Valley One Vision. Chapter 2: Land Use Element. [http://planning.lacounty.gov/assets/upl/project/ovov\\_2012-ch-02-landuse.pdf](http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch-02-landuse.pdf)

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

The Green Zone Districts would result in less than significant impacts to land use and planning in relation to an environmental impact due to conflict with adopted or proposed land use plans, policies, or regulations. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently, the zoning and land use designations for the 11 districts under consideration for proposed revision allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements.

The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

The implementation of the proposed program would result in no impacts in relation to conflict with any County land use plan, policy, or regulation. The implementation of these development standards is compatible with the existing environment and County Land Use and Planning Goals. The purpose of the Green Zone Districts is to implement to the County General Plan, and it does not conflict with any of the Land Use Goals and Policies established by the Land Use Element of the County General Plan, which were adopted to guide development and plan for land use in the County (Table IV.F-1).<sup>29</sup> Additionally, the Green Zone Districts are not located within the Antelope Valley and Santa Clarita Valley Area Plans boundaries. The Green Zone Districts are not located within a County Airport Influence Area or a California Coastal Commission Coastal Zone, and therefore are not required to comply with the County Airport Land Use Commission ALUCP, Coastal Development Permit, or Local Coastal Program.<sup>30,31,32</sup> Therefore, implementation of the proposed program would result in no impacts in relation to conflict with any County land use plan, policy, or regulation.

The implementation of the proposed program would result in less than significant impacts in relation to conflict with any County land use plan, policy, or regulation. Although the proposed program's ordinance changes would not conflict with the aforementioned land use goals, policies, and plans, in order to retain consistency with the County General Plan land use designations and County Municipal Zoning Code (Title 22), the proposed program does seek to make General Plan Amendment Revisions. As part of the General Plan Amendment Revisions, 28 parcels are proposed for a Title 22 zone designation change from M-2 to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of those 28 parcels proposed for a land use policy change within the Green Zones Districts area from the land use designation of Heavy Industrial (IH) to Light Industrial (IL) under the County General Plan designation. These changes in General Plan land use designations and the Title 22 zoning designations would result in lower intensity industrial designations for these 28 parcels (see Figure III.E-2, *Zone Changes and General Plan Amendments*). The purpose of the General Plan Amendment Revisions is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Green Zones Districts with regard to intensity of permitted industrial land uses, given that higher intensity industrial uses will no longer be permitted in Green Zone Districts. In addition to the change in land use designation of 15 parcels, the Land Use Element of the General Plan is also being revised to include new policies related to environmental justice and land use compatibility, and discussion on the Environmental Justice Screening Method (EJSM) in the General Plan appendix. These policies and the EJSM have been added to the General Plan to ensure consistency between the General Plan and the proposed program's revisions to Title 22. The new policies do not conflict with existing general plan policies.

---

<sup>29</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>30</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>31</sup> Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

<sup>32</sup> Los Angeles County GIS Data Portal. California Coastal Commission Zone Boundaries. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2011/06/06/california-coastal-commission-zone-boundaries/>

The General Plan Amendment Revisions are not in conflict with the County General Plan nor Title 22; rather, the change in land use and zoning designations are consistent with the general plan and other land use plans, policies, and regulations adopted for the purpose of environmental mitigation or avoidance. Heavier industrial activities are typically associated with more environmental impacts, but the proposed General Plan Amendment Revisions would lower the intensity of the industrial designation for 28 parcels, thereby lowering the intensity of their environmental impacts while improving land use compatibility and consistency with land use plans. Thus, these General Plan Amendment Revisions are not conflict with the County General Plan; rather, they are being undertaken to ensure consistency with the County General Plan and Title 22. Therefore, the Green Zone Districts would result in less than significant impacts to land use and planning in relation to a significant environmental impact due to conflict with adopted land use plans, policies, or regulations.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to land use in regard to resulting in an environmental impact due to conflict with adopted or proposed land use plans, policies, or regulations. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

The Land Use Element of the County of Los Angeles General Plan establishes 11 goals related to land use and planning. The New Sensitive Uses are intended to implement the County General Plan and would not conflict with these policies such that it would result in a significant environmental impact. A review of all 11 goals of the Land Use Element shows that none are in conflict with the proposed program (see Table IV.F-1).<sup>33</sup> Additionally, the proposed program specifically achieves the following County General Plan goals and policies:

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

The New Sensitive Uses would also affect zoning designations that are located within the Antelope Valley Area Plan and Santa Clarita Valley Area Plan, neither of which contain policies that are in conflict with the proposed program (see Table IV.F-1). In addition, per the County General Plan and Title 21 of the California Code of Regulations, all developments located within an Airport Influence Area are subject to review by the ALUC for compliance with noise and safety regulations. It is the policy of the County General Plan that all proposed programs located within Airport Influence Areas be reviewed for consistency with policies of the applicable ALUCP. The California Coastal Commission designated coastal zones, and there are five unincorporated areas in the coastal zones. All development within coastal zones must first obtain a Coastal Development Permit. Additionally, there are two LCP certified by the County (Santa Catalina Island and Marine del Rey) which establish detailed land

---

<sup>33</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

use policy and development standards within their respective coastal zone segments. The measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would not conflict with an existing adopted or proposed land use plan, policy, or regulation. The New Sensitive Uses are consistent with the goals and policies of the General Plan. New Sensitive Uses would not conflict with any of the 11 Land Use and Planning Goals established by the Land Use Element of the County General Plan, or the Antelope Valley or Santa Clarita Valley Area Plans (see Table IV.F-1).

The New Sensitive Uses fall within four Airport Influence Areas; LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field.<sup>34,35</sup> LAX and Palmdale Regional Airport do not have their own ALUCPs, however, Fox Airfield and Brackett Field do, and the County has a County-wide ACULP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ACLUPs.<sup>36</sup> The proposed program would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ACLUPs.

There are 7,099 parcels in the unincorporated area of the County located with the Santa Monica Mountains Local Coastal Program, and 40 parcels located within the Marina Del Rey Local Coastal Program. Many of these parcels would be subject to the proposed requirements for the New Sensitive Uses.<sup>37</sup> As stated in the County General Plan, land use regulation and jurisdictional authority in the Santa Monica Mountains and Marina Del Rey Coastal Zones involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Santa Monica Mountains Local Coastal Plan. The County also establishes nine Coastal Resources Areas (CRA) in the County, one of which is the Santa Monica Mountains Coastal Zone.<sup>38</sup> The proposed program would result in no impact to any of these land use plans.<sup>39,40</sup> In the case of the regulations for updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowed in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. A review of

---

<sup>34</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>35</sup> Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

<sup>36</sup> Los Angeles County Department of Regional Planning. Los Angeles County Airport Land Use Commission (ALUC): Airports, Plans, and Maps. Accessed April 9, 2020. <http://planning.lacounty.gov/aluc/airports>

<sup>37</sup> Los Angeles County GIS Data Portal. California Coastal Commission Zone Boundaries. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2011/06/06/california-coastal-commission-zone-boundaries/>

<sup>38</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>39</sup> County of Los Angeles Department of Regional Planning. October 2019. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. In Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

<sup>40</sup> California Coastal Commission. Adopted 13 September 2002. City of Malibu Local Coastal Program Land Use Plan. <https://www.coastal.ca.gov/ventura/malibu-lup-final.pdf>

all 11 goals of the Land Use Element shows that the proposed program does not conflict with any of these goals (see Table IV.F-1).<sup>41</sup> The Recycling and Waste Management Revisions are consistent with the goals and policies of the General Plan. The Recycling and Waste Management Center Revisions do not conflict with any of the 11 Land Use and Planning Goals established by the Land Use Element of the County General Plan, or the Antelope Valley or Santa Clarita Valley Area Plans (see Table IV.F-1).

The Recycling and Waste Management Revisions fall within four Airport Influence Areas; LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field.<sup>42,43</sup> LAX and Palmdale Regional Airport do not have their own ALUCPs; however, Fox Airfield and Brackett Field do, and the County has a County-wide ACULP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ACLUPs.<sup>44</sup> The proposed program would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ACLUPs.

There are 7,099 parcels in the unincorporated area of the County located with the Santa Monica Mountains Local Coastal Program, and 40 parcels located within the Marina Del Rey Local Coastal Program. Many of these parcels would be subject to the proposed requirements for the New Sensitive Uses. The County also establishes nine CRAs in the County, one of which is the Santa Monica Mountains Coastal Zone.<sup>45,46</sup> The proposed program would not be inconsistent with any of these land use plans. In the case of the regulations for updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in regard to conflicting with adopted or proposed land use plans, policies, or regulations.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and is also certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11-12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards for all commercial uses including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures will be

---

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

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

<sup>43</sup> Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

<sup>44</sup> Los Angeles County Department of Regional Planning. Los Angeles County Airport Land Use Commission (ALUC): Airports, Plans, and Maps. Accessed April 9, 2020. <http://planning.lacounty.gov/aluc/airports>

<sup>45</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>46</sup> County of Los Angeles Department of Regional Planning. October 2019. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. In Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

built. A review of all 11 goals of the Land Use Element shows that none are in conflict with the proposed program (see Table IV.F-1).<sup>47</sup>

The Supermarket Accessory Recycling Collection Centers revisions do not conflict with any of the 11 Land Use and Planning Goals established by the Land Use Element of the County General Plan, or the Antelope Valley or Santa Clarita Valley Area Plans (see Table IV.F-1).

The Supermarket Accessory Recycling Collection Centers revisions fall within four Airport Influence Areas; LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field.<sup>48,49</sup> LAX and Palmdale Regional Airport do not have their own ALUCPs; however, Fox Airfield and Brackett Field do, and the County has a County-wide ACULP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ACLUPs.<sup>50</sup> The proposed program would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ACLUPs.

There are 7,099 parcels in the unincorporated area of the County located with the Santa Monica Mountains Local Coastal Program, and 40 parcels located within the Marina Del Rey Local Coastal Program. Many of these parcels would be subject to the proposed requirements for the New Sensitive Uses.<sup>51</sup> As stated in the County General Plan, land use regulation and jurisdictional authority in the Santa Monica Mountains Coastal Zone involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Santa Monica Mountains Local Coastal Program.<sup>52</sup> The County also establishes nine CRAs in the County, one of which is the Santa Monica Mountains Coastal Zone.<sup>53,54,55</sup> The proposed program would result in no impact to any of these land use plans. The Supermarket Accessory Recycling Collection Centers are consistent with the goals and policies of the General Plan. In the case of the regulations for updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in have less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. A review of all 11 goals of the Land Use Element shows that none would conflict

---

<sup>47</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>48</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>49</sup> Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

<sup>50</sup> Los Angeles County Department of Regional Planning. Los Angeles County Airport Land Use Commission (ALUC): Airports, Plans, and Maps. Accessed April 9, 2020. <http://planning.lacounty.gov/aluc/airports>

<sup>51</sup> Los Angeles County GIS Data Portal. California Coastal Commission Zone Boundaries. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2011/06/06/california-coastal-commission-zone-boundaries/>

<sup>52</sup> Los Angeles County Department of Regional Planning. Santa Monica Mountains Local Coastal Program. August 26, 2014. Available at: <https://planning.lacounty.gov/coastal/smm>

<sup>53</sup> County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

<sup>54</sup> County of Los Angeles Department of Regional Planning. October 2019. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. In Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

<sup>55</sup> California Coastal Commission. Adopted 13 September 2002. City of Malibu Local Coastal Program Land Use Plan. <https://www.coastal.ca.gov/ventura/malibu-lup-final.pdf>

with the proposed program (see Table IV.F-1). The Storage Enclosures for Recycling and Solid Waste Revisions fall within four Airport Influence Areas: LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field. LAX and Palmdale Regional Airport do not have their own ALUCPs; however, Fox Airfield and Brackett Field do, and the County has a County-wide ALUCP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ALUCPs. The proposed program would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ALUCP. There are 7,099 parcels in the unincorporated area of the County located with the Santa Monica Mountains Coastal Zone. Program, and 40 parcels located within the Marina Del Rey Coastal Program. As stated in the County General Plan, land use regulation and jurisdictional authority in the Santa Monica Mountains Coastal Zone involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Santa Monica Mountains Local Coastal Program.<sup>56</sup> The County also establishes nine CRAs in the County, one of which is the Santa Monica Mountains Coastal Zone. The proposed program would result in no impact to any of these land use plans. The Storage Enclosures for Recycling and Solid Waste Revisions are consistent with the goals and policies of the General Plan. In the case of the regulations for updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations.

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

The proposed program would result in less than significant impacts to land use and planning regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. There are 2 goals and 14 policies in the Land Use Element and the Conservation & Natural Resources Element of the County General Plan that are applicable to SEAs and HMAs (Table IV.F-2, *Hillside Management Areas and Significant Ecological Area Consistency with the Green Zones Ordinance*).

---

<sup>56</sup> Los Angeles County Department of Regional Planning. Santa Monica Mountains Local Coastal Program. August 26, 2014. Available at: <https://planning.lacounty.gov/coastal/smm>

TABLE IV.F-2  
HILLSIDE MANAGEMENT AREA AND SIGNIFICANT ECOLOGICAL AREA CONSISTENCY WITH THE GREEN ZONES PROGRAM

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed.  
No conflict = The proposed program does not conflict with the goal/policy/objective list.  
Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective list.

Land Use Element and Conservation & Natural Resources Element Goals and Policies in the County General Plan	Potential Conflict			
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions
Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.	Consistent	Consistent	Consistent	Consistent
Goal C/NR 3: Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.1: Conserve and enhance the ecological function of diverse natural habitats and biological resources.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.2: Create and administer innovative County programs incentivizing the permanent dedication of SEAs and other important biological resources as open space areas.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.3: Restore upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands to maintain ecological function—acknowledging the importance of incrementally restoring ecosystem values when complete restoration is not feasible.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.4: Conserve and sustainably manage forests and woodlands.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.5: Ensure compatibility of development in the National Forests in conjunction with the U.S. Forest Service Land and Resource Management Plan.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.6: Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.7: Participate in inter-jurisdictional collaborative strategies that protect biological resources.	No conflict	No conflict	No conflict	No conflict
Site Sensitive Design				
Policy C/NR 3.8: Discourage development in areas with identified significant biological resources, such as SEAs.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.9: Consider the following in the design of a project that is located within an SEA, to the greatest extent feasible: <ul style="list-style-type: none"><li>• Preservation of biologically valuable habitats, species, wildlife corridors and linkages;</li><li>• Protection of sensitive resources on the site within open space;</li><li>• Protection of water sources from hydromodification in order to maintain the ecological function of riparian habitats;</li><li>• Placement of the development in the least biologically sensitive areas on the site (prioritize the preservation or avoidance of the most sensitive biological resources onsite);</li><li>• Design required open spaces to retain contiguous undisturbed open space that preserves the most sensitive biological resources onsite and/or serves to maintain regional connectivity;</li><li>• Maintenance of watershed connectivity by capturing, treating, retaining, and/or infiltrating storm water flows on site; and</li><li>• Consideration of the continuity of onsite open space with adjacent open space in project design.</li></ul>	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.10: Require environmentally superior mitigation for unavoidable impacts on biologically sensitive areas, and permanently preserve mitigation sites.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.11: Discourage development in riparian habitats, streambeds, wetlands, and other native woodlands in order to maintain and support their preservation in a natural state, unaltered by grading, fill, or diversion activities.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 13.8: Manage development in HMAs to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 13.9: Consider the following in the design of a project that is located within an HMA, to the greatest extent feasible: <ul style="list-style-type: none"><li>• Public safety and the protection of hillside resources through the application of safety and conservation design standards;</li><li>• Maintenance of large contiguous open areas that limit exposure to landslide, liquefaction and fire hazards and protect natural features, such as significant ridgelines, watercourses and SEAs.</li></ul>	No conflict	No conflict	No conflict	No conflict

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

Green Zone Districts would result in less than significant impacts in conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently, the zoning and land use designations for the 11 districts under consideration for proposed revision allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements.

In regard to the HMAs, approximately 5 percent of the area of the Green Zones Districts is located with an area with a slope over 25 percent (Figure IV.F-1, *Slope*). The revisions to the proposed program would not revise any of the development requirements of the HMA. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines,<sup>57</sup> and the development standards proposed by the Green Zones Program are consistent with the goals of the HMA Ordinance (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*).

There are no SEAs within the Green Zones Districts. There are 2 goals and 14 policies in the Land Use Element and the Conservation & Natural Resources Element of the County General Plan that are applicable to SEAs and HMAs. The proposed establishment of the Green Zones Districts are consistent with all of these policies (Table IV.F-2). Thus, the updated standards for existing industrial uses and the implementation of these measures would not conflict with the goals and policies of the General Plan related to HMAs or SEAs, despite Green Zone Districts' location with some HMAs.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

Some parcels affected by the New Sensitive Uses are located in areas with a slope over 25 percent (Figure IV.F-1). The revisions to the proposed program would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design

---

<sup>57</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2016 and Accessed 31 March 2020. Title 22 – Planning and Zoning – Hillside Management Areas, Chapter 22.56.217 – Section VI: Sensitive Hillside Design Features. <http://planning.lacounty.gov/hma>.

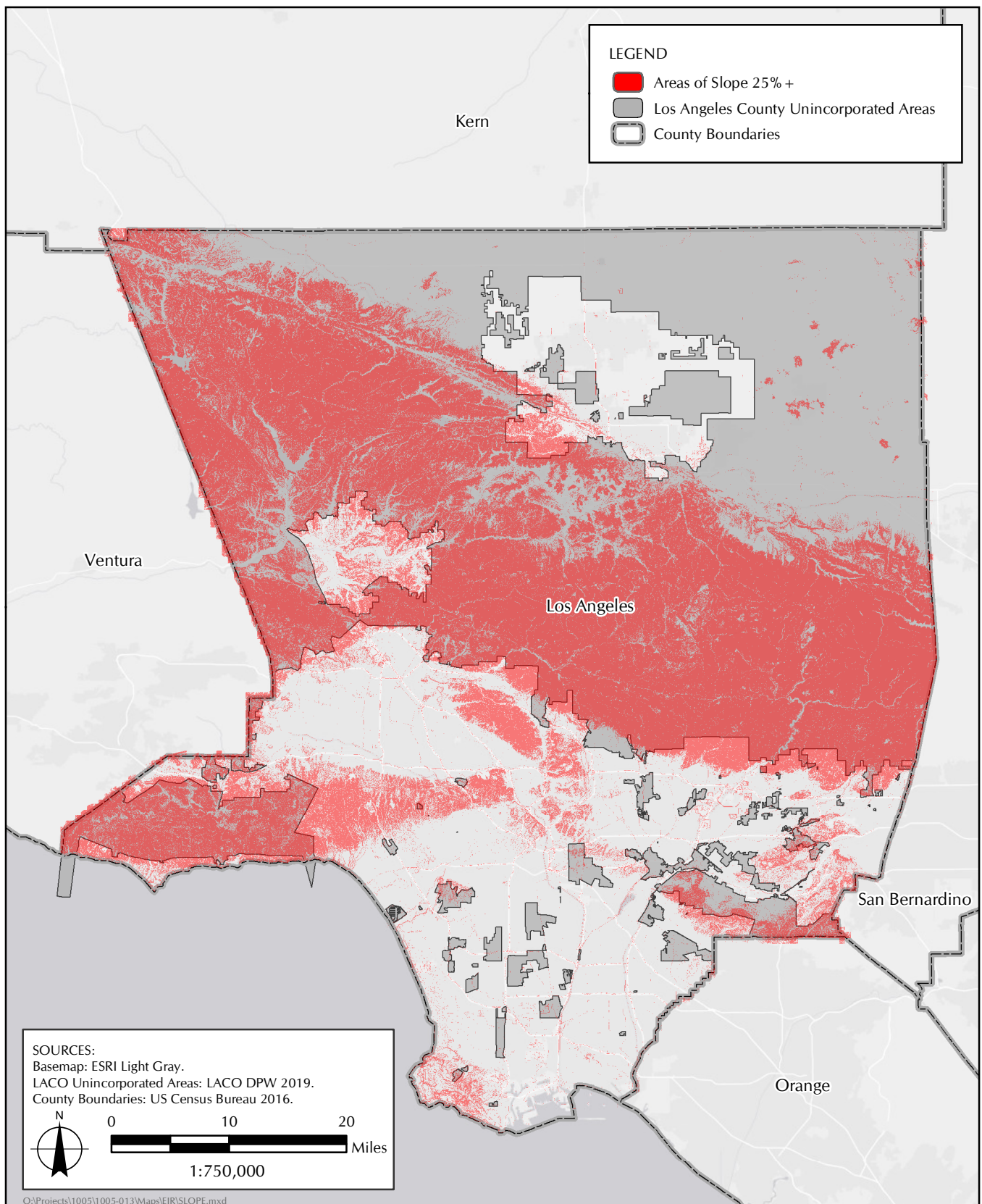


FIGURE IV.F-1  
Slope

Guidelines,<sup>58</sup> and the development standards proposed by the Green Zones Program are consistent with the goals of the HMA Ordinance (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*).

Multiple SEAs overlap the boundaries of the New Sensitive Uses (Figure IV.B-2). However, the revisions to the proposed program would not revise any of the development requirements of the SEA program. Any development proposed in an SEA would be required to meet the requirements of the SEA Program.<sup>59</sup> There are 2 goals and 14 policies in the Land Use Element and the Conservation & Natural Resources Element of the County General Plan that are applicable to SEAs and HMAs. The proposed revisions to the New Sensitive Uses are consistent with all of these policies (Table IV.F-2). Thus, the updated standards for existing industrial uses and the implementation of these measures would not result in impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs, despite their location with HMAs and SEAs.

These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would not result in significant impacts in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards.

Large areas of the parcels affected by the Recycling and Waste Management Revisions are located in areas with a slope over 25 percent (Figure IV.F-1) and multiple SEAs overlap the boundaries of this element of the Green Zones Program (Figure IV.B-2). However, the revisions to the proposed program would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines,<sup>60</sup> and the development standards proposed by the Green Zones Program are consistent with the goals of the HMA Ordinance (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*). Additionally, the proposed program takes HMAs and SEAs into account and contains provisions under the Recycling and Waste Management Revisions for specific uses not allowable in HMAs and/or SEAs, as well as in other natural resource areas. As a result of the Recycling and Waste Management Revisions, many parcels covered by the program will no longer allow pallet yards, Materials Recovery Facility (MRF) and Transfer Stations, Auto Dismantling or Scrap Metal Facilities, C&D or Inert Debris Processing Facilities, Chipping and Grinding or Mulching Facilities, Composting Facilities, and Combustion and non-combustion biomass conversion Facilities in SEAs, VHFHZ's, and areas subject to the Hillside Management Ordinance. Additionally, pallet yards, C&D or Inert Debris Processing Facilities, and Combustion and non-combustion biomass conversion Facilities would be prohibited from Agricultural Resource Areas (Table III.E-1). For example, 38 percent of the 31,349 parcels subject to this element are within VHFHZs and SEAs. The prohibition of these recycling and waste uses would not conflict with the goals and policies of HMAs or SEAs.

There are 2 goals and 14 policies in the Land Use Element and the Conservation & Natural Resources Element of the County General Plan that are applicable to SEAs and HMAs. The proposed Recycling and Waste Management Revisions are consistent with all of these policies (Table IV.F-2). Thus, while the Recycling and Waste Management Revisions are located within HMAs and SEAs and contain provisions relating to these areas, these revisions would not conflict with the goals and policies in the

---

<sup>58</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2016 and Accessed 31 March 2020. Title 22 – Planning and Zoning – Hillside Management Areas, Chapter 22.56.217 – Section VI: Sensitive Hillside Design Features. <http://planning.lacounty.gov/hma>.

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

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

General Plan relating to HMAs and SEAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures will be built.

Some parcels affected by the Supermarket Accessory Recycling Collection Centers revisions are located in areas with a slope over 25 percent (Figure IV.F-1). The revisions to the proposed program would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines,<sup>61</sup> and the development standards proposed by the Green Zones Program are consistent with the goals of the HMA Ordinance (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*).

Multiple SEAs overlap the boundaries of the Supermarket Accessory Recycling Collection Centers revisions (Figure IV.B-2). However, the revisions to the proposed program would not revise any of the development requirements of the SEA program. Any development proposed in an SEA would be required to meet the requirements of the SEA Program.<sup>62</sup> There are 2 goals and 14 policies in the Land Use Element and the Conservation & Natural Resources Element of the County General Plan that are applicable to SEAs and HMAs. The proposed revisions to the Supermarket Accessory Recycling Collection Centers revisions are consistent with all of these policies (Table IV.F-2). Thus, these revisions would not conflict with the goals and policies in the General Plan relating to HMAs and SEAs, despite their location within HMAs and SEAs. Therefore, they would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions are similar to existing conditions and would add minimal new requirements to current development including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Some parcels affected by the Storage Enclosures for Recycling and Solid Waste revisions are located in areas with a slope over 25 percent (Figure IV.F-1). The revisions to the proposed program would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of

---

<sup>61</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2016 and Accessed 31 March 2020. Title 22 – Planning and Zoning – Hillside Management Areas, Chapter 22.56.217 – Section VI: Sensitive Hillside Design Features. <http://planning.lacounty.gov/hma>.

<sup>62</sup> County of Los Angeles. SEA Ordinance. December 17, 2020. <http://file.lacounty.gov/SDSInter/bos/supdocs/142693.pdf>

the HMA Ordinance and Hillside Design Guidelines,<sup>63</sup> and the development standards proposed by the Green Zones Program are consistent with the goals of the HMA Ordinance (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*).

Multiple SEAs overlap the boundaries of the Storage Enclosures for Recycling and Solid Waste revisions (Figure IV.B-2). However, the revisions to the proposed program would not revise any of the development requirements of the SEA program. Any development proposed in an SEA would be required to meet the requirements of the SEA Program.<sup>64</sup> There are 2 goals and 14 policies in the Land Use Element and the Conservation & Natural Resources Element of the County General Plan that are applicable to SEAs and HMAs. The proposed revisions to the Storage Enclosures for Recycling and Solid Waste revisions are consistent with all of these policies (Table IV.F-2). Thus, these revisions would not conflict with the goals and policies in the General Plan relating to HMAs and SEAs, despite their location within HMAs and SEAs.

Therefore, the Storage Enclosures for Recycling and Solid Waste revisions would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

## 5. CUMULATIVE IMPACTS

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

The proposed program would result in no impacts to land use and planning in regard to the physical division of an established community; therefore, the proposed program would not contribute to cumulative impacts.

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

The proposed program would not result in significant adverse cumulative impacts on the environment in regard to conflict with any County land use plan, policy, or regulation. As described in the impact analysis, the Green Zones Program is compatible with the County General Plan and other listed area and community plans and would not conflict with these plans' land use goals and policies. The specific ways in which the proposed program's elements fulfill the land use goals and policies are described in Table IV.F-1 and summarized below.

The Green Zone Districts has the potential to conflict with the County General Plan given the General Plan Amendment Revisions required in order to retain consistency with the County General Plan land use designations and County Municipal Zoning Code (Title 22). As part of the General Plan Amendment Revisions, 28 parcels are proposed for a Title 22 zone designation would change from M-2 to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of those 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land use designation of Heavy Industrial (IH) to Light Industrial (IL) under the County General Plan designation. These changes in General Plan land use designations and the Title 22 zoning designations would result in lower intensity industrial designations for these 28 parcels (see Figure III.E-2). The purpose of the General Plan Amendment Revisions is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Green Zones Districts with regard to intensity of permitted industrial land uses, given that higher intensity industrial uses will no longer be permitted in Green Zone Districts. Additionally, the revisions to the General Plan include revisions to land use policies, and the inclusion of the EJSM to an appendix to the General Plan. These policies and the EJSM appendix have been included to ensure consistency with the revisions in Title 22.

The General Plan Amendment Revisions are not in conflict with the County General Plan nor Title 22; rather, these land use and zoning designations are consistent with the general plan and other land use plans, policies, and regulations adopted for the purpose of environmental mitigation or avoidance. Heavier industrial activities are typically associated with more environmental impacts, but the proposed General Plan Amendment Revisions would lower the intensity of the industrial designation for 28 parcels, thereby lowering the intensity of their environmental impacts. In the way that these land use plans and policies have been adopted with the intention of avoiding and/or mitigating environmental impacts, the proposed program has been proposed for the same purpose of reducing environmental impacts. Thus, while the proposed program has the potential to be in conflict

<sup>63</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2016 and Accessed 31 March 2020. Title 22 – Planning and Zoning – Hillside Management Areas, Chapter 22.56.217 – Section VI: Sensitive Hillside Design Features. <http://planning.lacounty.gov/hma>.

<sup>64</sup> County of Los Angeles. SEA Ordinance. December 17, 2020. <http://file.lacounty.gov/SDSInter/bos/supdocs/142693.pdf>

with the adopted County General Plan given that it proposes a zoning designation change for 28 parcels and a land use designation change for 15 of those 28 parcels, it would not be in conflict with the goals and policies which have been adopted for the purpose of environmental mitigation and avoidance. Furthermore, the proposed program would not result in significant adverse environmental effects as a result of this conflict. On the contrary, the Green Zone Districts would result in a net benefit for the environment.

The Green Zone Districts not only have no conflict with the County General Plan, but this element fulfills Goals LU 1, 2, 5, 7, 9 and 10, specifically Policies LU 5.10, 7.1, 7.2, 7.3, and 9.1 (see Table IV.F-1). Thus, rather than resulting in conflicts, the Green Zone Districts would increase land use compatibility.

The New Sensitive Uses restrictions not only have no conflict with the relevant land use plans, but this element fulfills Goals LU 1, 2, 5, 7, 9, 10, and 11 and Policies LU 5.7, 5.10, 7.1, 7.2, 7.3, and 9.1 in the County General Plan; Goals LU 2, 3, 5, and 6 and Policies LU 1.4 and 5.4 in the Antelope Valley Area Plan; and Goals LU 2, 3, 7, and 8, Objectives LU 2.1, 3.3, 7.5, and 7.6, and Policies LU 2.1.5 and 3.3.3 in the Santa Clarita Valley Area Plan (see Table IV.F-1). Thus, rather than resulting in conflicts, the New Sensitive Uses restrictions would increase land use compatibility.

The Recycling and Waste Management Revisions not only have no conflict with the relevant land use plans, but this element fulfills Goals LU 1, 2, 3, 5, 6, 7, 9, 10, and 11, Goal C/NR 3, and Policies LU 5.7, 6.1, 7.1, 7.2, 7.3, and 9.1 in the County General Plan; Goals LU 1, 2, 3, 5, and 6 and Policies LU 2.1, 2.2, 2.3, 3.2, and 3.4 in the Antelope Valley Area Plan; and Goals LU 2, 3, 7, and 8, Objective LU 3.3 and 7.6, and Policies LU 2.1.5, 3.3.3, and 7.6.1 in the Santa Clarita Valley Area Plan (see Table IV.F-1). Thus, rather than resulting in conflicts, the Recycling and Waste Management Provisions would increase land use compatibility.

The Storage Enclosures for Recycling and Solid Waste not only have no conflict with the relevant land use plans, but this element fulfills Goals LU 1, 2, 5, 7, 9, 10, and 11 and Policies LU 7.1, 7.2, 7.3, and 9.1 in the County General Plan; Goals LU 2, 3, and 6 in the Antelope Valley Area Plan; and Goals LU 2, 3, 7, and 8, Objective LU 3.3 and 7.5, and Policy LU 3.3.3 in the Santa Clarita Valley Area Plan (see Table IV.F-1). Thus, rather than resulting in conflicts, the Storage Enclosures for Recycling and Solid Waste would increase land use compatibility.

The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby sensitive uses. These sensitive uses include a variety of social, cultural, educational, civic, medical, and recreational facilities such as parks, schools, and hospitals. Reducing the environmental impacts and the health risks posed by nearby industrial, recycling and solid waste, and vehicle-related uses through development standards works towards environmental justice through equitable access to these facilities for all County residents.

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the HIA (Appendix D to the Draft PEIR) that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits  $\times$  1.39 acres).<sup>65</sup> This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning

---

<sup>65</sup> Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element No. 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs) (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

The proposed project would not change the estimated buildout of the General Plan, as it would not increase the industrial or commercial land uses in the County, and the only land use designation change would be the amendment of 28 parcels to lower intensity industrial zones and/or general plan designations. Rather, the proposed program would apply to the estimated buildout. The Green Zones Program, including each of its four elements, would apply to the development of these future industrial uses and has the potential to result in cumulative impacts. However, it has been determined that the proposed project would not result in significant adverse impacts on the environment in relation to land use and planning. Rather, given that the goals and policies of the County General Plan and related area plans were strategically developed to guide land use and planning in the County, the proposed program's demonstrated consistency with these plans shows that the Green Zones Program would result in increased land use compatibility and therefore contribute to a net positive benefit to land use and planning in the County.

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

The Green Zones Program would not result in significant adverse cumulative impacts in relation to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. As stated in the Impact Analysis, approximately 5 percent of Element 1, Green Zone Districts, are located within an area with slope over 25 percent (Figure IV.F-1) and there are no SEAs within Element 1, Green Zone Districts (Figure IV.B-2). The remaining three elements, Element 2, New Sensitive Uses, Element 3, Recycling and Waste Management Revisions, and Element 4, Storage Enclosures for Recycling and Solid Waste Uses, contain large areas of the parcels located in areas with a slope over 25 percent (Figure IV.F-1) and multiple SEAs overlap their boundaries (Figure IV.B-2). Very large areas of the Green Zones Program parcels subject to Element 3, Recycling and Waste Management Revisions would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; MRF and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass conversion Facilities from SEAs, VHFHSZs, and areas subject to the Hillside Management Ordinance (Section III, Table III.E-1, *Planning and Permitting Requirements*). For example, 38 percent of the 31,349 parcels subject to Element 3 of the Green Zones Program are within Very High Fire Hazard Areas and SEAs alone.

While the proposed program elements fall within multiple HMAs and SEAs, this does not constitute a significant adverse environmental impact, given that the proposed program contains provisions which protect HMAs and SEAs. The revisions to the proposed program would not revise any of the development requirements of the HMA. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines.<sup>66</sup> The proposed program elements would be minor additions to existing land uses already within SEAs or HMAs and would comply with the applicable program. Additionally, the Recycling and Waste Management Revisions contain further protections for HMAs and SEAs by prohibiting the development of various high-intensity industrial land uses within these protected areas. Finally, all four elements are consistent with the goals and policies adopted for SEA and HMA guidance in the Land Use Element and the Conservation & Natural Resources Element of the County General Plan (Table IV.F-2). The land use restrictions imposed by the Green Zones Program are consistent with the goals of HMAs and SEAs. Given that HMAs and SEAs have been adopted for the purpose of protecting natural resources and mitigating and avoiding environmental effects, the proposed program's consistency with these programs ensure that it would not result in significant adverse environmental impacts. Rather, the Green

---

<sup>66</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2016 and Accessed 31 March 2020. Title 22 – Planning and Zoning – Hillside Management Areas, Chapter 22.56.217 – Section VI: Sensitive Hillside Design Features. <http://planning.lacounty.gov/hma>.

Zones Program would result in improved land use compatibility and a net benefit for the environment. Therefore, the proposed project would result in less than significant impacts in relation land use and planning and the consideration of mitigation measures is not required.

## **6. MITIGATION MEASURES**

Implementation of the proposed program would result in less than significant impacts to land use and planning. Therefore, no mitigation measures are required.

## **7. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Impacts to land use and planning would be less than significant, and there would be no need for mitigation.

## IV. ENVIRONMENTAL IMPACT ANALYSIS

---

### G. NOISE

#### 1. INTRODUCTION

This section of the Program Environmental Impact Report (PEIR) evaluates the potential noise impacts associated with the implementation of the proposed Green Zones Program (proposed program) in accordance with the California Environmental Quality Impact (CEQA) Guidelines. The goal of this analysis is to identify the potential for significant impacts and to assess the feasibility of mitigation measures to avoid or minimize significant impacts related to noise, to a less than significant level. The scope of the analysis considers the potential for the proposed program to result in adverse effects to ambient noise levels including the potential for generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the program in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; generation of excessive groundborne vibration or groundborne noise levels; and whether the proposed program is located within the vicinity of an airstrip or airport land use plan.

Noise and vibration levels for the proposed program area were estimated using a case study project as detailed in the Programmatic Health Impact Assessment (HIA) prepared for the Green Zones Program (Appendix D to the PEIR). The types of heavy equipment that would likely be operated in during construction, operation, or maintenance of a prototypical facility as well as the new required development standards and improvements under the proposed program with the following general dimensions for setbacks, landscaping, and paved areas, in addition to the construction of small structures such as fencing, solid wall screenings, and enclosures, or other protective measures such as landscape barriers and air filtration systems were used as a basis for the noise analysis.

For the case study project, the following descriptive assumptions were made for analysis of noise impacts, consistent with the CalEEMod input data file and Air Quality analysis in the HIA and Section IV.A, *Air Quality*. The case study, including installation of appurtenant structures, was used as a basis to evaluate constraints within the program area in relation to noise.

- Three CalEEMod land uses were assigned comprising “General Light Industry,” “Other Asphalt Surfaces” (operations area), and “Other Non-Asphalt Surfaces” (landscaping).
- Parcel size is 75 meters  $\times$  75 meters = 1.39 acres (60,550 square feet [ft<sup>2</sup>]).
- A minimum 5-foot (1.5-meter) setback from the property line for perimeter landscaping.
- A 10-foot (3-meter) high perimeter screening wall for visual effect and noise control (maximum wall length = 4 sides  $\times$  72 meters per side = 288 meters).
- Wall equivalent 30-foot (9-meter) tall tilt-up building is  $(72/3)^2 = 576$  square meters (m<sup>2</sup>) = 6,200 ft<sup>2</sup>.
- Landscaped area =  $[2 \times (75 \text{ meters} \times 1.5 \text{ meters}) + 2 \times (72 \text{ meters} \times 1.5 \text{ meters})] = 441 \text{ m}^2 = 4,750 \text{ ft}^2$ .
- Paved operations area =  $60,550 \text{ ft}^2 - 6,200 \text{ ft}^2 - 4,750 \text{ ft}^2 = 49,600 \text{ ft}^2$  (1.14 acres).

This section evaluates the potential impacts of the proposed program on noise through examination of ambient noise measurements for the program area based on available data from the County of Los Angeles General Plan EIR, modeling of anticipated noise level based on an anticipated construction scenario and standard equipment usage, evaluation of the consistency with the Noise Element of the County of Los Angeles General Plan, the County Noise Ordinance, and the U.S. Department of Transportation Federal Transit Administration’s (FTA’s) guidelines for assessing vibration impacts.

## 2. ENVIRONMENTAL SETTING

### A. REGULATORY FRAMEWORK

#### (1) Federal

##### *Noise Control Act*

The adverse impacts of noise were officially recognized by the federal government in the Noise Control Act of 1972,<sup>1</sup> which serves three purposes:

- Promulgating noise emission standards for interstate commerce
- Assisting state and local abatement efforts
- Promoting noise education and research

The Office of Noise Abatement and Control (ONAC) was initially tasked with implementing the Noise Control Act. However, the ONAC has since been eliminated, leaving the development of federal noise policies and programs to other federal agencies and interagency committees. For example, the Occupational Safety and Health Administration (OSHA) agency prohibits exposure of workers to excessive sound levels. The FTA assumed a significant role in noise control through its various operating agencies. Surface transportation system noise is regulated by a host of agencies, including the FTA. Transit noise is regulated by the FTA, while freeways that are part of the interstate highway system are regulated by the Federal Highway Administration (FHWA). The federal government encourages local jurisdictions to use their land use regulatory authority to site new development to minimize potential noise impacts.

#### (2) State

##### *Senate Bill (SB) 860*

SB 860, which became effective January 1, 1976, directed the California Office of Noise Control within the State Department of Health Services to prepare the *Guidelines for the Preparation and Content of Noise Elements of the General Plan*.<sup>2</sup> One purpose of these guidelines was to provide sufficient information concerning the noise environment in the community so that noise could be considered in the land-use planning process. As part of this publication, Land Use Compatibility Standards were developed in four categories depicting the acceptability of noise levels for a variety of uses: Normally Acceptable, Conditionally Acceptable, Normally Unacceptable, and Clearly Unacceptable (Table IV.G-1, *Land Use Compatibility Matrix*). These categories were based on earlier work done by the U.S. Department of Housing and Urban Development.

---

<sup>1</sup> 42 U.S.C., Noise Control Act of 1972, § 4901-4918.

<sup>2</sup> California Department of Health Services, Office of Noise Control. February 1976. *Guidelines for the Preparation and Content of Noise Elements of the General Plan*. Contact: P.O. Box 942732 Sacramento, CA 94234-7320.

**TABLE IV.G-1  
LAND USE COMPATIBILITY MATRIX**

Land Use Category	Community Noise Exposure ( $L_{dn}$ or CNEL, dB)						
	55	60	65	70	75	80	
Residential - Low Density Single-Family, Duplex, Mobile Homes							
Residential - Multi-Family							
Transient Lodging - Motels Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arena, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Industrial, Manufacturing, Utilities, Agriculture							
	<b>Normally Acceptable</b> - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.						
	<b>Conditionally Acceptable</b> - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.						
	<b>Normally Unacceptable</b> - New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.						
	<b>Clearly Unacceptable</b> - New construction or development should generally not be undertaken.						

**SOURCE:** Adapted from: Governor's Office of Planning and Research. 2017. Website updated June 24, 2020. State of California General Plan Guidelines and Technical Advisories. Appendix D, Noise Element Guidelines, Figure 2. Available at: [https://opr.ca.gov/docs/OPR\\_Appendix\\_D\\_final.pdf](https://opr.ca.gov/docs/OPR_Appendix_D_final.pdf)

The State has developed a land-use compatibility matrix for community noise environments that further defines four categories of acceptance and assigns community noise exposure level (CNEL) values to them. In addition, the State Building Code (Part 2, Title 24, California Code of Regulations) establishes uniform minimum noise insulation performance standards to protect persons within new hotels, motels, dormitories, long-term care facilities, apartment houses, and residential units other than detached single-family residences from the effects of excessive noise, including, but not limited to, hearing loss or impairment and interference with speech and sleep. Residential structures to be located where the CNEL or day-night average sound level ( $L_{dn}$ ) is 60 A-weighted decibels (dBA)<sup>3</sup> or greater are required to provide sound insulation to limit the interior CNEL to a

<sup>3</sup> A-weighted decibels, or the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced, compared with unweighted decibels, in which no correction is made for audio frequency. The sound level in decibels as

maximum of 45 dBA. An acoustic, or noise, analysis report prepared by an experienced acoustic engineer is required for the issuance of a building permit for these structures. Conversely, land use changes that result in increased noise levels at residences of 60 dBA or greater must be considered in the evaluation of impacts to ambient noise levels. The acceptability of ambient noise levels for a variety of uses is shown in Table IV.G-1, *Land Use Compatibility Matrix*). In addition, the State Guidelines for Noise Elements address the relationship between the enjoyment of open space and noise:

“Open Space—Excessive noise can adversely affect the enjoyment of recreational pursuits in designated open space. Thus, noise exposure levels should be considered when planning for this kind of open-space use. Conversely, open space can be used to buffer sensitive land uses from noise sources through the use of setbacks and landscaping. Open-space designation can also effectively exclude other land uses from excessively noisy areas.”

Ambient noise levels of 67 dBA or greater are normally unacceptable for playgrounds and neighborhood parks, while golf courses, riding stables, and water recreation areas are normally acceptable up to 70dBA (Table IV.G-1).

### (3) Local

#### *Los Angeles County Code of Ordinances*

##### *Noise*

The County maintains the health and welfare of its residents with respect to noise through nuisance abatement ordinances and land use planning. The County Noise Control Ordinance, Title 12 of the County Code, was adopted by the Los Angeles County Board of Supervisors in 1977 “to control unnecessary, excessive, and annoying noise and vibration.” It declares that the purpose of the County policy is to “maintain quiet in those areas which exhibit low noise levels and to implement programs aimed at reducing noise in those areas within the county where noise levels are above acceptable values.”

On August 14, 2001, the Los Angeles County Board of Supervisors approved an ordinance amending Title 12 of the County Code to prohibit loud, unnecessary, and unusual noise that disturbs the peace and/or quiet of any neighborhood or that causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area. Regulations can include requirements for sound barriers, mitigation measures to reduce excessive noise, or the placement and orientation of buildings, and can specify the compatibility of different uses with varying noise levels (Table IV.G-2, *County of Los Angeles Community Noise Criteria*).

**TABLE IV.G-2  
COUNTY OF LOS ANGELES COMMUNITY NOISE CRITERIA**

Noise Zone	Land Use of Receptor Property	Time	Noise Levels (dBA)				
			Std 1 L50 30 min/hr	Std 2 L25 15 min/hr	Std 3 L8.3 5 min/hr	Std 4 L1.7 1 min/hr	Std 5 L0 at No Time
I	Noise Sensitive	Anytime	45	50	55	60	65
II	Residential	10 p.m. – 7 a.m.	45	50	55	60	65
		7 a.m. – 10 p.m.	50	55	60	65	70
III	Commercial	10 p.m. – 7 a.m.	55	60	65	70	75
		7 a.m. – 10 p.m.	60	65	70	75	80
IV	Industrial	Anytime	70	75	80	85	90

**SOURCE:** Los Angeles County Code of Ordinances, Title 12, Chapter 8, Noise Control. Available at: [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT12ENPR\\_CH12.08NOCO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.08NOCO)

In addition to the community noise criteria, the County codes establish interior noise standards for residential dwellings. According to Section 12.08.400 of the County Code, no person shall operate or cause to be operated within a dwelling unit, any source of sound, or allow the creation of any noise, which causes the noise level when measured inside a neighboring receiving dwelling to exceed the following standards:

---

measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

- Standard No. 1: The applicable interior noise level for cumulative period of more than 5 minutes in any hour; or
- Standard No. 2: The applicable interior noise level plus 5 dB for a cumulative period or more than one minute in any hour; or
- Standard No. 3: The applicable interior noise level plus 10 dB or the maximum measured ambient noise level for any period of time.

Section 12.08.440 of the County codes states that operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line, except for emergency work of public service utilities or by variance issued by the health office, is prohibited. If noise disturbance crosses a residential or commercial property line, the County has established maximum noise levels for both mobile and stationary equipment (Table IV.G-3, *County of Los Angeles Construction Noise Restrictions*).

**TABLE IV.G-3  
COUNTY OF LOS ANGELES CONSTRUCTION NOISE RESTRICTIONS**

Time Frame	Single-Family Residential	Multifamily Residential	Semiresidential/ Commercial
<b>Mobile equipment*</b>			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. (daytime)	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. (nighttime) and all day Sunday and legal holidays	60 dBA	64 dBA	70 dBA
<b>Stationary equipment**</b>			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. (daytime)	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. (nighttime) and all day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

**NOTES:**

\* = Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment.

\*\* = Maximum noise levels for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment.

**SOURCE:** Los Angeles County Code of Ordinances, Title 12, Chapter 8, Noise Control.

The following exterior noise levels shall apply to all receptor properties within a designated noise zone:

Standard No. 1 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 30 minutes in any hour. Standard No. 1 shall be the applicable noise level from subsection A of this section; or, if the ambient L50 exceeds the foregoing level, then the ambient L50 becomes the exterior noise level for Standard No. 1.

Standard No. 2 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 15 minutes in any hour. Standard No. 2 shall be the applicable noise level from subsection A of this section plus 5 dB; or, if the ambient L25 exceeds the foregoing level, then the ambient L25 becomes the exterior noise level for Standard No. 2.

Standard No. 3 shall be the exterior noise level which may not be exceeded for a cumulative period of more than five minutes in any hour. Standard No. 3 shall be the applicable noise level from subsection A of this section plus 10 dB; or, if the ambient L8.3 exceeds the foregoing level, then the ambient L8.3 becomes exterior noise level for Standard No. 3.

Standard No. 4 shall be the exterior noise level which may not be exceeded for a cumulative period of more than one minute in any hour. Standard No. 4 shall be the applicable noise level from subsection A of this section plus 15 dB; or, if the ambient L1.7 exceeds the foregoing level, then the ambient L1.7 becomes the exterior noise level for Standard No. 4.

Standard No. 5 shall be the exterior noise level which may not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level from subsection A of this section plus 20 dB; or, if the ambient L0 exceeds the foregoing level then the ambient L0 becomes the exterior noise level for Standard No. 5.

Title 12, Section 12.08.560, of the County Code of Ordinances provides criteria for construction-generated ground-borne vibration:

- Operating or permitting the operation of any device that creates vibration which is above the vibration perception threshold of any individual at or beyond the property boundary of the source if on private property, or at 150 feet (46 meters) from the source if on a public space or public right-of-way is prohibited. The perception threshold shall be a motion velocity of 0.01 in/sec over the range of 1 to 100 Hertz. Countywide in both urban and rural communities experience neighborhood disturbances, such as barking dogs, leaf blowers, garbage trucks, buses, back-up alarms, permanent amplified noise (i.e., PA systems) and automobile and motorcycle noise<sup>4</sup>. Urban residential areas are affected by commercial and industrial spillover noise, such as trucks making late night deliveries<sup>5</sup> with the majority of all communities objected to noise generated by freeways and major arterials. Another major source of excessive noise in the county is airports. Title 21 of the California Code of Regulations establishes the maximum acceptable level of aircraft noise in proximity to residences, schools, hospitals, and places of assembly at 65 dB CNEL. The County's Airport Land Use Plan was adopted by the Airport Land Use Commission (ALUC) in 1991 and contains noise contours based on the state standards for all public use airports within Los Angeles County<sup>6</sup>. Figure 11.1 shows these noise contours and includes updated noise contour data where available. Within the county, all communities experience some level of aircraft noise, with the greatest levels experience at residences and businesses that lie beneath the flight path of major airports, specifically the county's proximity to LAX, one of the busiest airports worldwide. Neighboring communities, including unincorporated Lennox and Del Aire, incorporate specific mitigation related to the noise impacts generated by aircraft on predominately lower density residential areas<sup>7</sup>.

### ***County General Plan, Noise Element***

Twelve policies are outlined in the County General Plan related to noise:<sup>8</sup>

#### **Goal N-1:** The reduction of excessive noise impacts.

- **Policy N 1.1:** Utilize land uses to buffer noise-sensitive uses from sources of adverse noise impacts.
- **Policy N 1.2:** Reduce exposure to noise impacts by promoting land use compatibility.
- **Policy N 1.3:** Minimize impacts to noise-sensitive land uses by ensuring adequate site design, acoustical construction, and use of barriers, berms, or additional engineering controls through Best Available Technologies (BAT).
- **Policy N 1.4:** Enhance and promote noise abatement programs in an effort to maintain acceptable levels of noise as defined by the Los Angeles County Exterior Noise Standards and other applicable noise standards.
- **Policy N 1.5:** Ensure compliance with the jurisdictions of State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code), such as noise insulation of new multifamily dwellings constructed within the 60 dB (CNEL or  $L_{dn}$ ) noise exposure contours.
- **Policy N 1.6:** Ensure cumulative impacts related to noise do not exceed health-based safety margins.
- **Policy N 1.7:** Utilize traffic management and noise suppression techniques to minimize noise from traffic and transportation systems.
- **Policy N 1.8:** Minimize noise impacts to pedestrians and transit-riders in the design of transportation facilities and mobility networks.

---

<sup>4</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. *Los Angeles County 2035 General Plan*: Chapter 11: Noise Element. Available online at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch11.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch11.pdf)

<sup>5</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. *Los Angeles County 2035 General Plan*: Chapter 11: Noise Element. Available online at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch11.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch11.pdf)

<sup>6</sup> County of Los Angeles Department of Regional Planning. 2020 (December 7, accessed date). *Los Angeles County Airport Land Use Commission (ALUC)* <https://planning.lacounty.gov/ALUC>

<sup>7</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. *Los Angeles County 2035 General Plan*: Chapter 11: Noise Element. Available online at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch11.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch11.pdf)

<sup>8</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. *Los Angeles County 2035 General Plan*: Chapter 11: Noise Element. Available online at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch11.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch11.pdf)

- **Policy N 1.9:** Require construction of suitable noise attenuation barriers on noise sensitive uses that would be exposed to exterior noise levels of 65 dBA CNEL and above, when unavoidable impacts are identified.
- **Policy N 1.10:** Orient residential units away from major noise sources (in conjunction with applicable building codes).
- **Policy N 1.11:** Maximize buffer distances and design and orient sensitive receptor structures (hospitals, residential, etc.) to prevent noise and vibration transfer from commercial/light industrial uses.
- **Policy N 1.12:** Decisions on land adjacent to transportation facilities, such as the airports, freeways and other major highways, must consider both existing and future noise levels of these transportation facilities to assure the compatibility of proposed uses.

## B. EXISTING CONDITIONS

### Ambient Noise Levels and County Noise Standards

#### *Ambient Noise Levels*

Presumed ambient noise levels for the proposed program area are referenced from the U.S. Environmental Protection Agency (EPA) *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety*,<sup>9</sup> and review of available data from noise studies conducted in comparable areas. According to the published document, the range of  $L_{dn}$  in the United States is very large, extending from the region of 20–30 dB estimated for a quiet wilderness area to the region of 80–90 dB in the noisiest urban areas. The measured range of values of day-night noise levels outside a residential unit extends from 44 dB on a farm to 88.8 dB outside an apartment located adjacent to a freeway (see Table IV.G-4, *Common Sound Levels and Loudness*).

**TABLE IV.G-4  
COMMON SOUND LEVELS AND LOUDNESS**

dBA	Subjective Loudness	Source of Sound
130	Threshold of pain	Military jet aircraft take-off from aircraft carrier with afterburner at 50 feet
120	Uncomfortably loud	Turbo-fan aircraft at takeoff power at 200 feet; rock band
100	Very loud	Boeing 707 or DC-8 aircraft at 1 nautical mile (6,080 feet) before landing; jet flyover at 1,000 feet; Bell J-2A helicopter at 100 feet
90		Boeing 737 or DC-9 aircraft at 1 nautical mile before landing; power mower; motorcycle at 25 feet; car wash at 20 feet
80		High urban ambient sound; diesel truck at 40 mph at 50 feet; diesel train at 45 mph at 100 feet; passenger car at 65 mph at 25 feet; food blender; garbage disposal
70	Moderately loud	Living room music; radio or TV audio; vacuum cleaner
60		Air conditioning unit at 100 feet; dishwasher (rinse) at 10 feet; conversation
50	Quiet	Large transformers at 100 feet
40		Bird calls; lowest limit of urban ambient sound
20		Quiet living room
10	Just audible	Average whisper
0	Threshold of hearing	

#### **SOURCE:**

Adapted from: Federal Interagency Committee on Noise. August 1992. Federal Agency Review of Selected Airport Noise Analysis Issues.

Adapted from: Cowan, J.P. 1993. Handbook of Environmental Acoustics. John Wiley and Sons.

The County is impacted by a multitude of noise sources. Mobile sources, especially automobiles, trucks, and trains, are the most common and significant sources of noise in most communities and the predominant source of noise in the County. Major sources of transportation noise include a large number of highways and rail lines that traverse unincorporated areas. In addition, commercial, industrial, and institutional land uses (i.e., schools, fire stations, utilities) throughout the County generate stationary-source noise. On-Road Vehicles, the largest single source of community noise within the County, is the flow of traffic on major roadways. Motor vehicle noise is generated by engine vibrations, the interaction between tires and the road, and the exhaust

<sup>9</sup> United States Environmental Protection Agency. March 1974. Information on Levels of Environmental Noise Requisite to Protect Public Health with an Adequate Margin of Safety. Prepared by the U.S. Environmental Protection Agency Office of Noise Abatement and Control.

system. Reducing the average motor vehicle speed reduces the noise exposure of receptors adjacent to the road. Each reduction of five miles per hour reduces noise by about 1.3 dBA, and thus reduces exposure of noise on nearby sensitive receptors.

As shown in Table IV.G-4, energy-average (Leq) community noise levels are most often in the range of low-60s to low-70s dBA. Maximum (Lmax) sound levels and the similar intrusive sound levels (L10) can often reach into the mid- to upper-80s dBA; depending on the proximity to heavily traveled roadways and/or other, major noise sources.

The typical community noise environment is made up of background or “ambient noise,” and higher, “intrusive” levels of noise. In the unincorporated areas, the major sources of noise come from transportation systems, such as commercial and private airports, rail and bus networks, and the regional freeway and highway system. Other major sources of noise have historically been identified with industrial uses, such as manufacturing plants. A host of federal and regional agencies are tasked with addressing noise control and abatement in various capacities, depending on their jurisdiction, primarily related to transportation. This includes the Occupational Safety and Health Administration (OSHA), the U.S. Department of Transportation (DOT), the Federal Aviation Administration (FAA), the FTA, Federal Railroad Administration (FRA), the FHWA, and the County Airport Land Use Commission (ALUC).

### ***Sensitive Receptors***

Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities. These are areas where the occupants are more susceptible to the adverse effects of exposure to toxic chemicals, pesticides, and other pollutants (please see Section IV.D, *Hazards and Hazardous Materials*; Table IV.D-4, *Sensitive Receptors within 500 Feet of Program Parcels*).

When evaluating changes in 24-hour community noise levels, a difference of 3 dB is a barely perceptible increase to most people. A 5 dB increase is readily noticeable, while a difference of 10 dBA is generally perceived as a doubling of loudness. An increase in ambient noise levels between 7:00 p.m. and 7:00 a.m. of 5 dB, of between 7:00 a.m. and 7:00 p.m. of 10 dB would be considered to be a significant impact.

### ***County Noise Ordinance***

The County Noise Control Ordinance, Title 12 of the County Code, was adopted by the Los Angeles County Board of Supervisors in 1977 “to control unnecessary, excessive, and annoying noise and vibration.” It declares that the purpose of the County policy is to “maintain quiet in those areas which exhibit low noise levels and to implement programs aimed at reducing noise in those areas within the county where noise levels are above acceptable values” (Section 12.08.010).

On August 14, 2001, the Board of Supervisors approved an ordinance amending Title 12 of the County Code to prohibit loud, unnecessary, and unusual noise that disturbs the peace and/or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area. Regulations can include requirements for sound barriers, mitigation measures to reduce excessive noise, or the placement and orientation of buildings, and can specify the compatibility of different uses with varying noise levels (Table IV.G-5, *Los Angeles County Community Noise Criteria [dBA]*).

**TABLE IV.G-5  
LOS ANGELES COUNTY COMMUNITY NOISE CRITERIA (dBA)**

Noise Zone	Land Use of Receptor Property	Time	Std 1 L50 30 min/hr	Std 2 L25 15 min/hr	Std 3 L8.3 5 min/hr	Std 4 L1.7 1 min/hr	Std 5 L0 at No Time
I	Noise Sensitive	Anytime	45	50	55	60	65
II	Residential	10 p.m. to 7 a.m.; 7 a.m. to 10 p.m.	45; 50	50; 55	55; 60	60; 65	65; 70
III	Commercial	10 p.m. to 7 a.m.; 7 a.m. to 10 p.m.	55; 60	60; 65	65; 70	70; 75	75; 80
IV	Industrial	Anytime	70	75	80	85	90

According to the County Code, mobile equipment shall not generate noise levels above 75 dBA for single-family residences, and stationary equipment shall not generate noise levels above 60 dBA for single-family residences during weekdays from 7:00 a.m. to 8:00 p.m. Furthermore, construction equipment may not operate between the hours of 7:00 p.m. and 7:00 a.m., Monday

through Saturday, or at any time on Sunday or holidays. The County has interior and exterior noise standards and curfews (Table IV.G-6, *Interior Noise Standards*; Table IV.G-7, *Exterior Noise Standards*; Table IV.G-8, *County of Los Angeles Construction Noise Restrictions*).

**TABLE IV.G-6  
INTERIOR NOISE STANDARDS<sup>10</sup>**

Noise Zone	Designated Land Use	Time Interval	Allowable Interior Noise Level (dBA)
All	Multifamily	10 p.m. to 7 a.m.	40 dBA
	Residential	7 a.m. to 10 p.m.	45 dBA

**TABLE IV.G-7  
EXTERIOR NOISE STANDARDS<sup>11</sup>**

Noise Zone	Designated Noise Zone Land Use (Receptor Property)	Time Interval	Exterior Noise Level (dBA)
I	Noise-sensitive area	Anytime	45 dBA
II	Residential properties	10:00 p.m. to 7:00 a.m. (nighttime)	45 dBA

**TABLE IV.G-8  
COUNTY OF LOS ANGELES CONSTRUCTION NOISE RESTRICTIONS**

Time Frame	Single-Family Residential	Multifamily Residential	Semiresidential/Commercial
<b>Mobile equipment*</b>			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. (daytime)	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. (nighttime) and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA
<b>Stationary equipment**</b>			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. (daytime)	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. (nighttime) and all-day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

**SOURCE:** Los Angeles County Code of Ordinances, Title 12, Chapter 8, Noise Control.

\* Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment.

\*\* Maximum noise levels for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment.

Based on the findings of the EPA, and assuming a reasonable estimation of construction and operation scenario for rural or non-urban areas, it is anticipated that noise sensitive uses within the parcels that are zoned for single-family residential development would experience Ldn noise levels of 35–50 dB. Recent development and expansion of commercial and residential land use has increased the background levels once found in some areas to levels above 60 dBA. Furthermore, the EPA estimates that quiet suburban residential areas typically experience Ldn noise levels of 48–52 dBA, which is within the range of the County's community noise criteria (see Table IV.G-2).

Furthermore, parcels zoned for sensitive uses within the Green Zones Program are located within and in the vicinity of developed and undeveloped agriculture zones; rural, urban, and mixed-use residential zones; and commercial, manufacturing, and industrial zones. Based on the community noise criteria, the County Code established noise standards for noise levels ranging from 45–60 dBA for noise sensitive uses at any given time. Based on a review of the geospatial data prepared for the proposed program, it is found that the areas subject to the proposed Green Zones Program would experience ambient Ldn noise levels consistent with the community noise criterion.

<sup>10</sup> County of Los Angeles Municipal Code, Chapter 12.08 Noise Control.

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT12ENPR\\_CH12.08NOCO\\_PT1GEPR](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.08NOCO_PT1GEPR)

<sup>11</sup> County of Los Angeles Municipal Code, Chapter 12.08 Noise Control.

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT12ENPR\\_CH12.08NOCO\\_PT1GEPR](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.08NOCO_PT1GEPR)

## Ambient Vibration Levels

Vibration is an oscillatory motion in terms of displacement, velocity, or acceleration. Vibration is typically measured as peak particle velocity (PPV) in inches per second. In this context, vibration refers to the minimum ground- or structure-borne motion that causes a normal person to be aware of the vibration by means such as, but not limited to, sensation by touch or visual observation of moving objects. The effects of ground-borne vibration include movements of the building floors that can be felt, rattling of windows, and shaking of items on shelves or hangings on the walls. In extreme cases, vibration can cause damage to buildings. The noise radiated from the motion of the room surfaces is called ground-borne noise (Table IV.G-9, *Typical Levels of Groundborne Vibration*). The vibration motion normally does not provoke the same adverse human reactions as the noise unless there is an effect associated with the shaking of the building. In addition, the vibration noise can only occur inside buildings. Similar to the propagation of noise, vibration propagated from the source to the receptor depends on the receiving building (i.e., the weight of the building), soil conditions, layering of the soils, the depth of groundwater table, and so forth. Under normal conditions with well-maintained asphalt, vibration levels are usually not perceptible beyond the road right-of-way.

**TABLE IV.G-9**  
**TYPICAL LEVELS OF GROUNDBORNE VIBRATION**

Response	Velocity Level*	Typical Sources (at 50 feet)
Minor cosmetic damage of fragile buildings	100	Blasting from construction projects
Difficulty with tasks such as reading a video display terminal (VDT) screen	90	Bulldozers and other heavy tracked construction equipment
Residential annoyance, infrequent events	80	Rapid transit, upper range
Residential annoyance, frequent events	70	High speed rail, typical
Approximate threshold for human perception	60	Bus or truck, typical
	50	Typical background vibration

**NOTE:** \* Root mean square (RMS) vibration velocity level in VdB relative to 10-6 inches/second

**SOURCE:** Nelson, J.T., and H.J. Saurenman. December 1983. State-of-the-Art Review: Prediction and Control of Ground-Borne Noise and Vibration from Rail Transit Trains. U.S. Department of Transportation, Urban Mass Transportation Administration, Report Number UMTA-MA-06-0049-83-4, DOT-TSC-UMTA-83-3.

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and, in the U.S., is referenced as vibration decibels (VdB). The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne unincorporated areas of the County includes highway traffic, construction equipment, piling, and steel-wheeled trains. Solid waste and recycling facilities have been documented to cause occasional groundborne vibration as a result of piling and operation of heavy equipment.<sup>12</sup> If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. The County has received complaints from residents adjacent to landfill and recycling facilities, and oil and gas facilities regarding perceivable groundborne vibration, particularly in relation to truck traffic and operation of heavy equipment.

## Public and Private Airports

There are 25 airports in the County. Of these, 10 are located within unincorporated areas of the County. Eighteen airports are within 2 miles of the parcels that would be subject to the Green Zones Program. These airports include Agua Dulce Airport, Goodyear Blimp Base, Quail Lake Sky Park, Hawthorne Municipal Airport, Bohunk's Airpark, Little Buttes Antique Airfield, Crystal Airport, Nichols Farms Airport, Brian Ranch Airport, Gray Butte Field, Zamperini Field (Torrance Airport), Compton/Woodley Airport, San Gabriel Valley Airport, General William J. Fox Airfield, Whiteman Airport, Los Angeles

<sup>1212</sup> Robert Sarsby. 2000. Environmental Geotechnics. "Table 2-4, Impacts of Waste Disposal." London: Thomas Telford Publishing.

International Airport (LAX), Los Angeles International Airport, and Long Beach Airport (Figure IV.D-2, *Airports within 2 miles of Project Location*).<sup>13</sup>

Of the 25 airports in the County, 15 are public use airports. within the boundaries of the County ALUC's jurisdiction. Five of these are County owned, nine are owned by other public entities, and one is privately owned. LAX, Palmdale Regional Airport, and William J. Fox Airfield in Lancaster also have airport influence areas that include portions of the unincorporated areas. Additionally, there are 11 private-use airstrips, one private-use seaplane base, and 138 heliports registered with the Federal Aviation Administration in Los Angeles County. Assembly Bill 2776, which went into effect January 1, 2004, defines an "airport influence area" as the area where airport-related factors "may significantly affect land uses or necessitate restrictions on those uses as determined by an airport land use commission." The California Public Utilities Code establishes airport land use commissions in every county to provide for the orderly development of air transportation and ensure compatible land uses around airports that are open to public use. According to the State Division of Aeronautics, the airport influence area is usually the planning area designated by an airport land use commission for each airport. The Los Angeles County ALUCP provides guidance related to the placement of land uses near the aforementioned airports. These recommendations are based on a variety of factors, including those related to noise, safety, and aircraft movement. In addition to the identification of land use compatibility issues, the ALUCP identifies notification disclosure areas around each airport.

### 3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to noise if it would result in:

Threshold G-1: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

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

Threshold G-3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

### 4. IMPACT ANALYSIS

The potential for impacts to noise has been evaluated in relation to all proposed program elements that could result in environment impacts.

**Threshold G-1:           Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?**

#### *Construction Noise*

A basis for a reasonable estimation of construction and operation scenario impact analysis was prepared by using the most intense construction noise associated with improvements required pursuant to the proposed program, including the construction of small structures such as landscape barriers, fencing, solid wall screenings, enclosures, and air filtration systems. Noise impacts from construction of the proposed program would be a function of the noise generated by construction equipment, the location of the equipment, the timing and duration of the noise-generating construction activities, and the relative distance to noise sensitive receptors. Construction activities would generally include ground clearing, site grading for landscaping, other excavations, and building construction of small structures such as walls and enclosures (Table IV.G-10, *Typical Outdoor Construction Noise Levels*). Each phase of construction would involve the use of various types of construction equipment and would, therefore,

---

<sup>13</sup> County of Los Angeles Enterprise Geographic Information Systems. Airports. 10/15/2018. Available at: <https://egis-lacounty.hub.arcgis.com/datasets/airports-1/data>

have its own distinct noise characteristics. To accurately characterize construction-phase noise levels, the average noise level associated with various phases of construction is calculated based on the quantity, type, and usage factors for each type of equipment that would be used during each construction phase. These noise levels are typically associated with multiple pieces of equipment operating simultaneously.

During each phase of construction, there would be a different mix of equipment operating, and noise levels would vary based on the amount of equipment in operation and the location of the activity. The EPA has compiled data regarding the noise generating characteristics of specific types of construction equipment during typical construction phases. This analysis was based on a reference distance of 50 feet and the EPA rating for each piece of equipment (Table IV.G-10). These noise levels would attenuate with distance from the construction site at a rate of approximately 6.0 dB per doubling of distance.

**TABLE IV.G-10  
TYPICAL OUTDOOR CONSTRUCTION NOISE LEVELS**

Construction Phase	Noise Level (dBA Leq)	
	50 Feet	50 Feet with Mufflers
Ground clearing	84	82
Excavation, grading	89	86
Foundations	78	77
Structural, paving	85	83
Finishing	89	86

**SOURCE:** U.S. Environmental Protection Agency. 1971. Noise from Construction Equipment and Operation, Building Equipment and Home Appliances. PB 206717.

The excavation/grading phase and finishing phase of construction would generate the highest levels of noise. This is due in large part to the operation of heavy equipment, though it should be noted that only a limited amount of equipment would be operating near a given location at a particular time. Conversely, it is anticipated that the proposed program implementation would not involve the use of heavy equipment for construction activities resulting in excessive low frequency noise or groundborne vibration such as vibratory rollers, pile driving, and blasting or explosives. Base on a reasonable estimation of construction and operation scenario, construction noise levels could periodically reach 77 to 89 dBA at a distance of 50 feet from the construction site. According to the Los Angeles County Noise Ordinance, daily construction noise is limited to 75 dBA at single-family residences, 80 dBA at Multifamily Residential, and 85 dBA at Semi residential/Commercial; and therefore, construction of residential properties has the potential to exceed the County noise restrictions by approximately 14 dBA during the loudest phases of construction when measured at a distance of 50 feet.

Based on these noise levels, and the fact that noise attenuates from a point source at a rate of approximately 6.0 dBA per doubling of distance, the noise impacts on sensitive receptors can be determined by Equation 1 for noise attenuation over distance:

$$(1) \quad L_2 = L_1 - 20 \log_{10} \left( \frac{d_1}{d_2} \right)$$

Where

$L_1$  = known sound level at  $d_1$

$L_2$  = desired sound level at  $d_2$

$d_1$  = distance of known sound level from the noise source

$d_2$  = distance of the sensitive receptor from the noise source

Low frequency noise can occur from such sources as road vehicles, aircraft, industrial machinery, artillery and mining explosions, air movement machinery such as wind turbines, compressors, and ventilation or air-conditioning units. Operational noise from industrial facilities can include noise exposure levels generated by metal to metal facility operations within auto dismantling and recycling facilities that would handle metal material scrapping, recycling, crushing and waste disposal and can contribute to low frequency noise levels. Noise hazards in relation to worker safety requires the use of appropriate hearing protection such as earplugs, canal plugs, earmuffs, or other protective devices as required by OSHA's Occupational Noise Exposure standard, 29 CFR 1910.95 as articulated under the Occupational Safety and Health Administration (OSHA) U.S. Department of Labor, *Guidance for the Identification and Control of Safety and Health Hazards in Metal Scrap Recycling* for such industrial uses within the

proposed program area.<sup>14</sup> Low frequency or C-weighted frequency attenuation is relatively less when compared to A-weighted sound levels over distance; thus, other avoidance measures such as the use of enclosures and barriers at noise sources are required to minimize low frequency noise exposure.<sup>15</sup>

Noise levels from a particular source decline as distance to the receptor increases. Other factors, such as the weather and reflecting or shielding, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level drops off by about 3 dB at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dB at acoustically “soft” locations (i.e., the area between the source and receptor is earth or has vegetation, including grass). Noise from stationary or point sources drops off by about 6 dB for every doubling of distance at acoustically hard locations and 7.5 dB at acoustically soft locations. Noise levels may also be reduced by intervening structures. Generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The normal noise attenuation within residential structures with open windows is about 17 dB, while the noise attenuation with closed windows is about 25 dB.<sup>16</sup>

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

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

#### ***Construction***

The Green Zone Districts would result in significant and unavoidable impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance.

The Green Zones Program does not exempt property owners from compliance with the County Noise Ordinance; therefore, there would be less than significant impacts to ambient noise levels as a result of construction of improvements required to implement the improvements required pursuant to Element 1. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot

---

<sup>14</sup> U.S. Department of Labor, Occupational Safety and Health Administration (OSHA). (2008). *Guidance for the Identification and Control of Safety and Health Hazards in Metal Scrap Recycling*. OSHA 3348-05 2008. <https://www.osha.gov/Publications/OSHA3348-metal-scrap-recycling.pdf>

<sup>15</sup> U.S. Department of Labor, Occupational Safety and Health Administration (OSHA). 2013. (August 15, Updated) OSHA Technical Manual (OTM) | Section III: Chapter 5 - Noise [https://www.osha.gov/dts/osta/otm/new\\_noise/](https://www.osha.gov/dts/osta/otm/new_noise/)

<sup>16</sup> Transportation Research Board. 1976. National Cooperative Highway Research Report 174m Highway Noise: A Design Guide for Prediction and Control. Available at: [http://onlinepubs.trb.org/Onlinepubs/nchrp/nchrp\\_rpt\\_174.pdf](http://onlinepubs.trb.org/Onlinepubs/nchrp/nchrp_rpt_174.pdf)

radius of existing sensitive uses would be required to comply with the more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. Temporary noise levels during construction may exceed the allowable ambient noise levels for sensitive receptors, where construction needs to occur within 250 feet of a habitable structure. It is anticipated the demolition required to install improvements at existing facilities, required pursuant to Element 1, would typically range from 1 to 10 days. By assigning the highest potential noise level during construction at 89 dBA ( $L_1$ ) at a distance of 50 feet ( $d_1$ ), the distance at which construction activities would reach a maximum of 75 dBA ( $L_2$ ) and be below the County's noise restrictions for sensitive uses and parcels zoned for single-family residences is approximately 250 feet ( $d_2$ ). The anticipated duration and range of construction phasing for the proposed improvements within in each location would vary based on level of construction activities. However, all activities would be required to be limited to and adhere to hours allowable by the most restrictive noise ordinance. Furthermore, construction activities would be excluded during weekends and holidays and would be performed outside of when schools are in session and during non-school hours on weekdays when feasible. As required by the County Noise Ordinance, it is feasible to reduce noise levels during construction of required improvements by increasing setbacks to 250 feet (where feasible), or use of equipment that does not exceed the standards established by the County Noise Ordinance, not allow idling diesel on-road vehicles within 50 feet of a sensitive receptor, or use equipment mufflers, noise blankets, noise baffles, noise barriers including noise reducing enclosures and noise isolation platforms, or make arrangements to do the work when sensitive receptors are not present. The proposed program elements would require standards for development over existing standards to reduce impacts on sensitive uses and to designate areas where specific uses are compatible within the county for development requiring more stringent standards and result in a net benefit. While the program would reduce operational impacts of uses within the program area once constructed (barriers, required setbacks, etc.) and would not induce the development of industrial uses in the program area, the proposed program would require development within the County to be developed in accordance with more stringent standards in relation to sensitive uses, new industrial uses thus, requiring installation of such structures as cinder block walls, fencing, landscape area, and setback, requiring the use of construction equipment within areas adjacent to sensitive uses. Ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would result in significant and unavoidable impacts to noise. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of noise reduction measures, avoidance and minimization measures for these types of developments would be feasible. However, development of Element 1 within 50 feet of a sensitive use would be anticipated to continue to result in noise exceedances at sensitive uses over standards established by the County Noise Ordinance during construction, even with the implementation of noise reduction measures. Thus, temporary construction would result in significant and unavoidable impacts to noise.

### *Operations*

The Green Zone Districts would result in no significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. The improvements, such as the barriers, enclosures, fencing, solid walls are intended to reduce the impacts on ambient noise levels for adjacent sensitive uses. The development standards include a variety of techniques although landscaping provide a minimal amount of noise attenuation, whereas solid barriers are the most effective noise attenuation tools. These barriers are expected to reduce noise at a reduction of 3dba audible change in noise and an approximate 3 dBA reduction in ambient noise levels in the vicinity of sensitive receptors.

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

The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities associated with the implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

## *Construction*

Element 2 of the proposed program would result in significant and unavoidable impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the more restrictive noise ordinance. The anticipated duration and range of construction phasing for the proposed improvements within in each location would vary based on level of construction activities. However, all activities would be required to be limited to and adhere to hours allowable by the most restrictive noise ordinance. Furthermore, construction activities would be excluded during weekends and holidays and would be performed outside of when schools are in session and during non-school hours on weekdays. Construction equipment for the installation of barriers, fencing, landscaping, and other appurtenant structures would be minimal and would be a portion of equipment used for the construction of new uses within the program area. New sensitive uses would be required construct new building and structures in accordance with existing County standards for noise and vibration in relation to sensitive uses in the vicinity. The project would not induce the growth near industrial uses or parcels zoned for existing sensitive uses. The proposed program would require more stringency in development standards. As required by the County Noise Ordinance, it is feasible to reduce noise levels during construction of required improvements by increasing setbacks to 250 feet (where feasible), or use of equipment that does not exceed the standards established by the County Noise Ordinance, not allow idling diesel on-road vehicles within 50 feet of a sensitive receptor, or use equipment mufflers, noise blankets, noise baffles, noise barriers. While the program would reduce operational impacts of uses within the program area once constructed and would not induce the development of industrial uses in the program area, the proposed program would require development within the county to be developed in accordance with more stringent standards. However, ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would result in significant and unavoidable impacts to noise. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of noise reduction measures, avoidance and minimization measures for these types of developments would be feasible. However, development of Element 2 within 50 feet of a sensitive use would be anticipated to continue to result in noise exceedances at sensitive uses over standards established by the County Noise Ordinance during construction, even with the implementation of noise reduction measures. Thus, temporary construction would result in significant and unavoidable impacts to noise.

## *Operations*

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The new development standards for New Sensitive Uses would not change the total number of parcels authorized for development but would instead specify enhancements to the existing development standards that are to be applied when a sensitive use is proposed to be developed within 500 feet to an industrial use. The improvements, such as the landscaping barriers, enclosures, fencing, solid walls are intended to reduce the impacts on ambient noise levels for adjacent sensitive uses. These barriers are expected to reduce noise at a reduction of 3 dBA audible change in noise and an approximate 3 dBA reduction in ambient noise levels in the vicinity of sensitive receptors. However, implementation of the proposed program would only require minor routine maintenance and would not involve excessive noise activities.

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

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-2). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from Hillside Management Areas (HMAs),

Significant Ecological Areas (SEAs), and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in Agricultural Resource Areas (ARAs).

The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with California Department of Resource Recycling and Recovery (CalRecycle) requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built.

### *Construction*

The Recycling and Waste Management Revisions would not change the total number of parcels authorized for development but would instead specify enhancements to the existing development standards. The Recycling and Waste Management Revisions would require an applicant to obtain a CUP, which is subject to discretionary approval by the County. The discretionary approval is subject to CEQA, and such land use decisions are conditioned upon the applicant obtaining all necessary permits.

By assigning the highest potential noise level during construction at 89 dBA (L1) at a distance of 50 feet (d1), the distance at which construction activities would reach a maximum of 75 dBA (L2) and be below the County’s noise restrictions for sensitive uses and parcels zoned for single-family residences is approximately 250 feet (d2). The anticipated duration and range of construction phasing for the proposed improvements within in each location would vary based on level of construction activities. However, all activities would be required to be limited to and adhere to hours allowable by the more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. Furthermore, construction activities would be excluded during weekends and holidays and would be performed outside of when schools are in session and during non-school hours on weekdays. Further, the new development standards and/or more stringent entitlement process for future recycling and solid waste facilities, that would be subject to CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards, would be constructed similar to existing requirements already subject to current development standards (Table III.E-2). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from uses in HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Construction equipment used for the installation of Element 3 would be similar to those used in already designated uses areas to facilitate existing requirements already subject to current development standards construction of new uses within the program area.

The Green Zones Program does not exempt property owners from compliance with the County Noise Ordinance. However, while the proposed program would reduce operational impacts of uses within the program area once constructed and would not induce the development of industrial uses in the program area, the proposed program would require development within the county in accordance with more stringent standards. Ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would result in significant and unavoidable impacts to noise. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of noise reduction measures, avoidance and minimization measures for these types of developments would be feasible. However, development of Element 3 within 50 feet of a sensitive use would be anticipated to continue to result in noise exceedances at sensitive uses over standards established by

the County Noise Ordinance during construction, even with the implementation of noise reduction measures. Thus, temporary construction would result in significant and unavoidable impacts to noise.

### *Operations*

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to noise potentially significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. The Recycling and Waste Management Revisions propose the construction of small structures, include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. The new development standards for Recycling and Waste Management Revisions would not change the total number of parcels authorized for development, but would instead specify enhancements to the existing development standards that are to be applied when a sensitive use is proposed to be developed. The potential improvements, such as the landscaping barriers, enclosures, fencing, solid walls are intended to reduce the impacts on ambient noise levels found within the areas subject to Element 3 and for adjacent sensitive uses. These barriers are expected to reduce noise at a reduction of 3 to 10 dBA audible change in noise and an approximate 3 to 10 dBA reduction in ambient noise levels in the vicinity of sensitive receptors dependent on materials usage for barrier construction.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to noise in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. The new development standards for Supermarket Accessory Recycling Collection Centers of the Recycling and Waste Management Revisions would not change the total number of parcels authorized for development but would instead specify enhancements to the existing development standards. The improvements, such as the landscaping barriers, enclosures, fencing, solid walls are intended to reduce the impacts on ambient noise levels for adjacent sensitive uses. These barriers are expected to reduce noise at a reduction of 3 dBA audible change in noise and an approximate 3 dBA reduction in ambient noise levels in the vicinity of sensitive receptors.

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

Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

### *Construction*

The new development standards for future storage enclosures for recycling and solid waste facilities, enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels, and would be constructed similar to existing requirements already subject to current development standards (Table III.E-2). Proposed standards under Element 4 for appurtenant structures would be developed in accordance with existing County standards for noise and vibration in relation to sensitive uses in the vicinity. The proposed program would not expand development of these uses or add parcels zoned for recycling and solid waste but, rather, would require more stringency in development standards. The anticipated duration and range of construction phasing for the potential improvements within each location would vary based on level of construction activities. However, all activities would be required to be limited to and adhere to hours allowable by the more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. Furthermore, construction activities would be excluded during weekends and holidays and would be performed outside of when schools are in session and during non-school hours on weekdays. The Green Zones Program would not exempt property owners from compliance with the County Noise Ordinance. While implementation of Element 4 would reduce operational impacts of uses within the program area once constructed and would not induce the

development within the program area, the development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would result in significant and unavoidable impacts to noise. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of noise reduction measures and avoidance and minimization measures for these types of developments would be feasible. However, development of Element 4 within 50 feet of a sensitive use would be anticipated to continue to result in noise exceedances at sensitive uses over standards established by the County Noise Ordinance during construction, even with the implementation of noise reduction measures. Thus, temporary construction would result in significant and unavoidable impacts to noise.

### *Operations*

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to noise in relation to the generation of a permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. The improvements, such as the landscaping barriers, enclosures, fencing, solid walls are intended to reduce the impacts on ambient noise levels for adjacent sensitive uses. These barriers are expected to reduce noise at a reduction of 3 dBA audible change in noise and an approximate 3 dBA reduction in ambient noise levels in the vicinity of sensitive receptors. However, implementation of the proposed program would only require minor routine maintenance and would not involve excessive noise activities.

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

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and, in the U.S., is referenced as vibration decibels (VdB). The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne unincorporated areas of the County includes highway traffic, construction equipment, piling, and steel-wheeled trains. Solid waste and recycling facilities have been documented to cause occasional groundborne vibration as a result of piling and operation of heavy equipment.<sup>17</sup> If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. The County has received complaints from residents adjacent to landfill and recycling facilities regarding perceivable groundborne vibration, particularly in relation to truck traffic and operation of heavy equipment.

Construction activities can generate varying degrees of ground-borne vibration, depending on the construction procedures and the type of construction equipment used. Construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receptor buildings. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels.

Los Angeles County currently does not have significance thresholds to assess vibration impacts during construction. Therefore, the Federal Transit Administration (FTA) guidelines set forth in its technical manual, *Transit Noise and Vibration Impacts*, are utilized in determining the vibration impacts associated with the proposed program.<sup>18</sup> The FTA measures building vibration damage in peak particle velocity (PPV) described in inches per second. The FTA establishes vibration criteria applicable to construction activities (Table IV.G-11, *FTA Construction Vibration Impact Criteria for Building Damage*). According the FTA guidelines, a vibration criterion of 0.2 inch per second should be considered as the significant impact level for non-engineered timber and masonry buildings. Furthermore, structures or buildings constructed of reinforced-concrete, steel, or timber have vibration damage criteria of 0.50 inch per second pursuant to the FTA guidelines.

---

<sup>17</sup> Robert Sarsby. 2000. *Environmental Geotechnics*. "Table 2-4, Impacts of Waste Disposal." London: Thomas Telford Publishing.

<sup>18</sup> Federal Transit Administration. May 2006. *Transit Noise and Vibration Assessment*. Washington, DC.

**TABLE IV.G-11**  
**FTA CONSTRUCTION VIBRATION IMPACT CRITERIA FOR BUILDING DAMAGE**

Building Category	PPV (inches per second)
I. Reinforced-concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

**NOTE:** PPV = peak particle velocity.

**SOURCE:** Federal Transit Administration. May 2006. Transit Noise and Vibration Impact Assessment.

The proposed program would generate groundborne construction vibration during construction activities, where heavy construction equipment, such as haul trucks, would be used. The FTA has published standard vibration velocities for various construction equipment operations. The FTA has established typical vibration levels (in terms of inches per second PPV) at a reference distance of 25 feet, 50 feet, and 100 feet for construction equipment used during construction activities (Table IV.G-12, *Vibration Source Levels for Construction Equipment*).

**TABLE IV.G-12**  
**VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT**

Equipment	PPV at 25 feet (inches per second)	PPV at 50 feet (inches per second)	PPV at 100 feet (inches per second)
Vibratory roller	0.210	0.074	0.026
Hoe ram	0.089	0.031	0.011
Large bulldozer	0.089	0.031	0.011
Caisson drilling	0.089	0.031	0.011
Loaded trucks (haul truck)	0.076	0.027	0.010
Jackhammer	0.035	0.012	0.004
Small bulldozer	0.003	0.001	0.000

**NOTE:** PPV = peak particle velocity.

**SOURCE:** Federal Transit Administration. May 2006. Transit Noise and Vibration Impact Assessment.

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. The most intense potential construction activities associated with the proposed program would include small structures such as landscape barriers, enclosures, walls and screenings, and air filtration systems and was used as the basis for a reasonable estimation of construction and operation scenario impact analysis.

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

In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

## *Construction*

Green Zone Districts would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing and allowable means and methods used for construction of appurtenant structures within the program area and would be subject to developed in accordance with existing County standards for noise and vibration, such that they would result in less than significant impacts to noise impacts in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

Vibration velocities from most heavy construction operations that would be used during construction of the proposed program would range from 0.001 to 0.074 inch per second PPV at a reference distance of 50 feet from the equipment (Table IV.G-13). The estimated vibration velocity levels at a distance of 100 feet would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA.<sup>19</sup>

However, truck trips, loading, and access routes located within 25 feet of existing sensitive uses during construction activities would require the implementation of avoidance measures such as reduced idling, truck routing to major arterials for transport, and loading in areas away from sensitive uses, where feasible. Large vibratory inducing equipment, such as vibratory rollers and large bulldozers, are not anticipated during construction of Element 1. While implementation of Element 1 would reduce operational impacts of uses within the proposed program area once constructed and would not induce the development within the proposed program area, the development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would result in significant and unavoidable impacts to noise. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of vibratory and groundborne vibration avoidance and minimization measures for these types of developments would be feasible. However, development of Element 1 within 25 feet of a sensitive use would be anticipated to continue to result in generation of excessive groundborne vibration or groundborne noise levels in exceedance of FTA levels for potential impacts during construction, even with the implementation of noise reduction measures. Therefore, construction activities as a result of the implementation of development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in significant and unavoidable impacts in relation to generation of excessive groundborne vibration or groundborne noise levels.

## *Operations*

Implementation of the proposed program would require minor routine operation activities and maintenance. Based on a reasonable estimation of construction and operation scenario related to operation and maintenance, a haul truck traveling on a rough road surface would generate a ground-borne vibration level of 0.076 inch per second PPV at a distance of 25 feet from the haul truck (Table IV.G-13). Therefore, the estimated ground-borne vibration level of 0.076 inch per second PPV due to the haul truck activities would be below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA. In addition, the proposed program would reduce operational impacts of uses within the proposed program area once constructed. The proposed program would require development in accordance with more stringent standards in relation to sensitive uses and new industrial uses, thus requiring installation of such structures as cinder block walls, fencing, landscape area, and setback, to reduce impacts related to noise and vibration reducing vibration levels experienced in relation to truck trips on County ROW and adjacent uses.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels, and would result in a net benefit after construction as a result of greater stringency in development requirements to reduce current and future impacts

---

<sup>19</sup> Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

on sensitive uses. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

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

The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities for new sensitive uses would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

#### *Construction*

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. Vibration velocities from most heavy construction operations that would be used during construction of Element 2 are anticipated to range from 0.001 to 0.027 inch per second PPV at a reference distance of 50 feet from the equipment (Table IV.G-13). The estimated vibration velocity levels at a distance of 100 feet would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA.<sup>20</sup> Thus, these measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering and screenings, and open space, would result in significant and unavoidable impacts in relation to generation of excessive ground-borne vibration or ground-borne noise levels. While implementation of Element 2 would reduce operational impacts of uses within the proposed program area once constructed and would not induce development within the proposed program area, the development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would result in significant and unavoidable impacts to noise. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of vibratory and groundborne vibration avoidance and minimization measures for these types of developments would be feasible. However, development of Element 2 within 25 feet of a sensitive use would be anticipated to continue to result in generation of excessive groundborne vibration or groundborne noise levels in exceedance of FTA levels for potential impacts during construction, even with the implementation of noise reduction measures. Thus, temporary construction from implementation of new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in significant and unavoidable impacts in relation to generation of excessive groundborne vibration or groundborne noise levels.

#### *Operations*

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to vibration. Based on a reasonable estimation of construction and operation scenario, a haul truck traveling on a rough road surface would generate a ground-borne vibration level of 0.076 inch per second PPV at a distance of 25 feet from the haul truck (Table IV.G-13). Therefore, the estimated ground-borne vibration level of 0.076 inch per second PPV due to the haul truck activities would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA. Thus, operation and maintenance activities associate with the

<sup>20</sup> Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

implementation of these measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering and screenings, and open space, would not result in excessive ground-borne vibration or ground-borne noise levels. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

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

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

#### *Construction*

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in significant and unavoidable impacts to vibration during construction. Vibration velocities from most heavy construction operations that would be used during construction of the proposed program would range from 0.001 to 0.074 inch per second PPV at a reference distance of 50 feet from the equipment (Table IV.G-13). The estimated vibration velocity levels at a distance of 100 feet would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA.<sup>21</sup> However, truck trips, loading, and access routes located within 25 feet of existing sensitive uses during construction activities would require the implementation of avoidance measures such as reduced idling, route location and relocation to major arterials for transport, and loading in areas away from sensitive uses, where feasible. While implementation of Element 3 would reduce operational impacts of uses within the program area once constructed and would not induce development within the program area, the development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would result in significant and unavoidable impacts to noise. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of vibratory and groundborne vibration avoidance and minimization measures for these types of developments would be feasible. However, development of Element 3 within 25 feet of a sensitive use would be anticipated to continue to result in generation of excessive groundborne vibration or groundborne noise levels in exceedance of FTA levels for potential impacts during construction, even with the implementation of noise reduction measures. Therefore, the development of Supermarket Accessory Recycling Collection Centers would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

#### *Operations*

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant operational impacts to vibration. Less than significant impacts related to vibration would occur as a result of truck hauling, loading, and access, near sensitive receptors located 25 feet or farther from vibratory inducing uses such as waste management facilities. Truck trips, loading, and access routes located within 25 feet of existing sensitive uses during operations would require the implementation of avoidance measures such as reduced idling, truck routing to major arterials for transport, and loading in areas away from sensitive uses, where feasible. In addition, the use of concrete masonry walls would further reduce potential impacts related to vibration. Equipment related to the construction of walls, landscaping, and enclosures would be minimal in relation to vibratory effects in proximity to sensitive receptors. Installation of barriers and enclosures would further avoid potential impacts related to vibration near sensitive receptors adjacent to roadways and would be further reduced by greater stringency in allowable truck hauling and operational hours. Truck trips, loading, and access routes would be adjusted through project design features to reduce impacts and avoid residential and arterial streets. Therefore, the Supermarket Accessory

<sup>21</sup> Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

Recycling Collection Centers would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions would add additional requirements to current development standards including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

##### *Construction*

The Storage Enclosures for Recycling and Solid Waste Revisions would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. The estimated vibration velocity levels at a distance of 100 feet would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA.<sup>22</sup> However, truck trips, loading, and access routes located within 25 feet of existing sensitive uses during construction activities would require the implementation of avoidance measures such as reduced idling, truck routing to major arterials for transport, and loading in areas away from sensitive uses, where feasible. While implementation of Element 4 would reduce operational impacts of uses within the program area once constructed and would not induce development within the program area, the development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would result in significant and unavoidable impacts to noise. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of vibratory and groundborne vibration avoidance and minimization measures for these types of developments would be feasible. However, development of Element 4 within 25 feet of a sensitive use would be anticipated to continue to result in generation of excessive groundborne vibration or groundborne noise levels in exceedance of FTA levels for potential impacts during construction, even with the implementation of noise reduction measures. Therefore, the development of Storage Enclosures for Recycling and Solid Waste Revisions would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

##### *Operations*

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels during operations. Implementation of the proposed program would require minor routine operation activities and maintenance.

Less than significant impacts related to vibration would occur, as a result of truck hauling, loading, and access, near sensitive receptors located 25 feet or farther from vibratory inducing uses such as waste management facilities. In addition, the use of concrete masonry walls would further reduce potential impacts related to vibration for landscaping. Equipment related to the construction of walls, landscaping, and enclosures would be minimal in relation to vibratory effects in proximity to sensitive receptors. Construction of barriers and enclosures would further avoid potential impacts related to vibration near sensitive receptors adjacent roadways and would be further reduced by greater stringency in allowable truck hauling and operational hours. In addition, the proposed program would reduce operational impacts of uses within the program area once constructed. The proposed program would require development in accordance with more stringent standards in relation to storage requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, and would not require the use of equipment causing vibration or ground-borne noise

---

<sup>22</sup> Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

impacts. Thus, impacts a result of the operation phase of the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to ground-borne vibration or ground-borne noise levels once operational.

**Threshold G-3:** For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Implementation of the proposed program would result in less than significant impacts in relation to a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County. 18 of the 25 airports are within 2 miles of the parcels that would be subject to the Green Zones Program. These airports include Agua Dulce Airport, Goodyear Blimp Base, Quail Lake Sky Park, Hawthorne Municipal Airport, Bohunk's Airpark, Little Buttes Antique Airfield, Crystal Airport, Nichols Farms Airport, Brian Ranch Airport, Gray Butte Field, Zamperini Field (Torrance Airport), Compton/Woodley Airport, San Gabriel Valley Airport, General William J. Fox Airfield, Whiteman Airport, Los Angeles International Airport (LAX), Los Angeles International Airport, and Long Beach Airport (see Section IV.D, *Hazards and Hazardous Materials*, Figure IV.D-4, *Airports within 2 miles of Project Location*).<sup>23</sup>

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

Element 1 would not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development in the vicinity of an airport or airport land use over existing zoning and land use designation for development provide in the County's General Plan. Development within the green zones district would be subject to internal noise standards for development and adhere to noise reduction methods for residential, commercial, and industrials uses as required, in addition to standards included in the proposed program. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not induce the new development or development of new sensitive uses within 2 miles of airports or within an airports land use plan or rezone existing land uses in the vicinity of airports for new sensitive uses. Further, the proposed program includes new standards of development within the program area. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County. 18 of the 25 airports are within 2 miles of the parcels that would be subject to the Green Zones Program. The proposed program would not induce the new development or development of new sensitive uses within 2 miles of airports or within an airports land use plan or rezone existing land uses in the vicinity of airports for new sensitive uses. Further, the proposed program includes new standards of development within the program area. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels.

---

<sup>23</sup> County of Los Angeles Enterprise Geographic Information Systems. October 15, 2018. Airports. <https://egis-lacounty.hub.arcgis.com/datasets/airports-1/data>

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

Element 2 would not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels. The proposed program would not induce the new development or development of new sensitive uses within 2 miles of airports or within an airports land use plan or rezone existing land uses in the vicinity of airports for new sensitive uses. Further, the proposed program includes new standards of development within the program area.

These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would not result in significant impacts in relation to a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. The proposed program would not induce the new development or development of new sensitive uses within 2 miles of airports or within an airports land use plan. Further, the proposed program includes new standards of development within the program area to reduce existing and potential impacts related to industrial and non-compatible uses within the vicinity of sensitive receptors. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts in relation to a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels.

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

Element 3 would not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed program area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in relation to a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored,

and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built.

Supermarket Accessory Recycling Collection Centers would not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts in relation to a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels.

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

Element 4 would not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed program area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels.

## **5. CUMULATIVE IMPACTS**

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method No. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, the PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, the PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger County region surrounding it.

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the Draft Programmatic Health Impact Assessment (HIA; Appendix D to the Draft PEIR) that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits  $\times$  1.39 acres).<sup>24</sup> This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element No. 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

**Threshold G-1      Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?**

The Green Zones Program would not be expected to contribute incrementally towards cumulatively significant impacts with related projects in the County to impacts on temporary or permanent ambient noise levels. Implementation of the proposed program would result in significant and unavoidable impacts in relation to generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the program in excess of standards established in the County General Plan or Noise Ordinance (Los Angeles County Code, Title 12, Chapter 12.08), in relation to temporary noise during construction. While impacts in relation to temporary noise during construction would be significant and unavoidable, the proposed improvements would not be anticipated to result in cumulative impacts over the course of projected program phasing. Noise impacts are based on the vicinity of which the project lies, and noise attenuation, or dampening of sound, results in lower sound levels at a greater distance from the noise source (such as construction activities from the proposed program and projects in the vicinity) to sensitive receptors. A project's noise impact to sensitive receptors would be reduced if the distance between source and receptor were increased from 50 to 250 feet, depending on the type of equipment used. Noise impacts would be experienced near construction activities and maintenance and operational activities where machinery and equipment are used in the vicinity of sensitive receptors; however, noise levels are not accumulated or quantified by additional equipment. Instead, noise levels are averaged a-weighted levels experienced by the highest noise source and attenuated over distance. As the majority of the proposed program area is located within highly urbanized areas, the construction of the proposed program would result in temporary noise levels in excess of existing ambient noise levels in the vicinity of residential and other sensitive uses. However, these temporary levels would be reduced to below the level of significance with the implementation of project design features and avoidance

---

<sup>24</sup> Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

measures such as noise mufflers, blankets, baffles, and sound walls, pursuant to the Noise Ordinance, would reduce noise impacts to below the level of significance to acceptable noise levels in the vicinity of sensitive receptors. In addition, projects within the County would be required to comply with the County's Noise Ordinance for ambient noise levels during construction and operation. In rural areas, where waste and recycling and barriers would be implemented, the noise impacts would be less significant than in urbanized areas.

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

The Green Zones Program would not be expected to contribute incrementally towards cumulatively significant impacts with related projects in the County to impacts on groundborne vibration and noise levels. While implementation of the proposed program would significant and unavoidable impacts in relation to generation of excessive groundborne vibration or groundborne noise levels as a result of temporary construction activities, impacts are not expected to result in a cumulative impact. A cumulative noise impact would occur if construction and operation associated with both the proposed program and adjacent regional land use projects, such as those identified in the County General Plan and SCAG RTP, would exceed the vibration compatibility guidelines and Section 12.08.560, Vibration, of the County's Noise Ordinance. Vibration impacts would be experienced near construction activities and maintenance and operational activities where machinery and equipment are used in the vicinity of sensitive receptors. Truck trips, loading, and access routes would be adjusted through project design features pursuant to the County's Noise Ordinance, which would include a Traffic Management Plan and the use of equipment mufflers, sound blankets and baffles, and sound walls, to reduce impacts and avoid residential and arterial streets. The proposed program would not include the use of multiple groundborne vibration producing equipment concurrently during implementation, and thus would not result in a cumulative effect in relation to groundborne vibration or noise levels within the program area. The groundborne vibration producing equipment used during construction of specific projects, which could include the use of jackhammer and truck hauling in short duration, would be temporary and would not result in long durations. Therefore, projects associated with the proposed program would not contribute to cumulatively considerable impacts in relation to the generation of excessive groundborne vibration or groundborne noise.

**Threshold G-3                      For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding air strips or airport land use plans. Implementation of the proposed program would result in less than significant impacts in relation to exposure of people residing or working in the program area to excessive noise levels due to being located within the vicinity of a private airstrip or an airport land use plan. While there are nine public use and private use airports located within 2 miles of the proposed Green Zones Program area, the proposed program would involve construction landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses pursuant to the County's Noise Ordinance. The proposed program would not involve inducing development of employment of housing in areas within the program area but rather involve greater stringency in development standards and requirements for proposed development and new sensitive uses, in addition to reducing placement of incompatible uses in areas to avoid impacts on sensitive uses. In addition, the proposed program would not result in cumulative impacts related to inducing development of employment or housing or result in the development of in compatibility uses within the vicinity of a private airstrip or within an airport land use plan area. The proposed program would not result in exposure of residents to excessive noise levels from a public airport or airstrip. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to public and private airports.

## **6.            MITIGATION MEASURES**

No feasible mitigation measures have been identified that would be capable of reducing noise and groundborne vibration impacts to below the level of significance.

## **7. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

No feasible mitigation measures have been identified for impacts in relation to temporary or permanent ambient noise levels. Impacts would be significant and unavoidable.

No feasible mitigation measures have been identified for impacts in relation to groundborne vibration and noise levels. Impacts would be significant and unavoidable.

No mitigation would be required in relation to air strips or airport land use plans. Impacts would be less than significant.

## IV. ENVIRONMENTAL IMPACT ANALYSIS

---

### H. TRIBAL CULTURAL RESOURCES

#### 1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to tribal cultural resources in accordance with the State California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> The goal of this analysis is to identify potential significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to tribal cultural resources to a level of less than significant. This analysis of tribal cultural resources has been prepared as an information disclosure document for the public, stakeholders, and other agencies, and to support the County of Los Angeles (County) in their capacity as the Lead Agency pursuant to CEQA. As identified through the scoping process, the County has the sole discretionary land use with respect to the proposed program and will use this Program Environmental Impact Report (PEIR) to inform their decision-making process. The scope of the analysis considers the potential for the proposed program to adversely affect tribal cultural resources.

The analysis in this section is based on all of the following sources: 75 U.S. Geological Survey (USGS) 7.5-minute series topographical quadrangles that cover the area affected by the proposed program, a review of the Sacred Lands File (SLF), and the Conservation and Natural Resources Elements of the Los Angeles County General Plan 2035.<sup>2</sup> Additionally, a geographic information system (GIS) was utilized to overlay the program area with known tribal cultural resources recorded in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Los Angeles County Register of Landmarks and Historic Districts (County Register) to identify the potential for improvement required pursuant to the proposed program to result in impacts to recorded resources. In addition, GIS was utilized to overlay the program area with USGS topographic maps to determine the presence of known cemeteries and to assess the potential to encounter human remains, including tribal cultural resources (see Section IV.C *Cultural Resources*). The PEIR includes a list of commonly used abbreviations, acronyms, and working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

#### 2. ENVIRONMENTAL SETTING

##### A. REGULATORY FRAMEWORK

###### (1) Federal

###### *Archaeological Resources Protection Act*

The Archaeological Resources Protection Act of 1979 regulates the protection of archaeological resources and sites that are on federal lands and Native American lands

###### *National Historic Preservation Act of 1966*

Enacted in 1966, the National Historic Preservation Act (NHPA; Public Law 89-665; 16 USC 470 et seq.) declared a national policy of historic preservation and instituted a multifaceted program, administered by the National Park Service (NPS), to encourage the achievement of preservation goals at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the NRHP, established the position of State Historic Preservation Officer (SHPO), provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes to preserve their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP). Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in, or eligible for inclusion in, the NRHP, and that the ACHP must be afforded an opportunity to comment, through a process outlined in 36 Code of Federal Regulations (CFR) Part 800 on such undertakings.

---

<sup>1</sup> California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

The NPS administers two federal recognition programs: the NRHP and the National Historic Landmarks (NHL) Program.

### *Section 106*

Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in or eligible for inclusion in the NRHP and that the ACHP must be afforded an opportunity to comment—through a process outlined in the ACHP regulations, in 36 CFR Part 800—on such undertakings. The Section 106 process involves identification of significant historic resources within an “area of potential effect,” determination if the undertaking will cause an adverse effect on historic resources, and resolution of those adverse effects through execution of a Memorandum of Agreement. In addition to the ACHP, interested members of the public—including individuals, organizations, and agencies, such as the California Office of Historic Preservation (OHP)—are provided with opportunities to participate in the process.

### ***NRHP***

Working with State Historic Preservation Offices, Tribal Historic Preservation Offices, and Federal Preservation Offices, the NPS maintains the NRHP. This is the official list of properties that are deemed worthy of preservation. Properties listed in the NRHP tell stories that are important to a local community, the citizens of a specific state, or all Americans. Properties listed in the NRHP may be owned by private individuals, universities, nonprofits, governments, and/or corporations.

The NRHP was established by the NHPA of 1966 as “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.” The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following four criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: It is associated with the lives of persons who are significant in our past.
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

Cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

### ***NHL Program***

The NPS also administers the NHL Program. Properties designated as NHLs tell important stories related to the history of the nation overall. These properties must also possess a high level of historic integrity. All properties designated NHLs are automatically included in the NRHP.

### ***Native American Graves Protection and Repatriation Act of 1990***

The Native American Graves Protection and Repatriation Act (NAGPRA; Public Law 101-601; 25 U.S. Code [USC] 3001–3013) provides the protection and repatriation of Native American human remains, funerary objects, sacred objects, and objects of cultural patrimony that are excavated or discovered on federal or tribal lands, or that are in the possession or control of Federal agencies or museums and institutions that receive federal funds. It applies if human remains of Native American origin are discovered on federal land. NAGPRA requires federal agencies and federally assisted museums to return “Native American cultural items” to the federally recognized Indian tribes or Native Hawaiian groups with which they are associated. Regulations (43 CFR Part 10) stipulate the following procedures be followed. If Native American human remains are discovered, the following provisions would be followed to comply with regulations:

- Notify, in writing, the responsible federal agency.
- Cease activity in the area of discovery and protect the human remains.
- Certify receipt of the notification.
- Take steps to secure and protect the remains.
- Notify the Native American tribes or tribes likely to be culturally affiliated with the discovered human remains within one working day.
- Initiate consultation with the Native American tribe or tribes in accordance with regulations described in 43 CFR, Part 10, Subpart B, Section 10.5.

Under NAGPRA,

- (1) “Burial site” is defined as “any natural or prepared physical location, whether originally below, on, or above the surface of the earth, into which as a part of the death rite or ceremony of a culture, individual human remains are deposited.”
- (2) “Cultural affiliation” is defined as “a relationship of shared group identity which can be reasonably traced historically or prehistorically between a present day Indian tribe or Native Hawaiian organization and an identifiable earlier group.”

Additionally, NAGPRA establishes that a person who knowingly discovers Native American cultural items on federal or tribal lands is required to inform the Secretary of the Interior, who shall subsequently contact the appropriate group, determined to be the most likely descendant of the deceased for which the cultural items are believed to have belonged to.

## **(2) State**

Section 15064.5(a)(3)(D) of the State CEQA Guidelines generally defines archaeological resources as any resource that “has yielded, or may be likely to use, information important in prehistory or history.” If an archaeological resource is discovered during construction activities, work in the area would cease and deposits would be treated in accordance with applicable federal, State, and local guidelines, including those set forth in California Public Resources Code (PRC) Section 21083.2. Any discovery of human remains would be treated in accordance with Section 5097.98 of the PRC and Section 7050.5 of the Health and Safety Code (HSC).

### ***California Coastal Act of 1976***

Enacted in 1976, the California Coastal Act (PRC Section 30000–30265.5, Division 30116) specifies the protection of archaeological resources identified in the California Coastline and Recreation Plan or as designated by the SHPO into Land Conservation Plans that regulate land uses within the coastal zone. The California Coastal Act defines a “coastal zone” as the area of the State that extends from the Oregon border to the Mexican border and then extends 3 miles seaward and generally about 1,000 yards inland. In generally undeveloped areas, the coastal zone extends to a maximum of 5 miles inland from mean high tide line. In developed urban areas, the coastal zone extends substantially less than 1,000 yards inland.

### ***HSC Sections 7050, 8010–8011, and 18950–18961***

The California Native American Graves Protection and Repatriation Act of 2001 (HSC 8010-8011) was established in 2001 to provide a seamless and consistent state policy to ensure California Native American human remains and cultural items be treated with dignity and respect. This act aligns with the provisions set forth in the NAGPRA.

Consistent with the provisions of Section 50907.9 of the PRC, Section 7050 of the Health and Safety Code authorizes the Native American Heritage Commission (NAHC) to regulate Native American concerns regarding the excavation and disposition of Native American cultural resources. Among its duties, the NAHC is authorized to resolve disputes relating to the treatment and disposition of Native American human remains and items associated with burials. Upon notification of the discovery of human remains by a county coroner, the NAHC notifies the Native American group or individual most likely descended from the deceased.

### ***PRC Section 21080.3.1***

As stated in PRC Section 21080.3.1(a), the Legislature finds and declares that California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources and an area that has cultural value. According to Section 21074(a), “Tribal cultural resources” can be sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe.

### ***CRHR***

The NHPA called for the creation of a state agency to implement provisions of the law, including the preparation of a comprehensive historic preservation plan and a statewide survey of historical resources. PRC Section 5024 established the OHP, the CRHR, and the California Historical Resources Commission and established guidelines for documenting and evaluating properties and conducting surveys.<sup>3</sup> The SHPO is the appointed official responsible for the operation and management of the OHP, as well as long-range preservation planning. The State Historical Resources Commission has designed the CRHR program for use by state and local agencies, private groups, and citizens to identify, evaluate, register, and protect California’s historical resources.<sup>4</sup>

The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The criteria for eligibility for the CRHR are based upon NRHP criteria. The four eligibility criteria are as follows:

- Criterion 1: Associated with events that have made a significant contribution to the broad pattern of California’s history and cultural heritage;
- Criterion 2: Associated with the lives of persons important in our past;
- Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method construction, or represents the work of an important creative individual, or possesses high artistic value; or
- Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the CRHR must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

The CRHR consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

- California properties listed in the NRHP (Category 1 in the State Inventory of Historical Resources) and those formally determined eligible for listing in the NRHP (Category 2 in the California Historical Resource Inventory System [CHRIS])
- California Registered Historical Landmarks from No. 077 and up
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the CRHR

Other resources that may be nominated for listing in the CRHR include:

- Historical resources with a significance rating of Categories 3 through 5 in CHRIS (Categories 3 and 4 refer to potential eligibility for the NRHP, while Category 5 indicates a property with local significance)
- Individual historical resources
- Historical resources contributing to historic districts
- Historical resources designated or listed as a local landmark

---

<sup>3</sup> State of California, Office of Historic Preservation. n.d. PRC 5024 & 5024.5 – State Agency Compliance. Available at: [https://ohp.parks.ca.gov/?page\\_id=27964](https://ohp.parks.ca.gov/?page_id=27964)

<sup>4</sup> State of California, Office of Historic Preservation. n.d. About the Office of Historic Preservation. Available at: [https://ohp.parks.ca.gov/?page\\_id=27961](https://ohp.parks.ca.gov/?page_id=27961)

### ***PCR Section 5097.98***

PCR Section 5097.98 establishes protocols to be followed in the event of encountering human remains. The most likely descendant is required to be notified and may examine to burial and recommend methods for the disposition of human remains and burial goods in a dignified manner.

### ***Senate Bill 18 (SB 18)***

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

### ***Assembly Bill 52 (AB 52)***

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

“Tribal cultural resources” are defined as either (1) “sites, features, places cultural landscapes, sacred places and objects with cultural value to a California Native American tribe” that are included in the CRHR or a local register of historical resources, or that are determined to be eligible for inclusion in the CRHR; or (2) resources determined by the Lead Agency, in its discretion, to be significant based on the criteria for listing in the CRHR. Recognizing that tribes may have expertise with regard to their tribal history and practices, AB 52 requires Lead Agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a refined project if they have requested notice of projects proposed within that area. If the tribe requests consultation within 30 days upon receipt of the notice, the Lead Agency must consult with the tribe.

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

### ***California Natural Resources Agency (CNRA) Policy Directive on Tribal Consultation***

The directive was issued in 2012 by the Secretary of the CNRA and consists of five areas of implementation to work in tandem with existing laws and regulations:

- Outreach
- Tribal Liaisons
- Tribal Liaison Committee
- Access to Contact Information
- Training

### **(3) Local**

#### ***County General Plan***

The Conservation and Natural Resources Element (Chapter 9) of the County General Plan acknowledges the potential for tribal cultural resources to be adversely affected, as a result of incompatible land uses and development of extant sites, or locations immediately adjacent to extant cultural resources, including tribal cultural resources. Officially recognized tribal cultural resources

are considered to be integral parts of the built and natural environment that are addressed during the project planning and design process. The County has established three General Plan policies that are relevant to the consideration and evaluation of tribal cultural resources:

**Policy C/NR 14.1:** Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.

**Policy C/NR 14.4:** Ensure proper notification procedures to Native American tribes in accordance with SB 18 (2004).

**Policy C/NR 14.6:** Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources.<sup>5</sup>

Industrial use areas are typically situated in highly urbanized areas and have been subject to heavy disturbance resulting from land development and other human activities. Exact depth of ground disturbance is unknown; however, ground disturbance resulting from the proposed development standards is anticipated to extend to approximately 6 feet below the surface.

## **B. EXISTING CONDITIONS**

This section provides the environmental setting for sensitive tribal cultural resources within the boundaries of the Green Zones Program, which encompasses 134,576 land parcels in the County of Los Angeles.

The results of archival research and a review published literature were synthesized to provide a general overview of the existing conditions and assess the potential for encountering tribal cultural resources that may exist within the proposed program area.

Projects subject to CEQA review must consider impacts to tribal cultural resources independent of archaeological resources under AB 52 (Chapter 532, Statutes 2014) of amended PRC Section 5097.94 and added Sections 21073, 21074, 21080.3.1, 21080.3.2, 21083.09, 21084.2, and 21084.3. Initiating consultation with tribes early in the planning stages of a project is emphasized in AB 52 guidance. SB 18 requires cities and counties to consult with tribes before adoption of a general plan or specific plan.

The NAHC was contacted on March 13, 2020, to request an SLF search and the current Native American contact list for the proposed program in order to initiate consultation with interested tribes in accordance with CEQA, AB 52, and SB 18. A response was received on March 23, 2020, that included a list of 14 Native American contacts for the proposed program area.<sup>6</sup> The response indicates that tribal cultural resources are known to be present within the SLF search area, which is based on the quadrangle maps within which a given project falls.<sup>7</sup> The proposed program area is included in 75 of the 89 USGS 7.5-minute topographic quadrangle maps that document the County.

Pursuant to SB 18 and AB 52, letters were mailed on June 11, 2020 to the list of tribes obtained from NAHC. Due to impacts of Covid-19 and Government Code Section 65352.3(a)(2), tribes were given 90 days from the receipt of the notification letter to request consultation. The County received a request for consultation from one tribe, which was conducted on June 24, 2020. Comments from the tribe were generally that if/when site clean-up occurs for any proposed project, that the potential for uncovering tribal/cultural resources in accounted for and addressed at that time. Additionally, one tribe requested a cultural report and project plans for the exact project location. A response letter was prepared and sent on September 3, 2020 explaining that the proposed program is countywide and that a cultural report and project plans for exact locations would be infeasible, but that the County would notify and consult with all appropriate tribes per AB 52 at the time that any future development would be proposed. Two additional tribes responded to say that they had no comments and to confirm that local tribes would also be notified and to request additional information on the project scope, respectively. Both were responded to with assurance that all local tribes were noticed and to provide an additional summary of project components. No additional communication was received by the County. The tribal consultation process concluded on September 17, 2020.

---

<sup>5</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

<sup>6</sup> Native American Heritage Commission. March 23, 2020. Email to Sapphos Environmental, Inc. Subject: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Los Angeles County Green Zones Program Project, Los Angeles County.

<sup>7</sup> Native American Heritage Commission. March 23, 2020. Native American Contact List. Provided to Sapphos Environmental, Inc.

The Conservation and Natural Resources Element (Chapter 9), of the County General Plan acknowledges the history of occupation by indigenous people of lands that now comprise the unincorporated territory of the County:

“The indigenous Chumash and Gabrieliño/Tongva peoples, two of the most populous and sophisticated native cultures, have occupied land within Los Angeles County since prehistoric times. Unfortunately, many of the known archaeological, paleontological and historic cultural sites in the region have been disturbed to some extent by both human activity, such as development, occupation, and use, and natural occurrences, such as erosion that results from earthquakes, fire, and flood. In some instances, historic and prehistoric artifacts such as stone tools, antique nails, and equipment parts have been picked up or even destroyed by visitors or residents.”<sup>8</sup>

### 3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to tribal cultural resources if it would:

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

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

### 4. IMPACT ANALYSIS

This analysis considers the potential impacts associated with Elements 2 through 4 of the proposed program throughout the County and the potential impacts associated with Element 1 and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the potential changes to the physical environment as a result of new and/or revised development standards in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment in terms of cultural resources include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The potential for impacts to cultural resources has been evaluated in relation to all program components that could result in a physical change to the environment.

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

---

<sup>8</sup> County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

Assuming the case study project modeled in the HIA that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).<sup>9</sup> This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

This anticipated buildout would be used to analyze the potential for impacts to each of the tribal cultural resource areas listed in Appendix G of the CEQA guidelines and as defined in County of Los Angeles Department of Regional Planning Environmental Checklist Form.

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

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

The proposed program would result in potentially significant impacts to tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource, as defined in PRC Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and that is listed or eligible for listing in the CRHR or in local registers of historical resources as defined in PRC Section 5020.1(k).

#### *Construction*

Ground disturbance is expected to reach depths of approximately 6 feet or greater; for excavation of new footings and so forth anticipated for screening or enclosure walls. Due to prior disturbance associated with the construction of existing facilities, native, undisturbed, soils are not anticipated to be encountered until a depth of approximately 6 feet below grade. Therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried tribal cultural resource deposits at depths of 6 feet or greater.

#### *Operations*

The potential for impacts to tribal cultural resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts, are evaluated (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment, as it relates to

---

<sup>9</sup> Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

causing a substantial adverse change in the significance of a tribal cultural resource, listed or eligible for listing in the CRHR or in a local register as defined in PRC Section 5020.1(k), or determined an eligible resource by the Lead Agency, include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2).

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

Green Zones Districts would result in potentially significant and unavoidable impacts to tribal cultural resources. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to tribal cultural resources.

#### ***Construction***

Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow certain industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). Ground disturbance in native soils associated with these construction activities may result in significant and unavoidable impacts to tribal cultural resources.

#### ***Operations***

The proposed program requires the non-conforming uses to come into compliance within 3, 5, or 7 years of adoption. In the case of updated standards for existing industrial uses, the construction of these measures has the potential to cause a significant impact to tribal cultural resources as it relates to causing a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and that is listed or eligible for listing in the CRHR, or in local registers of historical resources as defined in PRC Section 5020.1(k) or a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. Impacts may result from the unanticipated discovery of tribal cultural resources during construction of improvements, such as walls, that require excavation of *in situ* native undisturbed soils.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource that is either listed or eligible for listing in the CRHR or local registers of historical resources as defined in PRC Section 5020.1(k); or determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1.

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

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially significant impacts to tribal cultural resources. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program would expand these requirements to

include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses.

### *Construction*

The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, *Project Description*, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). Ground-disturbing activities associated with these construction activities in native undisturbed results may result in significant and unavoidable impacts to tribal cultural resources.

### *Operations*

These measures would be required where the Green Zones Program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the implementation of these measures would have the potential to cause a substantial adverse change in the significance of a tribal cultural resource that is either listed or eligible for listing in the CRHR or local registers of historical resources as defined in PRC section 5020.1(k); or determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1.

The proposed program has the potential to impact tribal cultural resources as it relates to causing a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and that is listed or eligible for listing in the CRHR, or in local registers of historical resources as defined in PRC Section 5020.1(k) or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. Impacts may result from the unanticipated discovery of tribal cultural resources during construction of improvements, such as walls, that require excavation of *in situ* native soils.

The purpose of the New Sensitive Uses is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements. These measures would be required where the proposed program implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. Implementation of development standards for the Green Zone Districts require ground disturbance particularly with regard to the construction of barrier walls, and the planting of landscaping. Surficial resources are not likely to be encountered; however, there is a potential to encounter intact buried tribal cultural resource deposits interred at shallow depths at project locations where ground disturbance is required. Ground disturbance is expected to reach depths of approximately 6 feet, or greater, below the ground surface. Disruption of tribal cultural resources as a result of the unanticipated discovery during construction would be a significant impact.

Therefore, the New Sensitive Uses has the potential to impact tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource that is either listed or eligible for listing in the CRHR or local registers of historical resources as defined in PRC Section 5020.1(k); or determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1.

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

The waste management and recycling center revisions component of the proposed program may result in significant impacts to tribal cultural resources in relation to causing a substantial adverse effect in the significance of a tribal cultural resource, defined in PRC Section 21074; and that is either listed or eligible for listing in the CRHR, or in local registers of historical resources as defined in PRC Section 5020.1(k); or determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1.

### *Construction*

Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5, CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impact to tribal cultural resources.

Recycling and Waste Management Revisions consist of the inclusion of permitting requirements and development standards for specific uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140), which would be subject to review for potential environmental impacts at the time of application. Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. Additionally, the Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited including HMAs, SEAs, VHFHSZs, and in some cases ARAs. These revisions affect the same Industrial Zones as the Green Zones Districts in addition to the Heavy Agricultural Zone and Institutional Zone. Any construction resulting from compliance with development standards may substantially alter the existing conditions for existing industrial uses and may result in ground disturbance. Ground disturbance of native undisturbed soils may result in a significant impact to tribal cultural resources. Additionally, the existing facilities are expected to be previously disturbed as a result of initial facility development. Therefore, the proposed development standards for waste management and recycling center revisions may adversely impact tribal cultural resources.

### *Operations*

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to tribal cultural resources because no construction activities would occur. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California PRC" (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR).

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

The Storage Enclosures for Recycling and Solid Waste Revisions may result in significant impacts to tribal cultural resources.

### *Construction*

Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. The construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing land uses only when expansion is proposed. However, ground disturbing activities in native undisturbed soils may result in a significant impact to tribal cultural resources. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions may result in significant impacts to tribal cultural resources.

### *Operations*

The operation of storage enclosures for recycling and solid waste revisions would not result in impacts to tribal cultural resources because no construction activities would occur. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to tribal cultural resources through operations.

## 5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, this PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger Los Angeles County region surrounding it.

### Threshold H-1

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

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

The proposed program is expected to contribute to cumulative impacts to tribal cultural resources. Sensitive uses would be brought into compliance with the proposed program within a period of 3, 5, or 7 years. Based upon current analysis and reasonably foreseeable projects, significant impacts may occur to tribal cultural resources as a result of the proposed program. As discretionary projects are defined in the future, a project level CEQA review will be conducted to evaluate the project's potential impacts to tribal cultural resources and identify feasible mitigation measures, as appropriate. Ministerial projects are not subject to review under CEQA and may result in significant impacts to tribal cultural resources. Therefore, projects associated with the proposed program may contribute to a cumulative impact to tribal cultural resources.

## 6. MITIGATION MEASURES

As stated above, no feasible mitigation measures are currently available to reduce impacts to less than significant level. Consequently, this impact to tribal cultural resources is considered significant and unavoidable.

## 7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to tribal cultural resources resulting from implementation of the proposed program would be significant and unavoidable.

## IV. ENVIRONMENTAL IMPACT ANALYSIS

---

### I. UTILITIES AND SERVICE SYSTEMS

#### 1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to utilities and service systems in accordance with the State California Environmental Quality Act (CEQA) Guidelines.<sup>1</sup> The goal of the analysis is to identify the potential for significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to utilities and service systems to a less than significant level. This analysis has been prepared as an information disclosure document for the public, stakeholders, and other agencies, and to support the County of Los Angeles (County), in their capacity as the Lead Agency pursuant to CEQA. As identified through the scoping process, the County has the sole discretionary land use with respect the proposed program and would use this Program Environmental Impact Report (PEIR) to inform their decision-making process. The County received one public comment letter during the Notice of Preparation (NOP) comment period with questions or concerns regarding storage bin usage material (see Appendix C, *NOP and Comments on NOP*). The scope of the analysis evaluates the elements of the Green Zones Program that could result in impacts to utilities and service systems as defined in the County CEQA Guidelines and County of Los Angeles Department of Regional Planning Environmental Checklist Form. The evaluation of significant impacts was based on a comparative analysis of water demand, wastewater, solid waste, and consumptive use of energy and other facilities for land uses allowed by the Los Angeles County General Plan 2035 (County General Plan) versus those that would be expected as a result of the Green Zones Program.

All Designated, Non-Designated, street and road construction, and single-family hillside home projects within the unincorporated areas of the County are required to comply with the Low Impact Development (LID) Standards Manual.<sup>2</sup> Designated Projects include all development projects equal to one acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area; industrial parks with 10,000 square feet or more of surface area; parking lots with 5,000 square feet or more of surface area or with 25 or more parking spaces; and automotive service facilities or retail gasoline outlets with 5,000 square feet or more of surface area. Any Non-Designated Project that results in an addition or alteration of less than 50 percent of the impervious surfaces of an existing developed site consisting of four or fewer residential units and any development where a permit application was filed with the County prior to January 1, 2009, is exempt from implementing the requirements of the LID Standards Manual. Non-Designated Projects disturbing less than 1 acre or creating less than 10,000 square feet of new impervious area may be granted exemptions from the Director of Public Works for requiring hydromodification control measures. As the Green Zone Districts standards would apply to both existing industrial uses that have filed a permit application prior to 2009 and involve improvements to sites less than 1 acre in size (Non-Designated Projects) that could be exempt from the LID Ordinance, the proposed program has been modified such that LID standards would apply to these smaller sites:

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

This PEIR analysis assumes that the Green Zone Districts would not be exempted from LID requirements (see Section III, *Project Description*). The analysis also assumes that all Hillside Management Area (HMA) parcels would be subject to the provisions of the County HMA Ordinance, and compliance with all other existing federal, state, and County regulations would be required, except as modified by the proposed program.

---

<sup>1</sup> California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

<sup>2</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

Utilities and service systems were evaluated with regard to the Safe Drinking Water Act,<sup>3</sup> Resource Conservation and Recovery Act,<sup>4</sup> Sections 401 and 402 of the Clean Water Act,<sup>5,6</sup> the California Urban Water Management Planning Act (Assembly Bill [AB] 797),<sup>7</sup> the Planning for Healthy Communities Act (Senate Bill [SB] 1000) and the State of California's Office of Planning and Research (OPR) General Plan Guidelines for environmental justice policies,<sup>8,9</sup> the California Global Warming Solutions Act of 2006 (AB 32 and SB 535),<sup>10</sup> the Porter-Cologne Water Control Act,<sup>11</sup> the Construction General Permit for Stormwater Discharges,<sup>12</sup> Municipal Separate Storm Sewer Systems (MS4) Permit Planning and Land Development Program requirements,<sup>13</sup> AB 341,<sup>14</sup> the California Integrated Waste Management Act (AB 939),<sup>15</sup> the California Solid Waste Reuse and Recycling Act (AB 2176), the Onsite Wastewater Treatment Systems (OWTS) Policy,<sup>16</sup> California Green Building Standards Code (CALGreen),<sup>17</sup> Executive Order B-40-17,<sup>18</sup> the Los Angeles County Green Building Program,<sup>19</sup> Los Angeles County Stormwater Ordinance,<sup>20</sup> Model Water Efficient Landscape Ordinance,<sup>21</sup> Construction and Demolition Debris Recycling and Reuse Ordinance,<sup>22</sup> Los

---

<sup>3</sup> Library of Congress. December 16, 1974. S.433 - An Act to amend the Public Health Service Act to assure that the public is provided with safe drinking water, and for other purposes. Public Law No. 93-523. Available at: <https://www.congress.gov/bill/93rd-congress/senate-bill/433>

<sup>4</sup> United States Environmental Protection Agency. Accessed October 17, 2020. Resource Conservation and Recovery Act (RCRA) Laws and Regulations. Available at: <https://www.epa.gov/rcra>

<sup>5</sup> United States Environmental Protection Agency. Accessed October 17, 2020. Clean Water Act Section 401: State Certification of Water Quality. Available at: <https://www.epa.gov/cwa-401/clean-water-act-section-401-state-certification-water-quality>

<sup>6</sup> United States Environmental Protection Agency. Accessed October 17, 2020. Clean Water Act, Section 402: National Pollutant Discharge Elimination System. Available at: <https://www.epa.gov/cwa-404/clean-water-act-section-402-national-pollutant-discharge-elimination-system>

<sup>7</sup> State of California. Amended effective January 1, 2019. Water Code, Division 6, Part 2.6. Urban Water Management Planning [10610-10657]. Available at: [https://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?lawCode=WAT&division=6.&title=&part=2.6.&chapter=1.&article=](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=WAT&division=6.&title=&part=2.6.&chapter=1.&article=)

<sup>8</sup> California Legislative Legal Information. 2016. Senate Bill No. 1000. Available at: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

<sup>9</sup> Office of Planning and Research. June 2020. GENERAL PLAN GUIDELINES CHAPTER 4: Required Elements. Available at: [https://opr.ca.gov/docs/20200706-GPG\\_Chapter\\_4\\_EJ.pdf](https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf)

<sup>10</sup> State of California. Approved September 30, 2012. SB-535 California Global Warming Solutions Act of 2006: Greenhouse Gas Reduction Fund. Available at: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201120120SB535](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120SB535)

<sup>11</sup> California State Water Resources Control Board. January 2019. Porter-Colone Water Quality Control Act. Available at: [https://www.waterboards.ca.gov/laws\\_regulations/docs/portercologne.pdf](https://www.waterboards.ca.gov/laws_regulations/docs/portercologne.pdf)

<sup>12</sup> California State Water Resources Control Board. Effective July 1, 2010. Construction Stormwater General Permits: 2009-0009-DWQ Construction General Permit. Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.html)

<sup>13</sup> California State Water Resources Control Board. 2012. Order No. R4-2012-0175. NPDES Permit No. CAS004001. Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/la\\_ms4/2012/Order%20R4-2012-0175%20-%20A%20Final%20Order%20revised.pdf](https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/la_ms4/2012/Order%20R4-2012-0175%20-%20A%20Final%20Order%20revised.pdf)

<sup>14</sup> State of California. Approved October 5, 2011. Assembly Bill No. 341. Available at: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201120120AB341](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120AB341)

<sup>15</sup> State of California. Approved September 29, 1989. Assembly Bill No. 939. Available at: [https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=198919900AB939](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=198919900AB939)

<sup>16</sup> California State Water Resources Control Board. Effective May 13, 2013. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/owts/board\\_adopted\\_policy.html](https://www.waterboards.ca.gov/water_issues/programs/owts/board_adopted_policy.html)

<sup>17</sup> ICC Digital Codes. Effective January 1, 202. 2019 California Green Building Standards Code. Available at: <https://codes.iccsafe.org/content/CAGBSC2019/chapter-5-nonresidential-mandatory-measures>

<sup>18</sup> Executive Department, State of California. April 17, 2017. Executive Order B-40-17. Available at: [https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/4.7.17\\_Attested\\_Exec\\_Order\\_B-40-17.pdf](https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/4.7.17_Attested_Exec_Order_B-40-17.pdf)

<sup>19</sup> County of Los Angeles Department of Regional Planning. Accessed October 7, 2020. Green Building Program. Available at: <http://planning.lacounty.gov/green>

<sup>20</sup> Los Angeles County. Los Angeles County Code of Ordinances. 2020. Chapter 12.80 – Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code. Available at: [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT12ENPR\\_CH12.80STRUPOCO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.80STRUPOCO)

<sup>21</sup> California Department of Resources. 2019. Model Water Efficient Landscape Ordinance. Available at: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>

<sup>22</sup> Los Angeles County. Approved January 4, 2005. Los Angeles County Code of Ordinances. Chapter 20.87 – Construction and Demolition Debris Recycling and Reuse. Available at: [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT20UT\\_DIV4SOWA\\_CH20.87CODEDERERE](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT20UT_DIV4SOWA_CH20.87CODEDERERE)

Angeles County Building Code;<sup>23</sup> the County of Los Angeles Countywide Integrated Waste Management Plan;<sup>24</sup> the Public Services and Facilities Element and the Conservation and Natural Resource Element of the County General Plan;<sup>25,26</sup> the 2015 Antelope Valley Area Plan: Town and Country;<sup>27</sup> the 2012 Santa Clarita Valley Area Plan: One Valley One Vision;<sup>28</sup> the State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy;<sup>29</sup> the Los Angeles County Integrated Waste Management Plan;<sup>30</sup> the Los Angeles County Roadmap to a Sustainable Waste Management Future;<sup>31</sup> the Countywide Organic Waste Management Plan.<sup>32</sup>

The Los Angeles County General Plan Update Draft Environmental Impact Report;<sup>33</sup> and a review of publicly available literature related to utilities and service systems that provide water, wastewater treatment, stormwater drainage, electric power, natural gas, telecommunication, water supply, wastewater, and solid waste management facilities for the County of Los Angeles.<sup>34</sup> This PEIR includes a list of commonly used abbreviations, acronyms, and working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

## 2. ENVIRONMENTAL SETTING

### A. REGULATORY FRAMEWORK

#### (1) Federal

##### *Safe Drinking Water Act (SDWA)*

The SDWA (Public Law 93–523) regulates the quality of drinking water in the United States. The law requires actions to protect drinking water and its sources—rivers, lakes, reservoirs, springs, and groundwater wells—and applies to public water systems serving 25 or more people. It authorizes the U.S. Environmental Protection Agency (U.S. EPA) to set national health-based standards for drinking water to protect against both naturally occurring and man-made contaminants. In addition, it oversees the states, municipalities, and water suppliers that implement the standards.

U.S. EPA standards are developed as a Maximum Contaminant Level (MCL) for each chemical or microbe. The MCL is the concentration that is not anticipated to produce adverse health effects after a lifetime of exposure, based upon toxicity data and

---

<sup>23</sup> Los Angeles County. Effective January 1, 2020. Los Angeles County Code of Ordinances. Title 26 – Building Code, Chapter 1 – Administration, Section 100 – Adoption by Reference. Available at: [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT26BUCO\\_CH1AD\\_S100ADRE](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT26BUCO_CH1AD_S100ADRE)

<sup>24</sup> County of Los Angeles. 2018. County of Los Angeles Countywide Integrated Waste Management Plan 2018 Annual Report. Available at: [https://dpw.lacounty.gov/epd/tf/Attachments/Minutes\\_Attachments/2019\\_Attachments/CIWMPAnnualReport\\_2018.pdf](https://dpw.lacounty.gov/epd/tf/Attachments/Minutes_Attachments/2019_Attachments/CIWMPAnnualReport_2018.pdf)

<sup>25</sup> Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 13: Public Services and Facilities Element. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch13.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf)

<sup>26</sup> Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch9.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf)

<sup>27</sup> Los Angeles County Department of Regional Planning. June 2015. Chapter 2: Land Use Element. In the Antelope Valley Area Plan – Town and Country. [http://planning.lacounty.gov/assets/upl/project/tnc\\_draft-20150601.pdf](http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf)

<sup>28</sup> Los Angeles County. 2012. Santa Clarita Valley Area Plan: One Valley One Vision. Available at: [http://planning.lacounty.gov/assets/upl/data/pd\\_santa-clarita-area-plan-2012.pdf](http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf)

<sup>29</sup> State Water Resource Control Board. Adopted 19 June 2012. OWTS Policy, Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems. Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/owts/board\\_adopted\\_policy.html](https://www.waterboards.ca.gov/water_issues/programs/owts/board_adopted_policy.html)

<sup>30</sup> Los Angeles County Integrated Waste Management Plan. Los Angeles County Department of Public Works. 2018. Available at: <https://dpw.lacounty.gov/epd/swims/>

<sup>31</sup> Los Angeles County Roadmap to a Sustainable Waste Management Future. Los Angeles County Department of Public Works. October 2014. Available at: <http://dpw.lacounty.gov/epd/Roadmap/index.cfm>

<sup>32</sup> Countywide Organic Waste Management Plan. Los Angeles County Department of Public Works. December 2019. Available at: <https://www.pw.lacounty.gov/epd/swims/ShowDoc.aspx?id=8693&hp=yes&type=PDF>

<sup>33</sup> County of Los Angeles. June 2014. Los Angeles County General Plan Update Draft Environmental Impact Report. State Clearinghouse #2011081042. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_deir.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf)

<sup>34</sup> Los Angeles County Department of Regional Planning. June 2014. Los Angeles County Draft Environmental Impact Report: Utilities and Service Section 5.17: Utilities and Service Systems. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_deir.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf)

risk assessment principles. The U.S. EPA's goal in setting MCLs is to assure that even small violations for a period of time do not pose significant risk to the public's health over the long run. National Primary Drinking Water Regulations (NPDWRs, or primary standards) are legally enforceable standards that limit the levels of contaminants in drinking water supplied by public water systems.

Secondary standards are non-enforceable guidelines regulating contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water. The U.S. EPA recommends secondary standards to water systems but does not require systems to comply. However, states may choose to adopt them as enforceable standards.

In July 2014, implementation of the SDWA was transferred from the California Department of Public Health (DPH) to State Water Resources Control Board, Division of Drinking Water (DDW). DDW now oversees the operational permitting and regulatory oversight of public water systems. DDW requires public water systems to perform routine monitoring for regulated contaminants that may be present in their drinking water supply. To meet water quality standards and comply with regulations, a water system with a contaminant exceeding an MCL must notify the public and remove the source from service or initiate a process and schedule to install treatment for removing the contaminant. Health violations occur when the contaminant amount exceeds the MCL or when water is not treated properly. In California, compliance is usually determined at the wellhead or the surface water intake. Monitoring violations involve failure to conduct or to report in a timely fashion the results of required monitoring. In addition, DDW conducts water source assessments, oversees water recycling projects, permits water treatment devices, certifies water system employees, promotes water system security, and administers grants under the State Revolving Fund and State bonds for water system improvements.<sup>35</sup>

### ***Resource Conservation and Recovery Act (RCRA)***

The RCRA gives U.S. EPA the authority to control hazardous waste from the “cradle-to-grave.” This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also sets forth a framework for the management of non-hazardous solid wastes.<sup>36</sup>

### ***Clean Water Act, Section 401 and 402(p)***

The Federal Clean Water Act of 1972 (CWA) established the basic structure for regulating discharges of pollutants into the waters of the U.S. and regulating quality standards for surface waters.<sup>37</sup> Under the CWA, the U.S. EPA has implemented pollution control programs such as setting wastewater standards for industries and surface waters. Section 401 of the CWA made it unlawful to discharge any pollutant from a point source into navigable waters unless a permit was obtained. The U.S. EPA's National Pollutant Discharge Elimination System (NPDES) permit program controls discharges pursuant to Section 402 of the CWA, which requires that all construction sites on an acre or greater of land, as well as municipal, industrial and commercial facilities discharging wastewater or stormwater directly from a point source into a surface water of the United States (a lake, river, and/or ocean) must obtain permission under the NPDES permit. All NPDES permits are written to ensure the Nation's receiving waters will achieve specified Water Quality Standards. Point sources are discrete conveyances, such as pipes or manmade ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters. The provisions of Section 401 of the CWA are enforced through the State Water Resources Control Board (SWRCB) and local Regional Water Quality Control Boards (RWQCBs).

---

<sup>35</sup> State Water Resources Control Board (SWRCB). Adopted 6 December 2017. Frequently Asked Questions: Public Water System Data on the Human Right to Water Portal. Available at: [http://www.waterboards.ca.gov/water\\_is\\_sues/programs/hr2w/docs/general/faqs.pdf](http://www.waterboards.ca.gov/water_is_sues/programs/hr2w/docs/general/faqs.pdf)

<sup>36</sup> U.S. Environmental Protection Agency. Adopted 15 August 2019. Summary of the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq. (1976) Available at: <https://www.epa.gov/laws-regulations/summary-resource-conservation-and-recovery-act>

<sup>37</sup> California Water Boards Fact Sheet. Updated April 2018. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). Available online at: [http://www.waterboards.ca.gov/water\\_issues/programs/owts/index.shtml](http://www.waterboards.ca.gov/water_issues/programs/owts/index.shtml)

## (2) State

### ***California Urban Water Management Planning Act of 1983***

The California Urban Water Management Planning Act (AB 797, Water Code Division 6, Part 2.6, Section 10610-10656) requires that every urban water supplier that annually serves 3,000 or more customers, or provides more than 3,000 acre-feet of water, must prepare and adopt an Urban Water Management Plan (UWMP).<sup>38</sup> UWMPs contain a description and evaluation of water supplies, reclamation programs, and conservation activities. Based upon land use plans provided by local governments, population projections or other inputs, the UWMP calculates the projected water demand for the district and compares this demand against current and anticipated water supplies. These UWMPs, which must be updated every five years, are provided to local governments to help inform decisions on development proposals. UWMPs serve as building blocks for Integrated Regional Water Management Plans (IRWMPs), which define a clear vision and strategy for the sustainable management of water resources within a specific region delineated by one or more watersheds.

### ***The Planning for Healthy Communities Act (SB 1000)***

Senate Bill (SB) 1000 was signed by Governor Brown in 2016. SB 1000 requires that both cities and counties that have disadvantaged communities incorporate environmental justice (EJ) policies into their general plans, either in a separate EJ element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently. The purpose of the legislation is to address the “unique or compounded health risks” in disadvantaged communities by decreasing pollution exposure, increasing community assets, and improving overall health. As a result of SB 1000, the State of California Governor’s Office of Planning and Research (OPR) has updated their General Plan guidelines to reflect changes pertaining to SB 1000.<sup>39,40</sup>

The OPR General Plan guidelines provide guidance for developing EJ goals, policies, and programs that address the unique and compounded health risks in disadvantaged communities and prioritize improvements and programs that meet the needs of disadvantaged communities. As part of the requirements for reducing pollution exposure, a general plan must identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by reducing pollution exposure, including exposure to substances in air, water, and soil; exposure to extreme noise; access to safe, clean, and affordable drinking water; and inadequate separation between incompatible land uses such as sensitive uses near industrial or agricultural uses. These requirements to protect sensitive receptors from environmental burdens related to pollution are also related to ensuring equitable access and connections to public services and facilities, including safe drinking water and wastewater services, flood control, and water drainage.

Additionally, the OPR General Plan guidelines state that while not specifically required, local agencies should consider that the effects of climate change will affect vulnerable and disadvantaged communities disproportionately compared to the population as a whole in California; therefore, considering climate vulnerability in disadvantaged communities when preparing the vulnerability assessment and adaptation goals, policies, and programs for the safety element would be an appropriate linkage with the EJ element or equivalent. Local agencies must address climate vulnerability and adaptation under the safety element pursuant to SB 379, which is required to analyze existing hazards as well as the impacts of climate change on the community related to existing and future hazards, such as flooding, drought, wildfire, and extreme heat. Populations at higher risk under a changing climate include those who are uninsured or underinsured or lack access to health care or child care, lack access to transportation, live in areas with poor air quality, live on upper floors of tall buildings, live in areas with lots of impervious surfaces and little tree cover, and lack life-supporting resources such as adequate housing, ways to cool living space, are food insecure or lack adequate medications, or are tenants or renters.

---

<sup>38</sup> California Department of Water Resources. Accessed October 13, 2020. Urban Water Management Plans. Available at: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Urban-Water-Management-Plans>

<sup>39</sup> California Legislative Legal Information. 2016. Senate Bill No. 1000. Available at: [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

<sup>40</sup> Office of Planning and Research. June 2020. GENERAL PLAN GUIDELINES CHAPTER 4: Required Elements. Available at: [https://opr.ca.gov/docs/20200706-GPG\\_Chapter\\_4\\_EJ.pdf](https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf)

### ***California Global Warming Solutions Act of 2006 (AB 32 and SB 535)***

The California Global Warming Solutions Act of 2006 requires the State Air Resources Board to adopt regulations to require the reporting and verification of emissions of greenhouse gases and to monitor and enforce compliance with the reporting and verification program, and requires the state board to adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions level in 1990 to be achieved by 2020.<sup>41</sup> Utilities related to greenhouse gas emissions are regulated in order to comply with the California Global Warming Solutions Act. The California Global Warming Solutions Act of 2006 would require that facilities report and verify the emissions of greenhouse gases in order to comply with regulations. Facilities are thereby required to meet statewide greenhouse gas emission limits.

### ***Porter-Cologne Water Quality Control Act***

The 1969 Porter-Cologne Water Quality Control Act, codified in Section 13000 (Water Quality) et seq. of the California Water Code, authorizes the SWRCB to implement programs to control polluted discharges into State waters. This law essentially implements the requirements of the CWA. Pursuant to this law, the local RWQCB is required to establish the wastewater concentrations of a number of specific hazardous substances in treated wastewater discharge.

### ***Construction General Permit (CGP) for Stormwater Discharges***

Pursuant to the CWA Section 402(p), requiring regulations for permitting certain stormwater discharges, the SWRCB issued a statewide general permit for stormwater discharges from construction sites (Water Quality Order 2009-0009-DWQ, SWRCB NPDES General Permit for Stormwater Discharges Associated with Construction Activity [NPDES No. CAR000002]; adopted by the SWRCB on September 2, 2009).

Under the CGP, discharges of stormwater from construction sites with a disturbed area of one or more acres are required to either obtain individual NPDES permits for stormwater discharges or to be covered by the Construction General Permit. Coverage under the CGP is accomplished by completing a construction site risk assessment to determine appropriate coverage level; preparing a SWPPP, including site maps, a Construction Site Monitoring Program, and sediment basin design calculations; for projects located outside of a Phase I or Phase II permit area, completing a postconstruction water balance calculation for hydromodification controls; and completing a Notice of Intent. All of these documents must be electronically submitted to the SWRCB for General Permit coverage. The primary objective of the SWPPP is to identify and apply proper construction, implementation, and maintenance of best management practices (BMPs) to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site during construction. The SWPPP also outlines the monitoring and sampling program required for the construction site to verify compliance with discharge Numeric Action Levels (NALs) set by the Construction General Permit.<sup>42</sup>

### ***MS4 Permit Planning and Land Development Program Requirements***

In 2012, the Los Angeles RWQCB issued a revised NPDES Permit and Waste Discharge Requirements (Order No. R4-2012-0175; NPDES Permit No. CAS004001) under the CWA and the Porter-Cologne Act for discharges of urban runoff in public storm drains in Los Angeles County. The Permittees are the Los Angeles County Flood Control District (LACFCD), the County, and 84 incorporated cities within the coastal watersheds of the County. This permit regulates stormwater discharges from municipal separate storm sewer systems (MS4s) in the proposed program area. The MS4 Permit details specific requirements for new development and significant redevelopment projects, including selection, sizing, and design criteria for low impact development (LID), treatment control, and hydromodification control BMPs.<sup>43</sup>

---

<sup>41</sup> California Legislative Information. Approved September 30, 2012. SB-535 California Global Warming Solutions Act of 2006: Greenhouse Gas Reduction Fund. Available at: [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201120120SB535](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201120120SB535)

<sup>42</sup> U.S. Environmental Protection Agency. Adopted 21 January 2005. NPDES General Permit for Storm Water Discharges from Construction Activities - Fact Sheet. Available at: [https://www3.epa.gov/npdes/pubs/cgp2003\\_fs.pdf](https://www3.epa.gov/npdes/pubs/cgp2003_fs.pdf)

<sup>43</sup> State Water Resources Control Board. Adopted April 4, 2012. Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County, Except Those Discharges Originating from the City of Long Beach MS4. Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/losangeles.html](https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/losangeles.html)

### ***Solid Waste: Diversion Rule (AB 341)***

Under commercial recycling law (Chapter 476, Statutes of 2011), Assembly Bill (AB) 341 directed the California Department of Resources Recycling and Recovery (CalRecycle) to develop and adopt regulations for mandatory commercial recycling. CalRecycle initiated formal rulemaking with a 45-day comment period beginning October 28, 2011. The final regulation was approved by the Office of Administrative Law on May 7, 2012. AB 341 declared a policy goal of the state that no less than 75 percent of solid waste generated be source reduced, recycled, or composted by the year 2020.<sup>44</sup>

#### **IV.I.2.a(2).1. Mandatory Commercial Recycling (AB 939)**

Assembly Bill 939, as amended, requires each city and county (for unincorporated areas) in the State to reduce by 50 percent the amount of solid waste disposed at land disposal and transportation facilities through source reduction, recycling, composting, and other waste reduction activities.

#### **IV.I.2.a(2).2. Mandatory Commercial Organics Recycling (AB 1826)**

Assembly Bill 1826 (2014) requires certain businesses to set up recycling services for recyclables and organic waste. The laws also require the County to implement a commercial solid waste recycling program and an organic waste recycling program that is designed specifically to divert commercial solid waste and organic waste generated by businesses. Failure to comply may subject the city or county to fines of up to \$10,000 per day.

#### **IV.I.2.a(2).3. Short-Lived Climate Pollutants (SLCP): Organic Waste Methane Emissions Reductions (SB 1383)**

Senate Bill 1383 (2016) requires the County to provide and enforce mandatory organic waste recycling services to all waste generators, including residents, businesses, and County facilities. Failure to comply will subject the County to fines up to \$10,000 per day.

### ***California Integrated Waste Management Act***

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state to the maximum extent feasible. Specifically, the act requires city and county jurisdictions to identify an implementation schedule to divert 50 percent of the total waste stream from landfill disposal by the year 2000. The act also requires each city and county to promote source reduction, recycling, and safe disposal or transformation. Cities and counties are required to maintain the 50 percent diversion specified by AB 939 by the year 2000.

AB 939 further requires each city to conduct a Solid Waste Generation Study and to prepare a Source Reduction and Recycling Element (SRRE) to describe how it would reach the goals. The SRRE contains programs and policies for fulfillment of the goals of the act, include the above-noted diversion goals, and must be updated annually to account for changing market and infrastructure conditions. As projects and programs are implemented, the characteristic of the waste stream, the capacities of the current solid waste disposal facilities, and the operational status of those facilities are upgraded, as appropriate. California cities and counties are required to submit annual reports to the County Integrated Waste Management Board to update it on their progress toward the AB 939 goals.<sup>45</sup>

### ***California Solid Waste Reuse and Recycling Act***

The California Solid Waste Reuse and Recycling Act of 1991 (AB 2176) was enacted to assist local jurisdictions with accomplishing the goals of AB 939. The California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939) was enacted to reduce, recycle, and reuse solid waste generated in the State to the maximum extent feasible. Specifically, the Act requires city and county jurisdictions to identify an implementation schedule to divert 50 percent of the total waste stream from landfill disposal by the year 2000. The Act also requires each city and county to promote source reduction, recycling, and safe

---

<sup>44</sup> State of California. Approved October 5, 2011. AB341 Solid Waste Diversion. Available at: [http://www.leginfo.ca.gov/pub/11-12/bill/asm/ab\\_0301-0350/ab\\_341\\_bill\\_20111006\\_chaptered.html](http://www.leginfo.ca.gov/pub/11-12/bill/asm/ab_0301-0350/ab_341_bill_20111006_chaptered.html)

<sup>45</sup> State of California. Approved September 29, 1989. Assembly Bill No. 939. Available at: [https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=198919900AB939](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=198919900AB939)

disposal or transformation. Cities and counties are required to maintain the 50-percent diversion specified by AB 939 by the year 2000. In accordance with AB 2176, any application submitted for a building permit must include adequate, accessible areas for the collection and loading of recyclable materials. Furthermore, the areas to be utilized must be demonstrated as adequate in capacity, number, and distribution to serve the proposed program. Moreover, the collection areas are to be located as close to existing exterior refuse collection areas as possible.<sup>46</sup>

***Onsite Wastewater Treatment Systems (OWTS) Policy: Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems***

In June 2012, the SWRCB published the OWTS Policy: Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems. The OWTS Policy allows for the continued use of OWTS, while protecting water quality and public health. This Policy recognizes that responsible local agencies can provide the most effective means to manage OWTS on a routine basis. Therefore, as an important element, it is the intent of this policy to efficiently utilize, and improve upon where necessary, existing local programs through coordination between the State and local agencies. To accomplish this purpose, this Policy establishes a statewide, risk-based, tiered approach for the regulation and management of OWTS installations and replacements and sets the level of performance and protection expected from OWTS. In particular, the Policy requires actions for water bodies specifically identified as part of this Policy where OWTS contribute to water quality degradation that adversely affect beneficial uses.

***California Green Building Standards Code (CALGreen)***

Effective January 1, 2020, Section 5.408 of the 2019 California Green Building Standards Code (Part 11 of CCR Title 24) requires that at least 65 percent of the nonhazardous construction and demolition waste from non-residential construction operations be recycled and/or salvaged for reuse, or that the conditions of a local construction and demolition waste management ordinance are met, whichever is more stringent.<sup>47</sup>

***Executive Order B-40-17***

On April 7, 2017, the Governor issued Executive Order B-40-17, which lifted the January 17, 2014 drought emergency except in the Counties of Fresno, Kings, Tulare and Tuolumne, where emergency drinking water projects continue to address diminished groundwater supplies, and retains prohibitions on wasteful practices.<sup>48</sup> Executive Order B-40-17 builds upon actions taken in Executive Order B-37-16, which remains in effect, to continue making water conservation a way of life in California.<sup>49</sup> Under this executive order, permanent restrictions shall prohibit wasteful practices such as hosing off sidewalks, driveways, and other hardscapes; washing automobiles with hoses not equipped with a shut-off nozzle; using non-recirculated water in a fountain or other decorative water feature; watering lawns in a manner that causes runoff, or within 48 hours after measurable precipitation; and irrigating ornamental turf on public street medians. The Department of Water Resources shall continue to work with the Water Board to develop standards that urban water suppliers will use to set new urban water use efficiency targets as directed by Executive Order B-37-16; the Water Board shall adopt urban water use efficiency standards that include indoor use, outdoor use, and leaks, as well as performance measurements for commercial, industrial, and institutional water use. The order also rescinds two emergency proclamations from January 2014 and April 2014 and four drought-related executive orders issued in 2014 and 2015.<sup>50</sup>

---

<sup>46</sup> State of California. Accessed October 17, 2020. California Solid Waste Reuse and Recycling Access Act of 1991 (PRC 42900-42901). Available at: [https://leginfo.ca.gov/faces/codes\\_displayText.xhtml?lawCode=PRC&division=30.&title=&part=3.&chapter=18.&article=1](https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=30.&title=&part=3.&chapter=18.&article=1).

<sup>47</sup> ICC Digital Codes. Effective January 1, 2020. 2019 California Green Building Standards Code. Available at: <https://codes.iccsafe.org/content/CAGBSC2019/chapter-5-nonresidential-mandatory-measures>

<sup>48</sup> Executive Department, State of California. April 17, 2017. Executive Order B-40-17. Available at: [https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/4.7.17\\_Attested\\_Exec\\_Order\\_B-40-17.pdf](https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/4.7.17_Attested_Exec_Order_B-40-17.pdf)

<sup>49</sup> Executive Department, State of California. May 9, 2016. Executive Order B-37-16: Making Water Conservation a California Way of Live. Available at: [https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/5.9.16\\_Attested\\_Drought\\_Order.pdf](https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/5.9.16_Attested_Drought_Order.pdf)

<sup>50</sup> California State Water Resources Control Board. Adopted April 7, 2017. Governor's Conservation Executive Orders and Proclamations. Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/conservation\\_portal/executive\\_orders.html](https://www.waterboards.ca.gov/water_issues/programs/conservation_portal/executive_orders.html)

### **(3) Local**

#### ***Los Angeles County Integrated Waste Management Plan***

The Los Angeles County Integrated Waste Management Plan addresses the County's efforts to plan for the management and disposal of solid waste for a 15-year planning period and also addresses the County's efforts regarding conversion technology, green waste, and disposal capacity. AB 939 requires each county to prepare a countywide siting element (CSE) that describes how the county and the cities within the county, plan to manage the disposal of their solid waste for a 15-year planning period.

The CSE establishes goals and policies for the County to maintain adequate permitted disposal capacity for a 15-year planning period. To provide adequate disposal capacity, the CSE offers strategies and establishes siting criteria for potential sites. Existing landfills (including those located out-of-County) are identified and analyzed regarding their permitted disposal capacity and estimated closure date. Additionally, the CSE includes goals and policies to facilitate the use of out-of-County/remote landfills and to foster the development of alternatives to landfill disposal, such as CTs on a countywide basis.

The goals and policies are either being or may have to be implemented by the County and cities in the County to meet the mandates of the AB 939. The nine goals are as follows:

1. To protect the health, welfare, and safety of all citizens by addressing the disposal need of the 88 cities in Los Angeles County and the County unincorporated communities during the 15-year planning period through the development of environmentally safe and technically feasible disposal facilities for solid waste that cannot be reduced, reused, recycled, or composted.

This goal incorporates policies to

- Enhance in-County landfill disposal capacity, and
  - Facilitate utilization of out-of-County/remote disposal facilities.
2. To foster the development of transformation and other innovative solid waste disposal technologies as alternatives to landfill disposal.
  3. To protect the economic well-being of Los Angeles County by ensuring that the cities and the County unincorporated communities are served by an efficient and economical public/private solid waste disposal system.
  4. To protect the economic well-being of Los Angeles County by ensuring that the cities and the County unincorporated communities are served by an efficient and economical public/private solid waste disposal system.
  5. To provide siting criteria that considers and provides for the environmentally safe and technically feasible development of solid waste disposal facilities.
  6. To reduce the volume (tonnage) of solid waste requiring disposal/transformation by continuing to implement and expand source reduction, recycling, composting, and public education programs.
  7. To conserve Class III landfill capacity through diversion of inert waste, disposal of inert waste at unclassified landfills, increased waste disposal compaction rates, and use of green waste and other appropriate materials for landfill daily cover.
  8. To promote, encourage, and expand waste diversion activities at disposal facilities.
  9. To promote adequate markets for recycled materials and compost products.<sup>51</sup>

#### ***Los Angeles County Roadmap to a Sustainable Waste Management Future***

On October 21, 2014, the Board of Supervisors adopted the Roadmap to a Sustainable Waste Management Future (Roadmap), that established a goal to divert 80 percent of solid waste generated in the unincorporated County areas from landfills by 2025, 90 percent by 2035, and 95 percent or more by 2045. The Los Angeles County Roadmap to a Sustainable Waste Management Future is currently being updated. The County's efforts to achieve waste diversion are guided by the new waste management paradigm, which places a greater emphasis on source reduction, reuse, recycling, and otherwise maximizing the benefits and use of materials over disposal. The County continues to make progress towards implementing the initiatives outlined in the Roadmap. However, recent developments impacting the solid waste management system present strong challenges to continued

---

<sup>51</sup> Los Angeles County Integrated Waste Management Plan. Los Angeles County Public Works. 2018. Available at: <https://dpw.lacounty.gov/epd/swims/>

progress. These include strong economic activity in the County's unincorporated areas (with a corresponding increase in waste generation) and unstable Statewide recycling markets. The continued implementation of the Roadmap's initiatives over the next few years, such as organic waste recycling, and the implementation of new ordinances, will help the County continue to make strides towards achieving the Roadmap's goal of 80-percent diversion by 2025.<sup>52</sup>

### ***Countywide Organic Waste Management Plan***

In April 2018, the County published its Countywide Organic Waste Management Plan (Organics Plan). The Organics Plan is intended to identify and determine whether there is adequate compostable organic waste processing facility infrastructure and processing capacity to meet the demand for organic waste that is projected to be diverted due to the newly enacted legislation. The Organics Plan provides an estimate of the total organic waste processing capacity currently available within the County and the neighboring counties within the Southern California region. An analysis of the additional processing capacity needed to handle organic waste recycling is also included in the Organics Plan. Currently, the County is working on the first Annual Update to the Organics Plan.<sup>53</sup>

### ***Chapter 12.84: Los Angeles County LID Ordinance (No. 2008-0063)***

Chapter 12.84 of the Los Angeles County Municipal Code requires the use of LID BMPs in development projects to improve the County's watersheds by preserving drainage paths and natural water supplies.<sup>54</sup> This chapter applies to all development within the unincorporated area of the County after January 1, 2009, except for those developments that filed a complete discretionary or nondiscretionary permit application with the County Department of Regional Planning, Public Works, or any County-controlled design control board, prior to January 1, 2009.

Chapter 12.84 requires that applicable development projects

- Mimic undeveloped stormwater runoff rates and volumes in any storm event up to and including the "Capital Flood" event, as defined by the Los Angeles County Public Works (Public Works);
- Prevent pollutants of concern from leaving the development site in stormwater as the result of storms, up to and including a Water Quality Design Storm Event; and
- Minimize hydromodification impacts to natural drainage systems.

To meet these standards, applicable development projects shall comply with the following:

1. The project shall retain one hundred percent of the Stormwater Quality Design Volume ("SWQDV") on-site, through infiltration, evapotranspiration, rainfall harvest and use, or a combination thereof, unless the Director of Public Works determines that it would be technically infeasible to do so;
2. If the Director determines that it would be technically infeasible to retain one hundred percent of the SWQDV on-site, the project shall comply with one of the following alternative compliance measures:
  - a. The project shall provide for on-site biofiltration of one and one-half (1.5) times the portion of the SWQDV that is not retained on-site;
  - b. The project shall include infiltration or bioretention BMPs to intercept the portion of the SWQDV that is not retained on-site at an offsite location, as approved by the Director of Public Works. The project shall also provide for treatment of the portion of the SWQDV discharged from the project site, as approved by the Director of Public Works;
  - c. The project shall provide for the replenishment of groundwater supplies that have a designated beneficial use in the Basin Plan;
    - i. Groundwater replenishment projects shall include infiltration or bioretention BMPs to intercept the portion of the SWQDV that is not retained on-site at an offsite location, as approved by the Director of Public Works;

---

<sup>52</sup> Los Angeles County Roadmap to a Sustainable Waste Management Future. Los Angeles County Public Works. October 2014. Available at: <http://dpw.lacounty.gov/epd/Roadmap/index.cfm>

<sup>53</sup> Countywide Organic Waste Management Plan. Los Angeles County Department of Public Works. December 2019. Available at: <https://www.pw.lacounty.gov/epd/swims/ShowDoc.aspx?id=8693&hp=yes&type=PDF>

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

- ii. Groundwater replenishment projects shall also provide for treatment of the portion of the SWQDV discharged from the project site, as approved by the Director of Public Works;
- d. The project shall include infiltration, bioretention, or rainfall harvest and use BMPs to retrofit an existing development with similar land uses as the project to intercept the portion of the SWQDV that is not retained on-site; or
- e. The County, independently or in conjunction with one or more cities, may apply to the Regional Water Board for approval of a regional or sub-regional stormwater mitigation program to substitute in part or wholly for the provisions of this chapter for the area covered by the regional or sub-regional stormwater mitigation program. If the Regional Water Board approves the program, provisions of the program shall apply in lieu of any conflicting provisions of this chapter.

In addition, development projects that consist of five or more residential units, or nonresidential development projects, shall comply with the following:

- The excess volume ( $\Delta V$ , defined as the post-developed runoff volume minus the pre-developed runoff volume for the 85th percentile storm event) from each lot upon which such development is occurring shall be infiltrated at the lot level, or in the alternative, the excess volume from the entire development site, including streets and public right-of-way, shall be infiltrated in sub-regional facilities. The tributary area of a sub-regional facility shall be limited to five acres but may be exceeded with approval of the Director of Public Works. When the Director of Public Works determines that infiltration of all excess volume is not technically feasible, on-site storage, reuse, or other water conservation uses of the excess volume is required and shall be implemented as authorized by the Director of Public Works and the runoff from the SWQDV must be treated to the satisfaction of the Director of Public Works before discharge.

## ***Los Angeles County Stormwater Ordinance***

### *Chapter 12.80 – Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code*

Chapter 12.80 – Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code was developed to protect the health and safety of the residents of the county by protecting the beneficial uses, marine habitats, and ecosystems of receiving waters within the county from pollutants carried by stormwater and non-stormwater discharges. In addition, the Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code protect the water quality of the receiving waters of the county and the United States, consistent with the Act.<sup>55</sup>

Chapter 12.80.400 – Standards, guidelines and criteria are guidelines set the by director who establishes uniform minimum standards, guidelines, and/or criteria for specific discharges, connections, and/or BMPs. The provisions outlined in Chapter 12.80.400 do not prohibit the director from requiring a discharger or permittee from taking additional measures to achieve the objectives of this chapter or any permit.<sup>56</sup>

## ***Model Water Efficient Landscape Ordinance***

The Model Water Efficient Landscape Ordinance adopts water efficiency standards for new and retrofitted landscapes and encourages the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and limits the portion of landscapes that can be covered in turf.<sup>57</sup>

<sup>55</sup> Los Angeles County. Los Angeles County Code of Ordinances. 2020. Chapter 12.80 – Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code. Available at:

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT12ENPR\\_CH12.80STRUPOCO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.80STRUPOCO)

<sup>56</sup> Los Angeles County. 2020. Los Angeles County Code of Ordinances. 12.80.400 - Standards, Guidelines, and Criteria. Available at:

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT12ENPR\\_CH12.80STRUPOCO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.80STRUPOCO)

<sup>57</sup> California Department of Resources. 2019.

Model Water Efficient Landscape Ordinance. Available at: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>

## ***Construction and Demolition Debris Recycling and Reuse Ordinance***

Towards meeting the state's waste reduction mandates, Title 20, Chapter 20.87 of the Los Angeles County Municipal Code requires projects in unincorporated areas to recycle or reuse 50 percent by weight of all construction and demolition debris removed from a site.<sup>58</sup> Submission of a recycling and reuse plan and annual reporting are required to demonstrate compliance with the plan. Single-family or two-family residential structures and associated accessory structures are exempt.

## ***Los Angeles County Building Code***

Effective January 1, 2020, the County of Los Angeles Building Code (Title 26) is based on the 2019 California Building Code, Title 24, California Code of Regulations.<sup>59</sup>

## ***Los Angeles County General Plan 2035***

The Public Services and Facilities Element of the County General Plan has established three goals and four policies relevant to Utilities and Service Systems:<sup>60</sup>

**PS/F GOAL 1:** A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.

- Policy PS/F 1.1: Discourage development in areas without adequate public services and facilities.

**PS/F Goal PS/F 2:** Increased water conservation efforts.

- PS/F Policy 2.1: Support water conservation measures.

**PS/FGOAL 3:** Increased local water supplies through the use of new technologies.

- PS/F Policy PS/F 3.1: Increase the supply of water through the development of new sources, such as recycled water, gray water, and rainwater harvesting.
- PS/F Policy 3.2: Support the increased production, distribution and use of recycled water, gray water, and rainwater harvesting to provide for groundwater recharge, seawater intrusion barrier injection, irrigation, industrial processes and other beneficial uses.

## ***2015 Antelope Valley Area Plan – Town & Country***

The planning area of the 2015 Antelope Valley Area Plan – Town & Country (Antelope Valley Area Plan), a component of the adopted Los Angeles County General Plan, provides planning policies for The Antelope Valley planning area bounded by the Kern County border to the north, the Ventura County border to the west, the Angeles National Forest (inclusive) to the south, and the San Bernardino County border to the east. It excludes the Cities of Lancaster and Palmdale. This area covers approximately 1,800 square miles and includes over two dozen communities.<sup>61</sup>

---

<sup>58</sup> Los Angeles County. Approved January 4, 2005. Los Angeles County Code of Ordinances. Chapter 20.87 – Construction and Demolition Debris Recycling and Reuse. Available at: [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT20UT\\_DIV4SOWA\\_CH20.87CODEDERERE](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT20UT_DIV4SOWA_CH20.87CODEDERERE)

<sup>59</sup> Los Angeles County. Effective January 1, 2020. Los Angeles County Code of Ordinances. Title 26 – Building Code, Chapter 1 – Administration, Section 100 – Adoption by Reference. Available at: [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT26BUCO\\_CH1AD\\_S100ADRE](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT26BUCO_CH1AD_S100ADRE)

<sup>60</sup> County of Los Angeles. Adopted October 6, 2015. Los Angeles County General Plan 2035, Chapter 13: Public Services and Facilities Element. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch13.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf)

<sup>61</sup> County of Los Angeles Department of Regional Planning. 16 June 2015. Antelope Valley Area Plan – Town & Country. Available at: <http://planning.lacounty.gov/tnc/documents/>

## Goals and Policies

### *Water Resources*

- **Goal COS 1:** Growth and development are guided by water supply constraints
  - **Policy COS 1.1:** Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.
  - **Policy COS 1.2:** Limit the amount of potential development in areas that are not, or not expected to be, served by existing and/or planned public water infrastructure through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
  - **Policy COS 1.3:** Limit the amount of potential development in groundwater recharge areas through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
  - **Policy COS 1.4:** Promote the use of recycled water, where available, for agricultural and industrial uses and support efforts to expand recycled water infrastructure.
- **Goal COS 2:** Effective conservation measures provide an adequate supply of clean water to meet the present and future needs of humans and natural ecosystems.
  - **Policy COS 2.1:** Require new landscaping to comply with applicable water efficiency requirements in the County Code.
  - **Policy COS 2.2:** Require low-flow plumbing fixtures in all new developments.
  - **Policy COS 2.3:** Require onsite stormwater infiltration in all new developments through the use of appropriate measures, such as permeable surface coverage, permeable paving of parking and pedestrian areas, catch basins, and other low impact development strategies.
  - **Policy COS 2.4:** Discourage water intensive recreational uses, such as golf courses, unless recycled water is used to sustain these uses.
  - **Policy COS 2.5:** Discourage the use of potable water for washing outdoor surfaces.
  - **Policy COS 2.6:** Support experiments in alternate forms of water provision and re-use, such as “air to water technology” and gray water systems.
  - **Policy COS 2.7:** Limit use of groundwater sources to their safe yield limits.
  - **Policy COS 2.8:** Coordinate with federal, state, regional and local agencies to develop and implement new technologies in water management.
- **Goal COS 3:** A clean water supply untainted by natural and man-made pollutants and contaminants.
  - **Policy COS 3.1:** Discourage the use of chemical fertilizers, herbicides and pesticides in landscaping to reduce water pollution.
  - **Policy COS 3.2:** Restrict the use of septic systems in areas adjacent to aqueducts and waterways to prevent wastewater intrusion into the water supply.
  - **Policy COS 3.3:** Require a public or private sewerage system for land use densities that would threaten nitrate pollution of groundwater if unsewered, or when otherwise required by County regulations.
  - **Policy COS 3.4:** Support preservation, restoration and strategic acquisition of open space to preserve natural streams, drainage channels, wetlands, and rivers, which are necessary for the healthy functioning of ecosystems.
  - **Policy COS 3.5:** Protect underground water supplies by enforcing controls on sources of pollutants.
  - **Policy COS 3.6:** Support and encourage water banking facilities throughout the Antelope Valley, including within Significant Ecological Areas.

## ***2012 Santa Clarita Valley Area Plan***

The Santa Clarita Planning Area comprises the entire Santa Clarita Valley, from the Santa Susana Mountains north to the northern edge of Los Angeles County, and from the western edge of Los Angeles County to the unincorporated community of Acton.<sup>62</sup> Relevant guiding principles stated in the Santa Clarita Valley Area Plan include:

### **Guiding Principals**

- **Environmental Resources**  
11. New development shall be designed to improve energy efficiency, reducing energy and natural resource consumption by such techniques as the use of solar generators, recycling of treated wastewater, capture of storm runoff on-site, and use of recycled materials in building construction, native and drought-tolerant landscape, and energy and water efficient appliances and systems.
- **Infrastructure**  
28. The location and timing of development shall be coordinated with the provision of adequate water, wastewater treatment, storm drainage, telecommunications, energy, roads, and other infrastructure.
- **Goal LU-7: Environmentally Responsible Development**
  - **Objective LU-7.2:** Ensure an adequate water supply to meet the demand of growth.
    - **Policy LU-7.2.1:** Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met.
    - **Policy LU-7.2.2:** If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the Area Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents. Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.
  - **Objective LU-7.3:** Protect surface and ground water quality through design of development sites and drainage improvements.
    - **Policy LU-7.3.1:** Promote the use of permeable paving materials to allow infiltration of surface water into the water table.
    - **Policy LU-7.3.2:** Maintain stormwater runoff onsite by directing drainage into rain gardens, natural landscaped swales, rain barrels, permeable areas and use of drainage areas as design elements, where feasible and reasonable.
    - **Policy LU-7.3.3:** Seek methods to decrease impermeable site area where reasonable and feasible, in order to reduce stormwater runoff and increase groundwater infiltration, including use of shared parking and other means as appropriate.
    - **Policy LU-7.3.6:** Support emerging methods and technologies for the on-site capture, treatment, and infiltration of stormwater and greywater, and amend the County Code to allow these methods and technologies when they are proven to be safe and feasible.
  - **Objective LU-7.4:** Promote water conservation through building and site design.
    - **Policy LU-7.4.1:** Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems.
  - **Objective LU-7.5:** Promote waste reduction through site and building design.
    - **Policy LU-7.5.1:** Ensure that all new development provides adequate space for recycling receptacles and bins on site.
    - **Policy LU-7.5.2:** Promote the use of recycled building material.

---

<sup>62</sup> County of Los Angeles Department of Regional Planning. 2012. Santa Clarita Valley Area Plan. Available at: [http://planning.lacounty.gov/assets/upl/data/pd\\_santa-clarita-area-plan-2012.pdf](http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf)

- **Goal LU-9: Public Facilities**
  - **Objective LU-9.1:** Coordinate land use planning with provision of adequate public services and facilities to support development.
    - **Policy LU-9.1.1:** Ensure construction of adequate infrastructure to meet the needs of new development prior to occupancy.
    - **Policy LU-9.1.2:** Coordinate review of development projects with other agencies and special districts providing utilities and other services.
    - **Policy LU-9.1.3:** Protect major utility transmission corridors, pumping stations, reservoirs, booster stations, and other similar facilities from encroachment by incompatible uses, while allowing non-intrusive uses such as plant nurseries, greenbelts, and recreational trails.
    - **Policy LU-9.1.4:** Develop and apply compatible standards within County and City of Santa Clarita areas for design and maintenance of utility infrastructure, in consideration of the character of each community.
    - **Policy LU-9.1.6:** Coordinate with appropriate agencies and organizations to ensure that landfill expansion needs are met while minimizing adverse impacts to Valley residents.

## B. EXISTING CONDITIONS

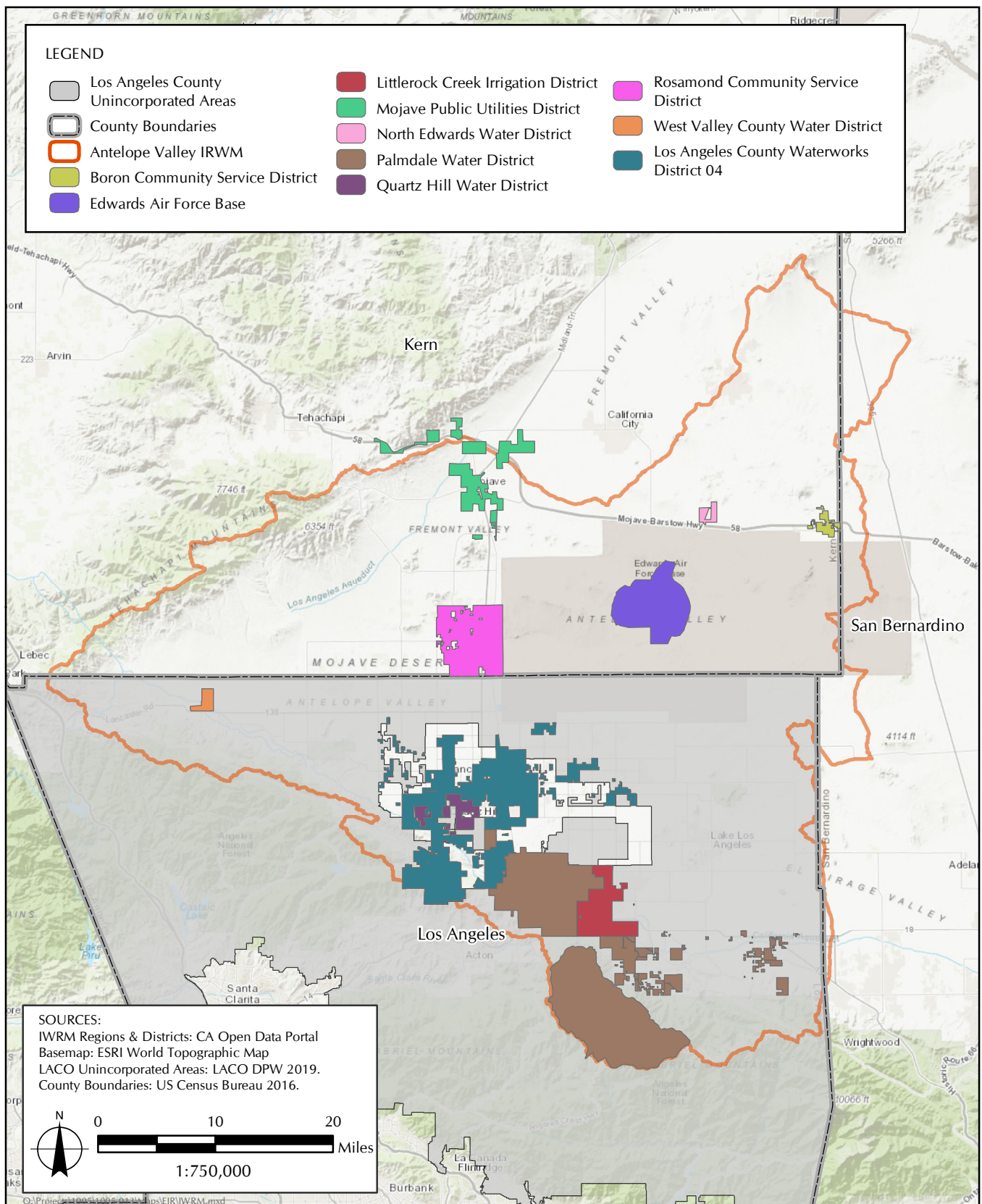
### Facilities

#### *Water Conveyance and Treatment Facilities*

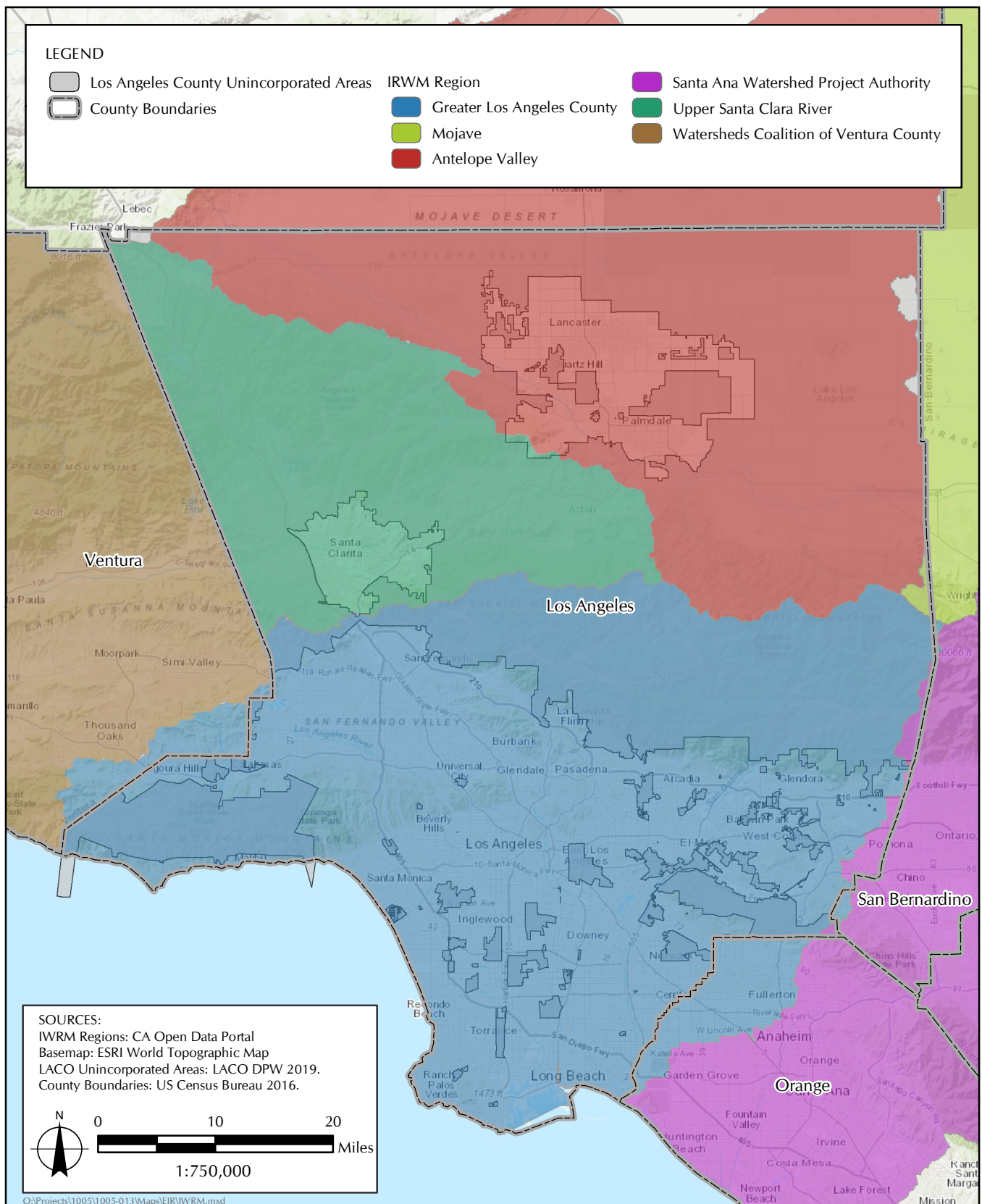
The County provides potable water for unincorporated areas through a water management system that consists of numerous water providers, water control boards, and other agencies. A combination of local and imported water is delivered through a system of aqueducts, reservoirs, and groundwater basins. The unincorporated areas of Los Angeles County are located within three Integrated Regional Water Management (IRWM) regions and encompasses the land use zoning designations affected by the proposed program: the Antelope Valley IRWM Region, the Upper Santa Clara River IRWM Region, and the Greater Los Angeles County (GLAC) IRWM Region. Each of the three IRWMs has adequate capacity to provide water.

The Antelope Valley IRWM Region spans 2,400 square miles in northern Los Angeles County and southeastern Kern County. There are five water districts that supply water in the Antelope Valley: West Valley County Water District, Littlerock Creek Irrigation District, Palmdale Water District, and Los Angeles County Waterworks District 04 (Figure IV.I-1, *Antelope Valley Water Agencies Service Areas*).

The proportion of the urban water demand in the Antelope Valley IRWM Region within Los Angeles County is forecasted to remain stable at about 92 percent through the 2015–2035 planning period. Agricultural water demand, about half of the total water demand in the region, is forecasted for the region only and not for the two counties separately (Figure IV.I-2, *Integrated Water Supply Management Regions*).



**FIGURE IV.I-1**  
 Antelope Valley Water Agencies Service Areas



**FIGURE IV.I-2**  
 Integrated Water Supply Management Regions

The Upper Santa Clara River IRWM Region consists of the portion of the Santa Clara River Watershed in Los Angeles County, which is a 654-square-mile area. The GLAC IRWM Region spans the remainder of Los Angeles County including the Los Angeles River, San Gabriel River, Santa Monica Bay, and Dominguez watersheds and encompasses approximately 2,058 square miles, and includes parts of southeastern Ventura County, northwest Orange County, and a small part of southwest San Bernardino County. The GLAC Region is divided into five subregions: the Upper Los Angeles River, the Upper San Gabriel River and Rio Hondo, the Lower San Gabriel and Lower Los Angeles River, the South Bay, and the North Santa Monica Bay.<sup>63</sup>

- Upper Los Angeles River. Consisting of most of the Los Angeles River Watershed north of the I-10 freeway in central Los Angeles. Contains the San Fernando Valley Planning Area, part of the southwestern Antelope Valley Planning Area, much of the northern Metro Planning Area, the northwesternmost part of the West San Gabriel Planning Area, and a small part of the southeastern Santa Clarita Valley Planning Area.
- Upper San Gabriel and Rio Hondo Subregion. Consisting of the San Gabriel River Watershed north of Whittier Narrows Flood Control Basin, and part of the eastern Los Angeles River Watershed. This subregion consists of the East San Gabriel Valley Planning Area, almost all of the West San Gabriel Planning Area, and part of the southeastern Antelope Valley Planning Area.
- South Bay Subregion. Consisting of the southeast part of the Santa Monica Bay Watershed and the Dominguez Watershed. This subregion spans the Westside and South Bay Planning Areas; the southwest corner of the Gateway Planning Area; and part of the western Metro Planning Area.
- Lower San Gabriel and Los Angeles Rivers Subregion. Consisting of the part of the Los Angeles River Watershed south of I-10 in central Los Angeles, plus the part of the San Gabriel River Watershed south of Whittier Narrows Flood Control Basin. This region includes the almost all of the Gateway Planning Area, plus the southern part of the Metro Planning Area and the southeastern rim of the East San Gabriel Planning Valley Area. The region includes part of northwest Orange County and a small part of southwest Ventura County.
- North Santa Monica Bay. This subregion includes the Santa Monica Bay in Los Angeles County and portions of southeastern Ventura County, totaling approximately 203 square miles.

*Water Treatment.* The Metropolitan Water District of Southern California (MWD) operates five water treatment plants. Two are located within Los Angeles County: the Joseph Jensen Treatment Plant in the neighborhood of Granada Hills in the City of Los Angeles, with capacity of 750 million gallons per day (mgd); and the F.E. Weymouth Treatment Plant in the City of La Verne, with capacity of 520 mgd. The five facilities' total capacity is approximately 2.64 billion gallons per day. The Central Basin Municipal Water District is a groundwater treatment facility, the Water Quality Protection project, treats groundwater for volatile organic compound (VOC) contamination in the City of Pico Rivera in the Central subbasin; the contamination is a plume originating from the San Gabriel Valley to the north. The facility uses granular-activated carbon and has capacity of 2,000 gallons per minute.<sup>64</sup> The West Basin Municipal Water District is a 2,400-acre-foot per year (afy; or 2.1 mgd) capacity desalination facility in the City of Torrance operated by the West Basin Municipal Water District removes chloride from groundwater impacted by seawater. The Three Valleys Municipal Water District (IVMWD) operates the Miramar Water Treatment Plant in the City of Claremont, with a 25 mgd capacity.

### ***Wastewater Conveyance and Treatment Facilities***

In the unincorporated areas, the Los Angeles County Sanitation Districts (LACSD), the Consolidated Sewer Maintenance District (CSMD), and municipal septic or wastewater systems make up the County's sanitary sewage system.<sup>65</sup> The sanitary sewers and the stormwater/flood protection facilities in Los Angeles County are separate systems, with sanitary sewers conveying sewage from lavatories and other plumbing fixtures in buildings and factories to a wastewater treatment facility where treated before being discharged to the ocean or river. The LACSD is responsible for the construction operations and the maintenance of facilities that collect, treat, recycle, and dispose of sewage and industrial wastes is the County. Local sewers connected to the LACSD's trunk sewer lines within the unincorporated areas of the County are the responsibility of the CSMD.

<sup>63</sup> County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042, Chapter 13: Public Services and Facilities Element. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_deir.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf)

<sup>64</sup> Central Basin Municipal Water District (CBMWD). 2011 (May). 2010 Urban Water Management Plan. Available at: <http://www.centralbasin.org> › File › 2011 › Water Resources 05-03-2011

<sup>65</sup> County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_deir.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf)

The LACSD is a collection of 24 independent special districts, the Santa Clarita Valley, and the Antelope Valley providing wastewater and solid waste management services to approximately 5.5 million people within the County. Seventeen of the Sanitation Districts that provide sewerage services in the metropolitan Los Angeles area are also signatory to a Joint Outfall Agreement that provides a regional, interconnected system of facilities known as the Joint Outfall System (JOS). The service area of the JOS encompasses 73 cities and unincorporated areas and includes some areas within the City of Los Angeles.<sup>66</sup> Public Works maintains 4,600 miles of main line sewers, 155 pumping stations, and 4 sewage treatment plants for CSMD. The LACSD's service area covers approximately 824 square miles and encompasses 78 cities and the unincorporated County areas and encompassing approximately 9,500 miles of sewer owned and operated by various cities and the County. The LACSD owns, operates, and maintains approximately 1,400 miles of sewers, ranging from 8 to 144 inches in diameter, that convey approximately 500 million gallons per day of wastewater to 11 wastewater treatment plants. This includes a wastewater collection system with 48 active pumping plants located throughout the County (Figure IV.I-3, *Wastewater Treatment Facilities*). This system provides sewage treatment, reuse, and disposal for residential, commercial, and industrial users.

Sanitary wastewater is treated in the following three phases:<sup>67</sup>

- Primary Treatment: removal of solids using settling tanks
- Secondary Treatment: reduction of organic matter using bacteria and oxygen; followed by further removal of solids
- Tertiary Treatment: filtration of wastewater to remove any solids remaining after the first two phases of treatment Most wastewater that undergoes tertiary treatment is disinfected after tertiary treatment.

Disinfection methods include chlorine bleach and ultraviolet light. Tertiary-treated wastewater is often reused (i.e. recycled) for landscape and agricultural irrigation, groundwater recharge, and industrial uses.

### ***Storm Water Drainage Facilities***

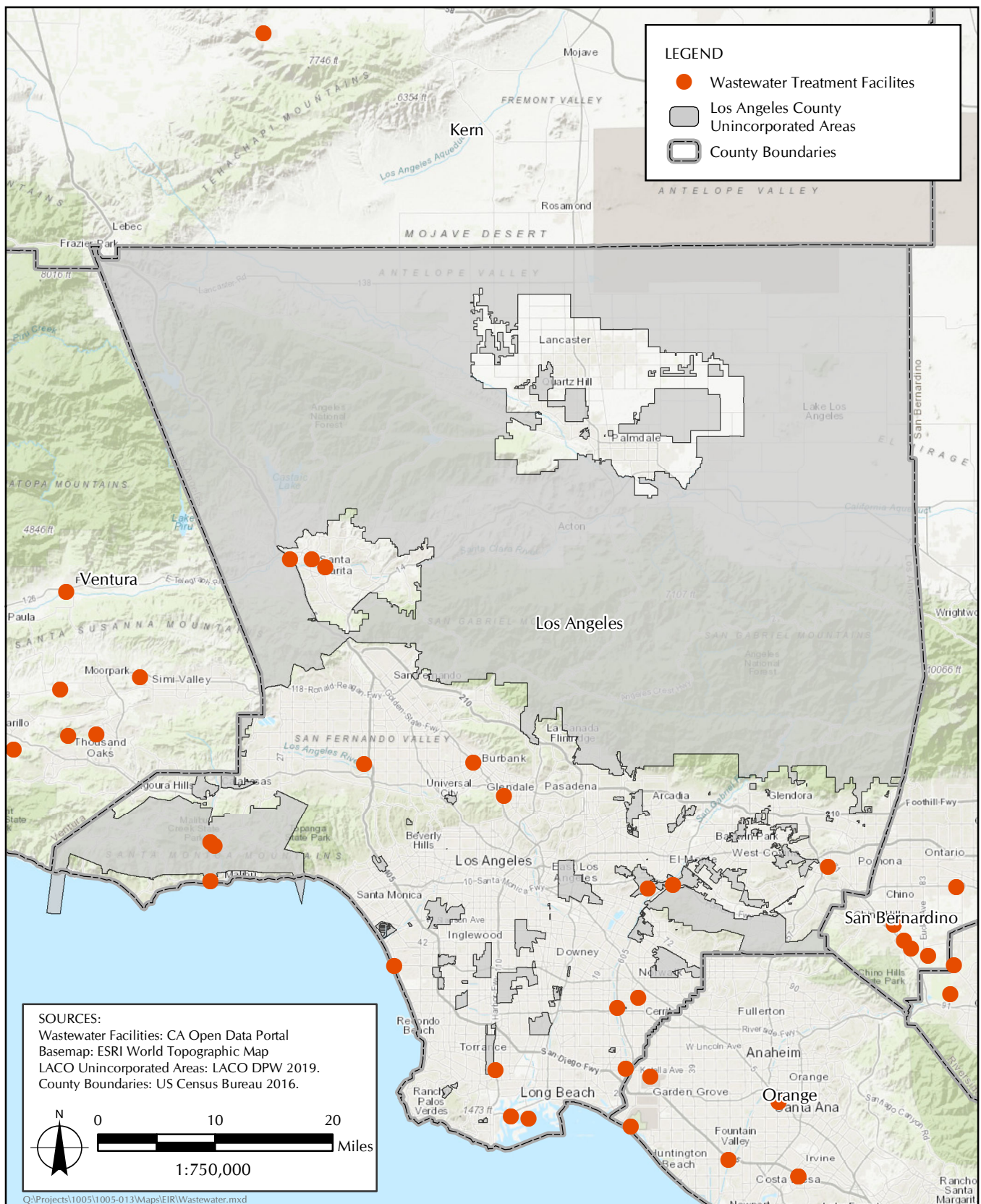
In Los Angeles County, a stormwater drainage system that is separate from the sanitary sewage systems discharges stormwater toward a variety of natural and engineered drainage channels (Figure IV.E-7, *Los Angeles County Storm Water Infrastructure*). The Los Angeles RWQCB, Lahontan RWQCB, and Central Valley RWQCB are responsible for implementing the federally mandated NPDES program in Los Angeles County through the adoption of Orders, which are effectively the NPDES Permits for that region. An NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. Consequently, the County has a Stormwater Ordinance that requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by an NPDES Stormwater Permit.<sup>68</sup>

---

<sup>66</sup> Sanitation Districts of Los Angeles County. Accessed October 17, 2020. Wastewater Collection Systems. Available at: [https://www.lacsd.org/services/wastewatersewage/facilities\\_information/wwfacilities/wcs.asp](https://www.lacsd.org/services/wastewatersewage/facilities_information/wwfacilities/wcs.asp)

<sup>67</sup> Sanitation Districts of Los Angeles County. Accessed October 17, 2020. Wastewater Collection Systems. Available at: [https://www.lacsd.org/services/wastewatersewage/facilities\\_information/wwfacilities/wcs.asp](https://www.lacsd.org/services/wastewatersewage/facilities_information/wwfacilities/wcs.asp)

<sup>68</sup> California Water Boards. Accessed April 14, 2020. Los Angeles, and Lahontan Regional Water Quality Control Board (RWQCB) Basin Plans. Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/](https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/)



**FIGURE IV.I-3**  
**Wastewater Treatment Facilities**

As part of its NPDES Program, the Los Angeles RWQCB adopted a new MS4 Permit in 2012 (MS4 Permits are also sometimes referred to as Stormwater Permits). The remainder of this section discusses the MS4 permit and some of the County's associated efforts. The MS4 Permit imposes a number of basic programs (Minimum Control Measures), on all permittees in order to maintain a level of acceptable runoff conditions through the implementation of practices, devices, or designs generally referred to as Best Management Practices (BMPs), that mitigate stormwater quality issues.<sup>69</sup> The development construction program requires, for example, the implementation of temporary BMPs during a project's construction phase that include measures to protect water resources by preventing erosion, controlling runoff, protecting natural slopes and channels, storing fluids safely, managing spills quickly, and conserving natural areas. The Los Angeles RWQCB's MS4 Permit includes the Watershed Management Program (WMP), where permittees can collaborate to address water quality priorities on a watershed scale, customize BMPs, and develop multi-benefit projects containing water quality improvement, flood protection, water conservation, and/or beautification components. was amended.<sup>70</sup> The County has prepared the 2014 Low Impact Development Standards Manual (LID Standards Manual) to comply with the requirements of the NPDES Municipal Separate Storm Sewer System (MS4) Permit for stormwater and non-stormwater discharges from the MS4 within the coastal watersheds of Los Angeles County (CAS004001, Order No. R4- 2012-0175), henceforth referred to in this document as the 2012 MS4 Permit.

Public Works prepared the 2014 LID Standards Manual to comply with the revised Los Angeles County MS4 Permit (Order No. R4-2012-0175). The LID Standards Manual outlines stormwater runoff quantity and quality control development principles, technologies, and design standards for achieving the LID Standards of Chapter 12.84. The LID Standards Manual requires that Designated Projects prioritize the selection of BMPs to retain 100 percent of the SWQDV on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof, unless it is demonstrated that it is technically infeasible to do so. The Manual states that BMPs should be implemented in the following order of preference:

- Infiltration and/or bioretention
- Stormwater runoff harvest and use

Designated projects that are unable to fully retain the SWQDV on-site through retention-based stormwater quality control measures must implement alternative compliance measures (e.g., on-site biofiltration, off-site groundwater replenishment, off-site infiltration and/or bioretention, and off-site retrofit). Prior to off-site mitigation, the portion of the SWQDV that cannot be reliably retained on-site must be treated to meet effluent quality standards.

The LID Standards Manual outlines site conditions where infiltration may be technically infeasible:

- Locations where the corrected in-situ infiltration rate is less than 0.3 inches per hour, as determined according to the most recent Geotechnical and Materials Engineering Division (GMED) Policy GS 200.1, and it is not technically feasible to amend the in-situ soils to attain an infiltration rate necessary to achieve reliable performance of retention-based stormwater quality control measures for the SWQDV on-site.
- Locations where seasonal high groundwater is within 10 feet of the surface.
- Within 100 feet of a groundwater well used for drinking water.
- Brownfield development sites or other locations where pollutant mobilization is a documented concern.
- Locations with potential geotechnical hazards.
- Smart growth and infill or redevelopment locations where the density and/or nature of the project would create significant difficulty for compliance with the onsite retention requirement.
- Locations where infiltration may cause adverse impacts to biological resources.
- Locations where infiltration may cause health and safety concerns.

---

<sup>69</sup> California Water Boards. Accessed April 14, 2020. Los Angeles County MS4 Permit. Available at: [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/losangeles.html](https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/losangeles.html)

<sup>70</sup> County of Los Angeles. 2013. Los Angeles Regional Board's 2012 MS4 Permit, County's Low Impact Development (LID) and Hydromodification Ordinance. Available at: [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)

The LID Standards Manual also outlines site conditions where stormwater runoff harvest and use may be technically infeasible:

- Projects that would not provide sufficient irrigation or (where permitted) domestic grey water demand for use of stored stormwater runoff due to limited landscaping or extensive use of low water use plant palettes in landscaped areas.
- Projects that are required to use recycled water for landscape irrigation.
- Projects in which the harvest and use of stormwater runoff would conflict with local, state, or federal ordinances or building codes.
- Locations where storage facilities may cause potential geotechnical hazards as outlined in the geotechnical report.
- Locations where storage facilities may cause health and safety concerns.

### ***Water Quality Control Plan for the Los Angeles Region***

The Los Angeles RWQCB has prepared a Water Quality Control Plan for the Los Angeles Region (Basin Plan), which encompasses all coastal drainages flowing to the Pacific Ocean between Rincon Point (on the coast of western Ventura County) and the eastern Los Angeles County line, as well as the drainages of five coastal islands (Anacapa, San Nicolas, Santa Barbara, Santa Catalina, and San Clemente). In addition, the Los Angeles region includes all coastal waters within three miles of the continental and island coastlines. As the eastern boundary, formed by the Los Angeles County line, departs somewhat from the hydrologic divide, the Los Angeles and Santa Ana regions share jurisdiction over watersheds along their common border. The first essentially complete Basin Plan, which was established under the requirements of California's 1969 Porter-Cologne Water Quality Control Act (Section 13000 [Water Quality] *et seq.* of the California Water Code), was adopted in 1975 and revised in 1984. The latest version was adopted in 1994.

The Basin Plan assigned beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. It also set water quality objectives, subject to approval by the EPA, intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.

The Los Angeles RWQCB is involved in the regulation of a number of activities that are relevant to the consideration of the proposed program:

- Prepares, monitors compliance with, and enforces Waste Discharge Requirements, including NPDES permits.
- Implements and enforces local stormwater control efforts.
- Enforces water quality laws, regulations, and waste discharge requirements.
- General Construction Activity Stormwater Discharges.
- Stormwater discharges that are composed entirely of runoff from qualifying construction activities may require regulation under the General Construction Activity Storm Water Permit issued by the SWRCB. Construction activities that qualify include clearing, grading, excavation, reconstruction, and dredge-and-fill activities that result in the disturbance of at least one acre and less than five acres of total land area.<sup>71</sup>

### ***Water Quality Control Plan for the Lahontan Region***

The Lahontan RWQCB (Region 6) has prepared a Basin Plan for the Lahontan Region, which establishes water quality standards for the inland watersheds of the Mojave Desert in Los Angeles County east and northeast through San Bernardino, Kern, Inyo, and Mono Counties to the Nevada state border and north to the Oregon state border.<sup>72</sup> The Basin Plans assign beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. They also set water-quality objectives, subject to approval by the U.S. EPA, intended to protect designated beneficial uses. These objectives

---

<sup>71</sup> State Water Resource Control Board. Adopted January 23, 2013. 2009-0009-DWQ Construction General Permit Fact Sheet. Available at: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/constpermits/wqo\\_2009\\_0009\\_complete.pdf](https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/wqo_2009_0009_complete.pdf)

<sup>72</sup> California Water Boards: Lahontan – R6. Accessed June 9, 2020. Lahontan Basin Plan. Available at: [https://www.waterboards.ca.gov/lahtontan/water\\_issues/programs/basin\\_plan/references.html](https://www.waterboards.ca.gov/lahtontan/water_issues/programs/basin_plan/references.html)

apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.<sup>73</sup>

### ***Water Quality Control Plan for the Central Valley***

The Central Valley RWQCB administers two plans, one for the norther portions of the Valley that are tributary to the Stanislaus and San Joaquin Rivers and one for the southern portion of the Valley that are tributary to Tulare Lake and Buena Vista Lake. A very small area on the north facing slopes of the San Emigdio Mountain the northwesternmost area of the unincorporated area of Los Angeles County is included in this Plan. The Basin Plan for the Tulare Lake and Buena Vista Lake is the basis for the Regional Board's regulatory program. It sets forth water quality standards and objectives for the surface and ground waters of the Region, which include both designated beneficial uses of water and the narrative and numerical objectives which must be maintained or attained to protect those uses. It identifies general types of water quality problems, which can threaten beneficial uses in the Region. It then identifies required or recommended control measures for these problems. In some cases, it prohibits certain types of discharges in particular areas.<sup>74</sup>

### ***Electric Power Facilities***

Southern California Edison (SCE) provides electricity to Los Angeles County. Total electricity demands in SCE's service area were 82,069 gigawatt-hours (GWH)<sup>75</sup> per year in 2012. Per the County General Plan, the total projected electricity demand for the SCE's is 96,516 GWH in 2024. Projected development within the County is subject to Title 24, Part 6 of the California Administrative code, the Energy Efficiency Standards for Residential and Nonresidential Buildings, which requires local jurisdiction to use energy efficient appliances, weatherization techniques and efficient cooling and heating systems to reduce energy demand stemming from new development. SCE's sources of electricity generation in 2017 were 29 percent renewable, including 2 percent biomass and biowaste, 4 percent geothermal, 3 percent eligible hydroelectric, 10 percent solar, and 10 percent wind; 34 percent natural gas; 4 percent coal; 9 percent nuclear; 15 percent large hydroelectric; and 9 from unspecified sources.<sup>76,77</sup>

### ***Natural Gas Facilities***

The Southern California Gas Company (SoCal Gas) supplies natural gas to most of Los Angeles County. For the County, the estimated net increase in natural gas demand is about 192 million therms per year, or 51 million cubic feet of natural gas per day. Forecasted natural gas demands are within SoCal Gas' estimated supplies for the County's 2035 buildout.

### ***Telecommunication Facilities***

Cable operators serving Los Angeles County include: Time Warner Cable, Charter Communication, Cox Communications, AT&T U-verse, and Verizon Federal laws provide oversight of the cable industry. While the County serves as the local franchise authority and responds to all community inquiries surrounding telecommunication, under federal law, the County does not have legal jurisdiction to control telecommunication charges for services.<sup>78</sup>

---

<sup>73</sup> California Water Boards: Lahontan – R6. Accessed June 9, 2020. Lahontan Basin Plan. Available at: [https://www.waterboards.ca.gov/lahontan/water\\_issues/programs/basin\\_plan/references.html](https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html)

<sup>74</sup> The Water Quality Control Plan (Basin Plan) for the California Regional Water Quality Control Board Central Valley Region Fifth Edition. California Regional Water Quality Control Board Central Valley Region. May 2018. Available at: [https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_201805.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf)

<sup>75</sup> One GWH is equivalent to one million kilowatt-hours.

<sup>76</sup> Southern California Edison. July 2018. 2017 Power Content Label. Available at: [https://www.sce.com/sites/default/files/inline-files/2017PCL\\_0.pdf](https://www.sce.com/sites/default/files/inline-files/2017PCL_0.pdf)

<sup>77</sup> "Unspecified sources of power" means electricity from transactions that are not traceable to specific generation sources.

<sup>78</sup> County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_deir.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf)

## Water Supply

Approximately 33 percent of the County's water supply comes from local water sources, including surface water from mountain runoff, groundwater, and recycled water.<sup>79</sup> Water is imported into Los Angeles County from three sources: the Colorado River, the Bay Delta in Northern California via the State Water Project, and the Owens Valley via the Los Angeles Aqueduct. Most of the imported water utilized in the unincorporated areas is provided by the MWD, Castaic Lake Water Agency, Antelope Valley/East Kern Water Agency, Littlerock Creek Irrigation District, and the Palmdale Water District. Both groundwater and surface water supplies fluctuate based on the amount of annual rain fall in the County. Los Angeles County utilizes eight water supply sources (Table IV.I-1, *Water Supplies by Source for Los Angeles County in Acre-Feet per Year*):

- **Water supply from the Northern California via the State Water Project (SWP):** The SWP has delivered water to 29 water agencies along the route, including the Antelope Valley-East Kern Water Agency, Castaic Lake Water Agency, MWD, and the San Gabriel Valley Municipal Water District. MWD wholesales most of the water imported into Southern California by the State Water Project to the MWD's 26 member agencies.
- **Water supply from the Colorado River via the Colorado River Aqueduct:** The 242-mile-long Colorado River Aqueduct carries a billion gallons (2,778 acre-feet) of water daily to Southern California. California, along with several other states, shares water that is diverted from the Colorado River. Due to California's overutilization of water annually from the Colorado River, water agencies throughout California, including MWD, have implemented programs to reduce water drawn from the Colorado River to the initial allocation agreement, through water banking, conservation, and recycling, and is sold by the MWD to its member agencies.
- **Groundwater:** Sourced from local groundwater basins that are recharged naturally through stormwater and rainfall, and artificially recharged in recharging basins with imported water, stormwater, and recycled water.
- **Water Banking:** In areas such as the San Joaquin Valley, water agencies store water in groundwater basins outside the region.
- **Surface Water:** From local streams.
- **Recycled Water:** Treated and disinfected municipal wastewater. Uses in the County include landscape and agricultural irrigation, groundwater recharge, and industrial uses.
- **Desalination:** removal of salts and mineral components from ocean water.
- **Stormwater Capture and Direct Use:** The supply made available through the capture of local stormwater and runoff flows for local non-potable use prior to reaching rivers or other water bodies.

**TABLE IV.I-1  
WATER SUPPLIES BY SOURCE FOR LOS ANGELES COUNTY IN ACRE-FEET PER YEAR**

	2015	2020	2025	2030	2035
Groundwater	797,637	870,093	817,057	885,632	890,488
Imported Water	1,213,992	1,125,244	1,036,715	1,124,463	1,103,251
Surface Water	23,332	23,293	23,293	23,293	23,293
Recycled Water	108,190	138,536	144,956	160,522	168,904
Water Banking	39,950	39,950	34,950	34,950	34,950
Conservation	52,953	74,946	91,830	108,867	122,838
Stormwater Capture and Direct Use	3,423	5,984	9,974	15,958	24,935
Water Transfers	39,862	40,147	40,147	40,147	40,147
Desalination	500	21000	26000	26000	31000
<b>Total</b>	<b>2,279,839</b>	<b>2,339,193</b>	<b>2,224,922</b>	<b>2,419,832</b>	<b>2,439,806</b>

**SOURCE:** Los Angeles County General Plan Update EIR, County of Los Angeles (Table 5.17-15).

<sup>79</sup> County of Los Angeles Department of Regional Planning. Adopted October 2015. Los Angeles County General Plan 2035. Chapter 13: Public Services and Facilities Element. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch13.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf)

Water Agencies participate in delivering water from its source to households and other retail customers within the County. The California Department of Water Resources (DWR) operates and maintains the SWP.

- **Water Wholesalers:** The MWD purchases imported SWP water; import water from the Colorado River; and wholesales water to its member agencies. The Central Basin Municipal Water District, West Basin Municipal Water District, Upper San Gabriel Valley Municipal Water District, and the Three Valleys Municipal Water District, are member agencies of the MWD. Other water wholesalers in Los Angeles County such as the Central Basin Municipal Water District, West Basin Municipal Water District, Upper San Gabriel Valley Municipal Water District, Castaic Lake Water Agency, Las Virgenes Municipal Water District, Three Valleys Municipal Water District, and Antelope Valley-East Kern Water Agency.
- **Water purveyors** provide water to retail customers; these includes agencies of cities and counties, private companies, and special districts.

Existing and projected water demands have been calculated for the unincorporated areas of the County during development of the County General Plan 2035 (Table IV.I-2, *Water Demands by IRWM Region/Subregion in Acre-Feet per Year*).

**TABLE IV.I-2**  
**WATER DEMANDS BY IRWM REGION/SUBREGION IN ACRE-FEET PER YEAR**

IRWM Region/Subregion	2015	2020	2025	2030	2035
Antelope Valley	187,000	195,000	200,000	205,000	210,000
Upper Santa Clara River	94,553	94,218	102,647	109,674	118,203
North Santa Monica Bay	42,218	39,701	40,771	44,427	42,782
Upper Los Angeles River	439,111	462,331	477,376	493,481	500,228
Upper San Gabriel and Rio Hondo	325,122	341,951	349,647	357,392	363,856
South Bay	477,051	498,009	507,296	517,697	521,946
Lower San Gabriel and Los Angeles Rivers	378,941	387,490	396,401	398,703	400,916
<b>Total</b>	<b>1,943,996</b>	<b>2,018,700</b>	<b>2,074,138</b>	<b>2,126,374</b>	<b>2,157,931</b>
<b>Total Supplies</b> (from Table 2.19-1)	<b>2,279,839</b>	<b>2,339,193</b>	<b>2,224,922</b>	<b>2,419,832</b>	<b>2,439,806</b>
<b>Residual Supplies</b>	<b>335,843</b>	<b>320,493</b>	<b>150,784</b>	<b>293,458</b>	<b>281,875</b>

**SOURCE:** Los Angeles County General Plan Update EIR, County of Los Angeles (Table 5.17-16).

### ***California Water Action Plan***

The California Water Action Plan—released by Governor Brown in January 2014 is a roadmap for the state’s journey toward sustainable water management. The California Water Action Plan has been developed to meet three broad objectives: more reliable water supplies; the restoration of important species and habitat; and a more resilient, sustainably managed water resources system (water supply, water quality, flood protection, and environment) that can better withstand inevitable and unforeseen pressures in the coming decades.

The California Water Plan, last updated in 2018, provides a collaborative planning framework for elected officials, agencies, tribes, water and resource managers, businesses, academia, stakeholders, and the public to develop findings and recommendations and make informed decisions for California’s water future.<sup>80</sup> The plan, updated every five years, presents the status and trends of California’s water-dependent natural resources; water supplies; and agricultural, urban, and environmental water demands for a range of plausible future scenarios. The California Water Plan also evaluates different combinations of regional and statewide resource management strategies to reduce water demand, increase water supply, reduce flood risk, improve water quality, and enhance environmental and resource stewardship. The evaluations and assessments performed for the plan help identify effective actions and policies for meeting California’s resource management objectives in the near term and for several decades to come.<sup>81</sup>

<sup>80</sup> California Department of Water Resources. Accessed October 14, 2020. California Water Plan Update 2018 (Update 2018). Available at: <https://water.ca.gov/Programs/California-Water-Plan/Update-2018>

<sup>81</sup> California Department of Water Resources. Accessed October 8, 2020. California Water Today, Volume 1 – The Strategic Plan. Available at: [http://www.waterplan.water.ca.gov/docs/cwpu2013/Final/04\\_Vol1\\_Ch03\\_Ca\\_Water\\_Today.pdf](http://www.waterplan.water.ca.gov/docs/cwpu2013/Final/04_Vol1_Ch03_Ca_Water_Today.pdf)

## Solid Waste

The LACSD provides solid waste management services to approximately 5.5 million people within the County. The unincorporated areas of the County are served by nine open landfills: Lancaster, Antelope Valley, Chiquita Canyon, Sunshine Canyon, Savage Canyon, San Clemente Island (limited watershed), Pebbly Beach (limited watershed), Calabasas (limited watershed), and Scholl Canyon (limited watershed).<sup>82,83</sup> Additionally, the Mesquite Regional Landfill (MRLF), which is located in Imperial County, will be a destination for municipal solid waste from Los Angeles County as part of LACSD's Waste-by-Rail System. Solid waste will be placed in sealed intermodal containers at local transfer stations, loaded onto rail cars at the Puente Hills Intermodal Facility in Los Angeles County, and hauled by rail to MRLF for disposal (see Figure IV.D-2).

### ***Solid Waste Diversion***

The County's goal is to encourage solid waste management facilities that utilize conversion and other alternative technologies and waste to energy facilities. The County unincorporated areas have already achieved and surpassed California's 50 percent waste diversion mandate. The County of Los Angeles has a goal of maximizing the recovery of products, materials, and energy from waste that would otherwise be disposed of at landfills, to achieve 80% diversion from landfills by 2025. The County unincorporated areas have already achieved and surpassed California's 50 percent waste diversion mandate.<sup>84</sup>

There are 50 solid waste diversion programs serving unincorporated areas, including composting, material, recovery facilities, household hazardous-waste collection, public education, recycling, source reduction, special-waste materials (e.g., tires and concrete/asphalt/rubble), and waste-to-energy programs and nine landfills serving the unincorporated areas (see Table IV.I-3, *Landfills Serving Unincorporated Areas*)(see Figure IV.D-2).<sup>85</sup>

---

<sup>82</sup> Los Angeles County Sanitation Districts. Accessed October 8, 2020. Facilities. Available at: <https://www.lacsd.org/facilities/?tab=4>

<sup>83</sup> Los Angeles County Department of Regional Planning. May 2014. Los Angeles County General Plan 2035. Figure 13.1: Landfills. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_2014-FIG\\_13-1\\_Landfills.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_13-1_Landfills.pdf)

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

<sup>85</sup> County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042. Available at: [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_deir.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf)

**TABLE IV.I-3  
LANDFILLS SERVING UNINCORPORATED AREAS**

<b>Landfill and Location</b>	<b>Current Remaining Capacity, Cubic Yards</b>	<b>Estimated Close Date (based on current SWFP)</b>	<b>Maximum Daily Load (tons)</b>	<b>Average Daily Disposal, 2012 (tons)</b>	<b>Residual Daily Disposal Capacity (tons)</b>
Antelope Valley Public Landfill, City of Palmdale	19,952,000	2042	1,800	832	968
Calabasas Sanitary Landfill, Community of Agoura, unincorporated Los Angeles County	12,338,000	2028	3,500	604	2,896
Chiquita Canyon Sanitary Landfill Community of Castaic, unincorporated Los Angeles County	6,020,000	2019	6,000	2,970	3,030
El Sobrante Landfill, City of Corona, Riverside County	145,530,000	2045	16,054	6,179	9,875
Lancaster Landfill and Recycling Center, City of Lancaster	14,491,000	2044	3,000	690	2,310
Olinda Alpha Sanitary Landfill, City of Brea, Orange County	38,578,383	2021	8,000	7,633	367
Scholl Canyon Landfill, City of Glendale	7,011,000	2030	3,400	675	2,725
Simi Valley Landfill & Recycling Center City of Simi Valley, Ventura County	119,600,000	2052	6,000	2,124	3,876
Sunshine Canyon City/County Landfill Community of Sylmar, City of Los Angeles	96,393,000	2037	12,100	7,221	4,879
<b>Total<sup>1</sup></b>	<b>419,913,383</b>	<b>n/a</b>	<b>59,854</b>	<b>28,928</b>	<b>30,926</b>

**NOTE:** Each of the nine landfills is open six days per week, Monday through Saturday, except for certain holidays.

<sup>1</sup>Some of the landfills described above have statutory limits as to what areas they can accept waste from. Therefore, the totals are for comparison/information only and do not indicate disposal capacity for any specific region.

**SOURCE:** Los Angeles County General Plan Update EIR, County of Los Angeles (Table 5.17-20)

### **3. SIGNIFICANCE THRESHOLDS**

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to utilities and service systems if it would:

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

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

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

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

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

## 4. IMPACT ANALYSIS

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

The proposed program would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of facilities, causing significant environmental effects. The proposed improvements required by the four elements of the proposed program would apply to the unincorporated areas of the County that are largely served by storm drains, electrical transmission and distribution lines, natural gas transmission and distribution pipelines, and telecommunications cable. The proposed improvements associated with the Green Zones Program consist primarily of nonenergized structures such as walls, fencing, setbacks, awnings, and barriers. Some improvements, such as irrigation for landscaping and exhaust emission control systems, would utilize electric power or natural gas. The proposed program would not involve habitable structures or the development of restrooms requiring wastewater treatment services. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day. With one of the densest areas for manufacturing, the County is below average for Statewide use of water per manufacturing employee, ranging from 594 to 921 gallons per employee per day. Construction of the proposed improvement required pursuant to the proposed program would either be ancillary to an existing use or estimates as part of future proposed land use, using existing or proposed on- and off-site sewer pipe improvements and connections to adequately connect to the LACSD's sewer system. Therefore, the proposed program would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of facilities, causing significant environmental effects.

### *Element 1 – Green Zone Districts*

Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of facilities, causing significant environmental effects. Currently the zoning and land use designations for the 11 districts under consideration for proposed revisions allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 15 of the 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions of the proposed program with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption. Element 1 would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties, which would result in less than significant impacts. The analysis below is separated by type of facility: water, wastewater treatment or storm water drainage, electric power, natural gas, and telecommunications facilities.

## Water Facilities

### *Construction*

The majority of construction activities that would be required to implement the new development standards for Element 1 would not require the use of water facilities during the construction phases of the improvements. Water required for installation of landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related uses within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction of the requirements for Element 1 would include installation of walls, fencing, setback, and landscaping in compliance with existing development standards during plan check, including the installation of landscaping with plants from the Los Angeles County Waterworks District's drought tolerant plant list.<sup>86</sup> As stated in Section III, *Project Description*, under the proposed program, parcels under 1 acre within the Green Zone Districts subject to the Green Zones Program would not be exempt from the provisions of the County LID Ordinance. The proposed program would only require a negligible amount of water for the purpose of landscaping. The parcels located within Element 1 are located in areas of intense urban development and currently served by water facilities. Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day.<sup>87</sup> Within one of the densest areas for manufacturing, the County is below average for Statewide use of water per manufacturing employee, ranging from 594 to 921 gallons per employee per day. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The areas that would be subject to the requirements of Element 1 would not expand development outside of those areas already designated for industrial development. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period which includes projected growth (Table IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID including parcels less than 1-acre in size would result in a net benefit to water supply in Element 1 as a result of the water saving requirements of the LID Ordinance. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

### *Operation*

Element 1, Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. The majority of the new development standards would not require the use of water during the operational phases of the improvements. Element 1 would only require a small use of water for the purpose of irrigation of landscaping. However, these areas would be required to meet the standards of the LID Ordinance for the use of drought tolerant landscaping. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period (Table IV.I-1). The requirement of the proposed program for all parcels to meet the requirements of the LID including parcels less than 1 acre in size would result in a net benefit to water supply in Element 1 as a result of the water saving requirements of the LID Ordinance. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

## Wastewater Treatment Facilities

### *Construction*

Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. Construction activities associated with installation of the required improvements such as the construction of walls, landscaping, paving, and landscaping would require low quantities of additional water that would need to be treated at wastewater treatment facilities. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County

---

<sup>86</sup> Native Plant List. Los Angeles County Waterworks Districts. Accessed 10/15/2020. Available at: <https://dpw.lacounty.gov/wwd/web/Conservation/NativePlant.aspx>

<sup>87</sup> Christina-Smith, J., Heberger, M., Allen, L. August 2012. Urban Water Demand in California to 2100: Incorporating Climate Change. <https://pacinst.org/wp-content/uploads/2014/04/2100-urban-water-efficiency.pdf>

General Plan, including growth projections within the planning period. The areas that would be subject to the requirements of Element 1 would not expand development outside of those areas already designated for industrial development. As discussed in Section IV.I.2.b, the County has adequate water treatment infrastructure to meet anticipated growth over the planning period, including projected growth (Figure IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID including parcels less than 1 acre in size would result in a net benefit to wastewater treatment facilities in Element 1 as a result of the water saving requirements and stormwater runoff requirements of the LID Ordinance. A negligible amount of wastewater would be generated by construction workers because portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 CCR Section 1526.<sup>88</sup> Wastewater generation from construction activities is not anticipated to cause a measurable increase in wastewater flows at a point where, and at a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained. In addition, construction and operation is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. As a result of the requirement of the proposed program that all parcels within Element 1 be subject to the requirements of the LID Ordinance, improvements as a result of the proposed program would not generate wastewater for offsite discharge during construction. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

### *Operation*

Element 1 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. Operation of the proposed new development standards for the Green Zone Districts is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. The proposed new development standards would not require additional restrooms, sinks, and other uses that generate wastewater. As stated above for Water Facilities, additional water use during operations as a result of the proposed program would be limited to irrigation of new landscaping within buffers that would be required to comply with the County LID Ordinance, which requires drought tolerant landscaping. Water required for landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. The improvements would not generate wastewater for offsite discharge and would not result in the need for expansion or construction of wastewater treatment facilities. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

### Stormwater Drainage Facilities

#### *Construction*

Element 1 would result in less than significant impacts to utilities and service systems in relation to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The areas that would be subject to the requirements of Element 1 would not expand development outside of those areas already designated for industrial development. Construction activities during implementation of the development standards required by the proposed program would be subject to the County LID Ordinance involving measures to prevent offsite stormwater runoff. The LID Standards Manual provides guidance for the implementation of stormwater quality control measures in new development and redevelopment projects in unincorporated areas of the County with the intention of improving water quality and mitigating potential water quality impacts from stormwater and non-stormwater discharges.<sup>89</sup> There is adequate stormwater infrastructure in the County to meet the growth projections of the County General Plan, as discussed in Section IV.I.2.b. Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID including parcels less than 1 acre in

---

<sup>88</sup> Department of Industrial Relations.2020. California Code of Regulations, Title 8, §1526. Toilets at Construction Jobsites. Available at: <https://www.dir.ca.gov/title8/1526.html>

<sup>89</sup> County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

size would result in a net benefit to stormwater runoff in Element 1 as a result of the requirement of the LID Ordinance to treat stormwater onsite. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

#### *Operation*

Element 1 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The areas that would be subject to the requirements of Element 1 would not expand development outside of those areas already designated for industrial development. There is adequate stormwater infrastructure in the County to meet the growth projections of the County General Plan, as discussed in Section IV.I.2.b. Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID including parcels less than 1 acre in size would result in a net benefit to stormwater runoff in Element 1 as a result of the requirement of the LID Ordinance to treat stormwater onsite. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

#### Electric Power Facilities

##### *Construction*

Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or electrical transmission and distribution lines. Other than installation of the proposed improvements such as lighting, the requirements of Element 1 would require negligible electricity usage for construction and operation and all new construction would be developed and constructed in compliance with Title 12, Title 22, and Title 31, incorporating CALGreen. The program area is currently served by SCE electric power facilities. The parcels that would be subject to Element 1 of the proposed program would already be connected to electric power facilities to support their industrial uses. Construction activities required to implement the proposed program would not be expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the proposed program. As a result, impacts to utilities and service systems in relation to electricity serving the program area would not occur. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities.

##### *Operation*

Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric facilities or electrical transmission and distribution lines. The program area is currently served by SCE electric power facilities. The parcels that would be subject to the proposed program would already be connected to electric power facilities to support their industrial uses. The proposed improvements would require negligible electricity usage for the operation of the proposed program and would not require the need for additional electricity. The implementation of the proposed program would not be expected to require the relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the proposed program. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities, causing significant environmental effects.

#### Natural Gas Facilities

Element 1 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects. The proposed improvements required in conjunction with the new development standards required by the proposed program would not involve construction or operation requiring the use of natural gas. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. As a result, impacts to utilities and services systems in relation to natural gas serving the program area would not occur.

Therefore, Element 1 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects.

#### Telecommunication Facilities

Element 1 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. As a result, impacts to utilities and services systems in relation to telecommunications would not occur. Therefore, Element 1 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects.

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

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of facilities, causing significant environmental effects. Currently, the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above-listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration (see Table III.E-2). Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of facilities, causing significant environmental effects.

#### Water Facilities

##### *Construction*

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas for designated for sensitive uses as identified in the County General Plan, including growth projections within the planning period. The areas that would be subject to the requirements of Element 2 would not expand development outside of those areas already designated for development. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period (Table IV.I-1). The majority of construction activities that would be required to implement the new development standards would not require the use of water facilities during the construction phases of the improvements. As discussed in Section III, construction activities for the proposed program would include solid wall screening, expanded landscaping barriers between incompatible uses, standards for windows and placement of balconies, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program would implement development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, adjacent to or adjoining existing industrial uses. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water, facilities or expansion of facilities, causing significant environmental effects.

### *Operation*

Element 2 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded water facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas designated for sensitive uses as identified in the County General Plan, including growth projections within the planning period. The areas that would be subject to the requirements of Element 2 would not expand development outside of those areas already designated for development. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period (Table IV.I-1). The majority of the new development standards would not require the use of water during the operational phases of the improvements. Element 2 would only require a small use of water for the purpose of irrigation of landscaping. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded water, facilities or expansion of facilities, causing significant environmental effects.

### Wastewater Treatment Facilities

#### *Construction*

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. Construction activities would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the Los Angeles County Waterworks District's drought tolerant plant list. A negligible amount of wastewater would be generated by construction workers. It is anticipated that portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 CCR Section 1526.<sup>90</sup> Wastewater generation from construction activities is not anticipated to cause a measurable increase in wastewater flows at a point where, and at a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained. In addition, construction and operation are not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. Improvements as a result of the proposed program would not generate wastewater for offsite discharge. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

#### *Operation*

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. A majority of the improvements would not require the use of water during operations. The improvements would not generate wastewater for offsite discharge. Water required for landscaping would be ancillary to the land use and all necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration (see Table III.E-2). The proposed new development standards would not require additional restrooms, sinks, and other uses that generate wastewater. As stated above for Water Facilities, additional water use during operations as a result of the proposed program would be limited to irrigating new landscaping buffers that would be required to comply with the County LID Ordinance. The improvements would not generate wastewater for offsite discharge and would not result in the need for expansion or construction of wastewater treatment facilities. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

---

<sup>90</sup> Department of Industrial Relations.2020. California Code of Regulations, Title 8, §1526. Toilets at Construction Jobsites. Available at: <https://www.dir.ca.gov/title8/1526.html>

## Stormwater Drainage Facilities

### *Construction*

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The construction activities for the improvements would include solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). The implementation of the improvements would involve construction of new areas of impervious surfaces. These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects, and no mitigation is required.

### *Operation*

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses. New sensitive uses would have to meet the requirements of the discretionary or ministerial permit that was issued for the use. As a result, any potential impacts to stormwater runoff would have been addressed through the permitting process. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The areas that would be subject to the requirements of Element 2 would not expand development outside of those areas already designated for industrial development. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

## Electric Power Facilities

### *Construction*

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects. Other than installation of the proposed improvements such as lighting, the systems required for the construction of the requirements would require negligible electricity usage for construction and operation, and all new construction would be developed and constructed in compliance with Title 12, Title 22, and Title 31, incorporating CALGreen. The program area is currently served by SCE electric power facilities. The parcels that would be subject to the proposed program would already be connected to electric power facilities to support the new sensitive uses. Construction activities required to implement the proposed program would not be expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the proposed program. The construction of these measures would not differ substantially from existing conditions, such that they would cause significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects.

### *Operation*

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects. The updated standards for

new sensitive uses would not differ substantially from existing conditions, such that they would cause significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. Other than installation of the proposed improvements such as lighting, these systems would require negligible electricity usage for construction and operation and all new construction would be developed and constructed in compliance with Title 12, Title 22, and Title 31, incorporating CALGreen. The program area is currently served by SCE electric power facilities. The parcels that would be subject to the proposed program would be connected to electric power facilities to support their new sensitive uses. Operation activities required to implement the proposed program would not be expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the proposed program. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects.

#### Natural Gas Facilities

Element 2 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects. The proposed improvements required in conjunction with the new development standards required by the proposed program would not involve construction or operation requiring the use of natural gas. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to new sensitive land uses. As a result, impacts to utilities and services systems in relation to natural gas serving the proposed program area would not occur. Therefore, Element 2 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects.

#### Telecommunication Facilities

Element 2 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects. The proposed improvements required in conjunction with the new development standards required by the proposed program would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities. None of the improvements that would be required as part of Element 2 would require telecommunication technology. As a result, impacts to utilities and services systems in relation to telecommunications would not occur. Therefore, Element 2 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects.

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

Element 3, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of facilities, causing significant environmental effects. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of GHGs and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion facilities would be prohibited in ARAs.

#### Water Facilities

##### *Construction*

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects. The proposed program would not

result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period, and there is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaping such that no expansion of water facilities would be required (Table IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID Ordinance would result in a net benefit to water supply. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects.

#### *Operation*

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period, and there is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaping such that no expansion of water facilities would be required (Table IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID Ordinance would result in a net benefit to water supply during operation as a result of the water saving requirements. Automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This would result in a substantial reduction in where these facilities could be sited. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects.

### Wastewater Treatment Facilities

#### *Construction*

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This would result in a substantial reduction in the areas where these uses could be permitted. Construction and operation of Element 3 is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. As discussed in Section IV.I.2.b above, the County has adequate wastewater treatment capacity to accommodate growth within the 21-year planning period. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects, and no mitigation is required.

#### *Operation*

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This would result in a substantial reduction in the areas where these uses could be permitted. Operation of Element 3 is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County's General Plan or other wastewater facilities planning documents. As discussed in Section IV.I.2.b above, the County has adequate wastewater treatment

capacity to accommodate growth within the 21-year planning period. Operation of the facilities permitted under Element 3 would not be expected to result in substantially or incrementally exceeding the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. Therefore, Element 3, Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

### Stormwater Drainage Facilities

#### *Construction*

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This would result in a substantial reduction in the areas where these uses could be permitted. Part of the discretionary CUP would require conformance with the LID Ordinance, which contains BMPs for the treatment of stormwater runoff during construction and operations. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

#### *Operation*

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This would result in a substantial reduction in the areas where these uses could be permitted. Part of the discretionary CUP would require conformance with the LID Ordinance, which contains BMPs for the treatment of stormwater runoff during construction and operations. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

### Electric Power Facilities

#### *Construction*

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects. The construction activities resulting from compliance with development standards required for Element 3 would be minimal and would not substantially alter the existing conditions for existing industrial uses such that electric power transmission serving the program area would be impacted. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This would result in a substantial reduction in the areas where these uses could be permitted. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects.

## *Operation*

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects. Operation activities are not expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the requirements of Element 3 of proposed program. SCE provides electricity to the proposed program area. Total electricity demands in SCE's service area were 82,069 gigawatt-hours (GWH)<sup>91</sup> per year in 2012. Per the County General Plan, the total projected electricity demand is 96,516 GWH in 2024. Projected development within the County is subject to Title 24, Part 6 of the California Administrative code, the Energy Efficiency Standards for Residential and Nonresidential Buildings, which requires local jurisdiction to use energy efficient appliances, weatherization techniques and efficient cooling and heating systems to reduce energy demand stemming from new development. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This would result in a substantial reduction in the areas where these uses could be permitted. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects.

### Natural Gas Facilities

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This would result in a substantial reduction in the areas where these uses could be permitted. Implementation of the proposed program would not involve uses that require natural gas. The Southern California Gas Company (SoCalGas) supplies natural gas to most of the proposed program area. For the County, the estimated net increase in natural gas demand is about 192 million therms per year, or 51 million cubic feet of natural gas per day. Forecasted natural gas demands are within SoCalGas' estimated supplies for the County's 2035 buildout. Operations may require natural gas for certain uses. However, the natural gas requirements would not be expected to exceed those projected and planned for in the County General Plan. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects.

### Telecommunication Facilities

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This would result in a substantial reduction in the areas where these uses could be permitted. Construction of Element 3 would not involve uses that required new or expanded telecommunications facilities. Similarly, operations would not require telecommunications facilities greater than those that would ordinarily be anticipated. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects.

---

<sup>91</sup> One GWH is equivalent to one million kilowatt-hours.

The Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of facilities, causing significant environmental effects. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

#### Water Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period, and there is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaping such that no expansion of water facilities would be required (Table IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID Ordinance would result in a net benefit to water supply. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects.

#### Wastewater Treatment Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers would be constructed on existing parking lots, and no new structures would be built. Construction and operation are not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County's General Plan or other wastewater facilities planning documents. The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions, such that the current wastewater treatment facilities or capacity would be changed and require the construction of new or expanded facilities. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects, and no mitigation is required.

#### Stormwater Drainage Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Supermarket Accessory Recycling Centers would be constructed on existing parking lots, and no new structures would be built, and would be subject to site plan review. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts to utilities

and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects.

#### Electric Power Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Supermarket Accessory Recycling Centers would be constructed on existing parking lots, and no new structures would be built, and would be subject to site plan review. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities.

#### Natural Gas Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities. The permitting of Supermarket Accessory Recycling Centers in existing parking lots would not require the use of natural gas for construction or operations. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities.

#### Telecommunication Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities. The permitting of Supermarket Accessory Recycling Centers in existing parking lots would not require the use or construction of telecommunications facilities for construction or operations. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities.

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

Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of facilities, causing significant environmental effects.

#### Water Facilities

Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. There would be no nexus for increasing current water facilities or capacity through construction or operations that would require the construction of new or expanded facilities as a result of building and maintaining such enclosures. Therefore, Element 4 would result in less than

significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects.

#### Wastewater Treatment Facilities

Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. There would be no nexus for increasing the need new or expanded wastewater treatment facilities or expansion of facilities through construction or operations that would require the construction of new or expanded facilities as a result of building and maintaining such enclosures. Therefore, Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

#### Stormwater Drainage Facilities

Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development excluding residential uses with fewer than four units. Construction activities during implementation of the development standards required by the proposed program would be subject to the County LID Ordinance involving measures to reduce stormwater runoff. Compliance with the provisions of the LID Ordinance includes BMPs that would reduce potential effects on the facilities from construction activities required for compliance with the proposed program. Therefore, Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

#### Electric Power Facilities

Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. These revisions would not affect electric power transmission facilities, given that they do not require electricity for construction or operations other than minimal lighting. Therefore, Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities.

#### Natural Gas Facilities

Element 4 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities. The permitting of Storage Enclosures for Recycling and Solid Waste would not require the use of natural gas for construction or operations. As a result, impacts to utilities and services systems in relation to natural gas serving the program area would not occur. Therefore, Element 4 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas transmission and distribution pipelines.

## Telecommunication Facilities

Element 4 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities. The permitting of Storage Enclosures for Recycling and Solid Waste would not require the use or construction of telecommunications facilities for construction or operations. As a result, impacts to utilities and services systems in relation to telecommunications would not occur. Therefore, Element 4 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities.

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

The proposed program would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The potential for impacts has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the County General Plan land use designations for select parcels located within the Green Zone Districts. The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices (pertaining to New Sensitive Uses and the Recycling and Waste Management Revisions), building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties.

#### *County Water Supplies, Projected Demand, and Purveyor Service Areas*

As stated in the Public Services and Facilities Element of the County General Plan, approximately 33 percent of the County's water supply comes from local sources, and approximately 77 percent is imported from the Colorado River, Sacramento Bay Delta, and the Owens Valley.<sup>92</sup> The Southern California region faces a challenge satisfying its water requirements and securing firm water supplies as continued population growth and economic growth increase water demands in the region and competition for water from outside the region reduces supplies of imported water (see Table IV.I-1). Major sources of uncertainty regarding the County's imported and local water supply include Sacramento Delta pumping restrictions, climate change and sea level rise, and levee and pipeline vulnerability to floods and earthquakes. To reduce the County's dependence on imported water and increase the water supply, County agencies are establishing water conservation programs such as water reclamation projects and groundwater recharge facilities. Several water agencies in Southern California are producing and distributing recycled water, gray water, and most recently desalinated ocean water. Clear visions and strategies for the sustainable management of water resources within a specific region are being delineated by one or more watersheds in the Antelope Valley Region IRWM, the Upper Santa Clara River Region IRWM, and the Greater Los Angeles County (GLAC) Region IRWM (see Table IV.I-2). Based on the three IRWMs and water supply and demand projections provided by each water purveyor, each of the three IRWMs has adequate capacity to provide water for unincorporated areas of the County through a combination of local and imported water that is delivered through a system of aqueducts, reservoirs, and groundwater basins, with a residual water supply of 335,843 acre-feet per year in 2015 and an anticipated projected residual supply of 281,875 acre-feet per year in 2035, based on an anticipated 11 percent increase in demand from 2015 to 2035. From 2020 to 2035, based on the policies and programs disclosed in the County General Plan and projections made in the General Plan Update EIR, the County's water supply sources are anticipated to increase by 4 percent. Water supplies from 2020 to 2035 are anticipated to increase for groundwater (by 2 percent), recycled water (by 22 percent), conservation (by 64 percent), stormwater capture and direct use (by over 300 percent), and desalination (by 48 percent; see Table IV.I-1). Water supplies from 2020 to 2035 are anticipated to decrease for imported water (by 2 percent) and water banking (by 13 percent). Water supplies are anticipated to remain at the same quantity for surface water and water transfers from 2020 to 2035.

Within 9 of the 11 County Planning Areas, the County land use zoning designations that would be subject to the proposed program are located in areas fully served by water purveyor agencies; there is adequate forecasted residual water supply at

---

<sup>92</sup> The Los Angeles Aqueduct, which imports water from the Owens Valley, primarily serves residents and businesses of the incorporated City of Los Angeles.

buildout to serve the proposed program. Each of the water purveyors provides projections for water supply and demand through 2035 that includes imported water and recycled water sources, and shows that with anticipated growth per SCAG projections, each water purveyor would have a water surplus. As there are areas not served by designated private or municipal water purveyors within the Santa Clarita Valley Planning Area and the Antelope Valley Planning Area, additional details are provided below.

The primary sources of water in the Santa Clarita Valley Planning Area are pumped groundwater and imported water from the SWP. Within the Santa Clarita Valley Planning Area, there are areas to the west and south of Castaic Lake, southwest of the City of Santa Clarita, and east of the City of Santa Clarita, including the unincorporated community of Agua Dulce, that are outside the 195-square-mile service area of the Castaic Lake Water Agency and do not receive the agency's 95,200 acre-feet per year of purchased SWP water, 11,000 acre-feet per year from high-flow Kern River water, and 115,000 acre-feet of groundwater banks in neighboring Kern County to offset shortages during future dry years.<sup>93</sup> Water supply outside this service area is limited to pumped groundwater from the Santa Clara River Valley Groundwater Basin (Santa Clara River Valley East Subbasin [Basin No. 4-4-07]). The 2005 UWMP for the Santa Clarita Valley projects annual increases in water usage of about 2.2 percent through 2030 without conservation measures in place, and 1.3 percent annual water usage increases with conservation measures. Projected 2030 demand is estimated at 138,300 acre-feet.

In the Antelope Valley Planning Area, the three primary sources of water are the SWP (up to 165,000 acre-feet per year, from two SWP contractors), surface water stored in the Littlerock Reservoir (3,325 acre-feet per year), and the Antelope Valley Groundwater Basin and Acton Valley Basin.<sup>94</sup> In dry years, SWP contractors' allocation percentages decrease. Stormwater and recycled water from LACSD water reclamation plants are secondary sources of water supply in this planning area. There are multiple small water purveyors that provide services primarily in the central and northeastern portions of the planning area; there are several areas outside the service area of a water purveyor in the northern, eastern, southern, and western portions of the Valley Planning Area, as well as the area northeast of Palmdale. Water supply is limited in the Antelope Valley Planning Area. The 2019 Antelope Valley IRWM forecasts that total water demand will exceed the supply by 77,200 acre-feet per year in future single-dry years and 198,800 acre-feet over four years in future multi-dry year periods.<sup>95</sup> The Antelope Valley Groundwater Basin was adjudicated in 2015, which quantified a safe groundwater pumping yield and established production rights to stabilize groundwater levels. Groundwater rights are adjudicated in the Basin, which has regulated groundwater supplies. The Watermaster management of the adjudicated basin and the prescriptive allowable pumping rights for each agency that accesses the groundwater basin reduces the potential of incremental increases to groundwater pumping that could result from implementation of the proposed program.

#### *Anticipated Water Demand for Proposed Program*

The proposed program would only require a small use of water for the purpose of landscaping. The improvements required pursuant to the Green Zones Program would either be ancillary to existing uses (Element 1 only) or estimated as part of future proposed land uses, thus using existing or proposed water pipe improvements and connections to adequately connect to the existing and planned infrastructure. Zone changes with implementation of the proposed program would be limited to decreased intensity of industrial uses, which would not be expected to require additional water. A majority of the improvements would not require the use of water during the construction or operational phases of the improvements. Water required for landscaping irrigation would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. Furthermore, recycled water and stormwater capture are potential water supplies for irrigation of the landscape buffer areas, instead of potable water. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures and County Green Building Program (Drought-Tolerant Landscaping Ordinance, Green Building Ordinance, and LID Ordinance) in order to implement water efficiency and water conservation measures for both indoor and outdoor water use.<sup>96</sup> In particular, compliance with the MWELo encourages the use of more efficient irrigation systems, graywater usage, and onsite storm water

---

<sup>93</sup> Los Angeles County Department of Regional Planning. Adopted November 27, 2012. Santa Clarita Valley Area Plan: One Valley: One Vision. Chapter 4: Conservation and Open Space. Available at: [http://planning.lacounty.gov/assets/upl/project/ovov\\_2012-ch\\_04\\_os.pdf](http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch_04_os.pdf)

<sup>94</sup> Los Angeles County Department of Regional Planning. August 2014. Antelope Valley Area Plan Update (Town & Country) Draft EIR. SCH # 2014061043. Chapter 5.17: Utilities and Service Systems. Available at: [http://planning.lacounty.gov/assets/upl/project/tnc\\_deir-chap5-17.pdf](http://planning.lacounty.gov/assets/upl/project/tnc_deir-chap5-17.pdf)

<sup>95</sup> Los Angeles County Department of Public Works. Accessed October 16, 2020. Antelope Valley Integrated Regional Water Management Plan. Final 2019 Update. Available at: <https://pw.lacounty.gov/wwd/avirwmp/docs/finalplan/2019%20Final%20AV%20IRWMP.pdf>

<sup>96</sup> State of California. August 2019. Chapter 5 Nonresidential Mandatory Measures, Division 5.3 Water Efficiency and Conservation. In the 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11. Available at: [https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2\\_Ch05\\_SubCh5.3](https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2_Ch05_SubCh5.3)

capture for new and retrofitted landscapes, and limits the portion of landscapes that can be covered in turf. The landscaping and landscape barriers would also be installed consistent with the County's LID Manual, with the required use of LID BMPs to treat and infiltrate stormwater in support of the replenishment of groundwater supplies in Los Angeles County.

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

Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties. The Green Zone Districts would all be located in the Los Angeles Basin, within the County Planning Areas that are fully served by water purveyor agencies with adequate forecasted residual water supply at buildout to serve the proposed program.

### ***Construction***

Construction activities required to implement the new development standards and/or more stringent entitlement process for Element 1 would be completed in all 11 districts within a 3- to 7-year period for existing industrial, recycling, or vehicle-related uses (per the retroactive conformance requirement), and to future entitlements subject to a Ministerial Site Plan Review or a CUP on a project-by-project basis after the individual future projects have received a discretionary approval (which requires environmental review under CEQA). The parcels located within Element 1 are located in areas of intense urban development and currently served by water facilities. Water required for landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. However, permits would only be needed for a small percentage of development. Construction of the requirements for Element 1 would include installation of walls, fencing, setbacks, and landscaping for which demonstration of compliance with existing development standards is required during plan check, including the installation of landscaping with plants from the Los Angeles County Waterworks District's drought tolerant plant list.<sup>97</sup> All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.<sup>98</sup> These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, there are sufficient water supplies to support the anticipated incremental increase for during construction of the improvements that would be required.

Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day.<sup>99</sup> Within one of the densest areas for manufacturing, the County is below average for Statewide use of water per manufacturing employee, ranging from 594 to 921 gallons per employee per day. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The areas that would be subject to the requirements of Element 1 would not expand development outside of those areas already designated for industrial development. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period which includes projected growth (see Table IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID Ordinance including parcels less than 1 acre in size would result in a net benefit to water supply in Element 1 as a result of the water saving requirements of the LID Ordinance. Construction activities would be required to comply with the County LID Ordinance pertaining to recycled water, and the proposed development of the landscaping and landscape barriers would be installed consistent with the County's LID Standards Manual. The currently adopted

---

<sup>97</sup> Native Plant List. Los Angeles County Waterworks Districts. Accessed 10/15/2020. Available at: <https://dpw.lacounty.gov/wwd/web/Conservation/NativePlant.aspx>

<sup>98</sup> State of California. August 2019. Chapter 5 Nonresidential Mandatory Measures, Division 5.3 Water Efficiency and Conservation. In the 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11. [https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2\\_Ch05\\_SubCh5.3](https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2_Ch05_SubCh5.3)

<sup>99</sup> Christina-Smith, J., Heberger, M., Allen, L. August 2012. Urban Water Demand in California to 2100: Incorporating Climate Change. <https://pacinst.org/wp-content/uploads/2014/04/2100-urban-water-efficiency.pdf>

LID Ordinance exempts parcels that are less than 1 acre in size, which would include approximately 79 percent of the parcels that would be subject to Element 1. As stated in Section III, *Project Description*, under the proposed program, parcels under 1 acre within the Green Zone Districts subject to the Green Zones Program would not be exempt from the provisions of the County LID Ordinance. The additional program parcels of less than 1 acre would reduce impervious surfaces as a requirement of the County LID Ordinance. Therefore, the Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

### *Operation*

Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, there are sufficient water supplies to support the anticipated incremental increase for operation and maintenance of irrigated landscaped buffers (see Table IV.I-1). The majority of the new development standards would not require the use of water during the operational phases of the improvements. Element 1 would only require a small use of water for the purpose of irrigation of landscaping. However, these areas would be required to meet the standards of the LID Ordinance for the use of drought tolerant landscaping. The proposed new development standards would not require additional restrooms, sinks, and other uses that require access to potable water. Furthermore, recycled water and stormwater capture are potential water supplies for irrigation of the landscape buffer areas, instead of potable water, if needed. The proposed new development standards include elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.<sup>100</sup> These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Water required for landscape irrigation would be ancillary to the land use and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. However, permits would only be needed for a small percentage of development. The proposed program would be required to comply with the County LID ordinance pertaining to recycled water. In addition, the proposed program would revise the County's current LID Ordinance's exemption of structures of less than 1 acre, by requiring program parcels of less than 1 acre to be subject to the ordinance. The additional program parcels of less than 1 acre would reduce impervious surfaces as a requirement of the County LID Ordinance. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, there are sufficient water supplies to support the anticipated incremental increase for during operation and maintenance of the proposed program. The proposed program would comply with existing UWMP to maintain sustainable water resources. Therefore, the Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

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

The development standards for the New Sensitive Uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The new development standards would apply to parcels that are located in all 11 County Planning Areas. The areas that would be subject to the requirements of Element 2 would not expand development outside of those areas already designated for development in the County General Plan. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period (see Table IV.I-1). As discussed in Section III, construction activities for the proposed program would include solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program would implement new development standards for New Sensitive Uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

---

<sup>100</sup> State of California. August 2019. Chapter 5 Nonresidential Mandatory Measures, Division 5.3 Water Efficiency and Conservation. In the 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11. [https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2\\_Ch05\\_SubCh5.3](https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2_Ch05_SubCh5.3)

## *Construction*

The majority of construction activities that would be required to implement the new development standards would not require the use of water facilities during the construction phase of the improvements. Construction of the proposed new development standards would either be ancillary to an existing use or part of future proposed land use, using existing or proposed water pipe improvements and connections to adequately connect to the existing and planned infrastructure. Rezoning of uses would not occur with implementation of the development standards. Water required for landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the New Sensitive Uses, there is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaped (see IV.I-1).

The proposed program includes elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.<sup>101</sup> These measures regulate both indoor and outdoor water use and include the use of the MWELo to increase water efficiency standards for new and retrofitted landscapes through encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Construction activities would be required to comply with the County LID Ordinance pertaining to recycled water. In addition, the proposed program would revise the County's current LID Ordinance's exemption of structures less than 1 acre, by requiring program parcels of less than 1 acre to be subject to the Ordinance. The additional program parcels of less than 1 acre would be subject to the proposed program. The implementation of these measures would reduce impervious surfaces as a requirement of the County LID Ordinance. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the New Sensitive Uses, there is sufficient water supply to support the anticipated incremental increase for during construction, operation, and maintenance of the proposed program. The proposed program would comply with existing UWMPs to maintain sustainable water resources. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

## *Operation*

The majority of the new development standards would not require the use of water during the operational phases of the improvements. The proposed program includes standards for requiring the use of solid wall screening, expanded landscaping buffers between incompatible uses, standards for windows, placement of balconies, and air filtration devices (see Table III.E-2). These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space would not require a large amount of potable water. The proposed new development standards would not require additional restrooms, sinks, and other uses that require access to potable water. Furthermore, recycled water and stormwater capture are potential water supplies for irrigation of the landscape buffer areas, instead of potable water, if needed. The proposed new development standards include elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.<sup>102</sup> These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the New Sensitive Uses, there are sufficient water supplies to support the anticipated incremental increase for during operation and maintenance of the proposed program. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

---

<sup>101</sup> State of California. August 2019. Chapter 5 Nonresidential Mandatory Measures, Division 5.3 Water Efficiency and Conservation. In the 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11. [https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2\\_Ch05\\_SubCh5.3](https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2_Ch05_SubCh5.3)

<sup>102</sup> State of California. August 2019. Chapter 5 Nonresidential Mandatory Measures, Division 5.3 Water Efficiency and Conservation. In the 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11. [https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2\\_Ch05\\_SubCh5.3](https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2_Ch05_SubCh5.3)

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The revisions would apply to parcels that are located in all 11 County Planning Areas. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (see Table III.E-2). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs.

Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible.

#### ***Construction***

The parcels that would be subject to the revisions in Element 3 are located in both areas of intense urban development currently served by water facilities and rural areas in the Santa Clarita Valley Planning Area and Antelope Valley Planning Area, some of which are outside the service area of a water purveyor. Water required for landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. Construction of the requirements for Element 3 would include installation of walls, fencing, enclosures, and landscaping for which demonstration of compliance with existing development standards is required during plan check, including the installation of landscaping with plants from the Los Angeles County Waterworks District's drought tolerant plant list.<sup>103</sup> All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.<sup>104</sup> These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Construction activities would be required to comply with the County LID Ordinance pertaining to recycled water, and the proposed development of the landscaping and landscape barriers would be installed consistent with the County's LID Standards Manual.

Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day.<sup>105</sup> Within one of the densest areas for manufacturing, the County is below average for Statewide use of water per manufacturing employee, ranging from 594 to 921 gallons per employee per day. The proposed program would not result in the expansion of areas for designated for industrial uses as identified in the County General Plan, including growth projections within the planning period. The areas that would be subject to the requirements of Element 3 would not expand development outside of those areas already designated for industrial development. The County has sufficient water supply and infrastructure to meet anticipated growth over the

---

<sup>103</sup> Native Plant List. Los Angeles County Waterworks Districts. Accessed 10/15/2020. Available at: <https://dpw.lacounty.gov/wwd/web/Conservation/NativePlant.aspx>

<sup>104</sup> State of California. August 2019. Chapter 5 Nonresidential Mandatory Measures, Division 5.3 Water Efficiency and Conservation. In the 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11. [https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2\\_Ch05\\_SubCh5.3](https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2_Ch05_SubCh5.3)

<sup>105</sup> Christina-Smith, J., Heberger, M., Allen, L. August 2012. Urban Water Demand in California to 2100: Incorporating Climate Change. <https://pacinst.org/wp-content/uploads/2014/04/2100-urban-water-efficiency.pdf>

planning period which includes projected growth (see Table IV.I-1). Any construction would be required to comply with existing development standards and would not substantially alter the existing conditions for existing industrial uses in relation to water supply within the program area. The Supermarket Accessory Recycling Collection revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water beyond that described for the Recycling and Waste Management Revisions would occur. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

### *Operation*

Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, there are sufficient water supplies to support the anticipated incremental increase for operation and maintenance of irrigated landscaped buffers (see Table IV.I-1). The majority of the new development standards would not require the use of water during the operational phases of the improvements. Element 3 would only require a small use of water for the purpose of irrigation of landscaping. However, these areas would be required to meet the standards of the LID Ordinance for the use of drought tolerant landscaping. The proposed revisions would not require additional restrooms, sinks, and other uses that require access to potable water. Furthermore, recycled water and stormwater capture are potential water supplies for irrigation of the landscape buffer areas, instead of potable water, if needed. The proposed new development standards include elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.<sup>106</sup> These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Water required for landscape irrigation would be ancillary to the land use and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. Increased water supply needed for recycling and solid waste facilities would be required to comply with County development standards. Therefore, Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. The Supermarket Accessory Recycling Collection revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water beyond that described for Green Zone District would occur. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The revisions would apply to parcels that are located in all 11 County Planning Areas. These revisions would require waste, compost, and recyclable materials to be stored in receptacles, which would be located in the same enclosure.

---

<sup>106</sup> State of California. August 2019. Chapter 5 Nonresidential Mandatory Measures, Division 5.3 Water Efficiency and Conservation. In the 2019 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11. [https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2\\_Ch05\\_SubCh5.3](https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2_Ch05_SubCh5.3)

## *Construction*

Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would expand upon current development requirements, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. A negligible amount of water would be brought to the site when portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 CCR Section 1526.<sup>107</sup> The proposed revisions would not require additional restrooms, sinks, and other uses that require access to potable water beyond temporary portable toilets. The Storage Enclosures for Recycling and Solid Waste Revisions would not require construction of additional areas for landscaping barriers or elements increasing water usage; thus, no consumptive use of water would occur. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

## *Operation*

Based on a review of available water supply for parcels with County land use zoning designations that would be subject to Element 4, there are sufficient water supplies to support the anticipated incremental increase for operation and maintenance of Storage Enclosures for Recycling and Solid Waste Revisions (see Table IV.I-1). The proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The proposed revisions would not require additional restrooms, sinks, and other uses that require access to potable water. The Storage Enclosures for Recycling and Solid Waste Revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water would occur. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

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

The proposed program would result in less than significant impacts to utilities and service systems in relation to resulting in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The proposed program includes modifications to existing industrial uses, greater stringency in development standards for new sensitive uses near industrial facilities, revisions to industrial facility developments standards in areas zoned for industrial uses within the proposed program area, and for the purpose of minimizing impacts related to industrial uses on nearby sensitive uses. The proposed program is not expected to discharge wastewater that contains harmful levels of toxins beyond the regulations as provided by applicable RWQCB and would comply with the wastewater treatment standards of the RWQCB. The proposed program would not generate wastewater that could combine with wastewater from related projects to result in an exceedance of the RWQCB regulations. Development of industrial facilities that have the potential to discharge hazardous wastewater would be required to comply with existing specification related to permitting by the RWQCB prior to connecting to the sewer system, which would ensure that flows are within the regulations provided under the RWQCB.

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

Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to resulting in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

---

<sup>107</sup> Department of Industrial Relations.2020. California Code of Regulations, Title 8, §1526. Toilets at Construction Jobsites. Available at: <https://www.dir.ca.gov/title8/1526.html>

## *Construction*

Construction activities required to implement the new development standards and/or more stringent entitlement process for Element 1 would be completed in all 11 districts within a 3- to 7-year period for existing industrial, recycling, or vehicle-related uses (per the retroactive conformance requirement), and to future entitlements subject to a Ministerial Site Plan Review or a CUP on a project-by-project basis after the individual future projects have received a discretionary approval (which requires environmental review under CEQA).

As previously discussed, the County land use zoning designations that would be subject to the Green Zone Districts standards are located in areas currently served by wastewater treatment facilities. Construction activities would either be ancillary to an existing use or estimates as part of future proposed land use, thus using existing or proposed on- and off-site sewer pipe improvements and connections to adequately connect to the LACSD's sewer system. Construction activities associated with installation of the required improvements such as the construction of walls, landscaping, paving, and landscaping would require low quantities of additional water that would need to be treated at wastewater treatment facilities. All required improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related uses within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. As discussed in Section IV.I.2.b, the County has adequate wastewater treatment infrastructure to meet anticipated growth over the planning period which includes projected growth (see Figure IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID Ordinance including parcels less than 1 acre in size would result in a net benefit to wastewater treatment facilities for Element 1 as a result of the water saving requirements and stormwater runoff requirements of the LID Ordinance. A negligible amount of wastewater would be generated by construction workers because portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 CCR Section 1526.<sup>108</sup> Wastewater generation from construction activities is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. Construction would include installation of walls, fencing, setback, and landscaping, for which demonstration of compliance with development standards is required during plan check, including landscaping installation of plants from the County's drought tolerant plant list. Wastewater generation from construction activities is not anticipated to cause a measurable increase in wastewater flows at a point where, and at a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained. As a result of the requirement of the proposed program that all parcels within Element 1 be subject to the requirements of the LID Ordinance, improvements as a result of the proposed program would not generate wastewater for offsite discharge during construction. Therefore, the Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

## *Operation*

Operation of the proposed new development standards for the Green Zone Districts is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County's General Plan or other wastewater facilities planning documents. The proposed new development standards would not require additional restrooms, sinks, and other uses that generate wastewater. As stated above for Water Facilities, additional water use during operations as a result of the proposed program would be limited to irrigation of new landscaping within buffers that would be required to comply with the County LID Ordinance, which requires drought tolerant landscaping. Water required for landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. The improvements would not generate wastewater for offsite discharge and would not result in the need for expansion or construction of wastewater treatment facilities. Therefore, the Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

---

<sup>108</sup> Department of Industrial Relations.2020. California Code of Regulations, Title 8, §1526. Toilets at Construction Jobsites. Available at: <https://www.dir.ca.gov/title8/1526.html>

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

The new development standards for the New Sensitive Uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to utilities and service systems in relation to resulting in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

### ***Construction***

The County land use zoning designations that would be subject to this element are located in areas currently served by wastewater treatment facilities. Construction of the proposed improvements would either be ancillary to an existing use or estimates as part of future proposed land use, thus using existing or proposed on- and off-site sewer pipe improvements and connections to adequately connect to the LACSDs' sewer system. The proposed program would not generate wastewater for offsite discharge. Construction of the proposed improvements would involve more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related uses within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping for which compliance with development standards must be demonstrated during plan check, including landscaping installation of plants from the County drought tolerant plant list. All required improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD.

A negligible amount of wastewater would be generated by construction workers. It is anticipated that portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 CCR Section 1526.<sup>109</sup> Wastewater generation from construction activities is not anticipated to cause a measurable increase in wastewater flows at a point where, and at a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained. In addition, construction is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

### ***Operation***

As previously discussed, the County land use zoning designations that would be subject to Element 2 are located in areas currently served by wastewater treatment facilities. The proposed program would not generate wastewater for offsite discharge. Operation of the proposed program is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County's General Plan or other wastewater facilities planning documents. The proposed new development standards would not require additional restrooms, sinks, and other uses that generate wastewater. As stated above for Water Facilities, additional water use during operations as a result of the proposed program would be limited to irrigating new landscaping buffers that would be required to comply with the County's Drought-Tolerant Landscaping Ordinance. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems in relation to resulting in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

---

<sup>109</sup> Department of Industrial Relations.2020. California Code of Regulations, Title 8, §1526. Toilets at Construction Jobsites. Available at: <https://www.dir.ca.gov/title8/1526.html>

### *Construction*

Construction activities required for compliance with the proposed development standards would be minimal and would not substantially alter the existing conditions for existing recycling and waste management uses such that wastewater treatment facilities and capacity would be impacted. Construction of the proposed improvements would involve minor alterations and modifications to existing uses, and/or require more stringent standards of development for new uses proposed within these areas zoned for recycling and waste management of the unincorporated areas of the County. Construction would include installation of walls, barriers, and landscaping for which demonstration of compliance with development standards is required during plan check, including landscaping installation of plants from the County's drought tolerant plant list. The proposed requirements are designed to create barriers between industrial, recycling, solid waste, and vehicle-related uses and surrounding areas to sensitive uses. Construction is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

### *Operation*

Operation of the proposed revisions is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. The proposed revisions would not require additional restrooms, sinks, and other uses that generate wastewater. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to resulting in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

### *Construction*

Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Construction is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County General Plan or other wastewater facilities planning documents. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

### *Operation*

Operation of the proposed revisions is not anticipated to generate wastewater flows that would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the County's General Plan or other wastewater facilities planning documents. The proposed revisions would not require additional restrooms, sinks, and other uses that generate wastewater. The revisions would add additional requirements to current development

requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The proposed requirements are designed to create barriers between industrial, recycling and solid waste, or vehicle-related uses and surrounding areas to sensitive uses. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

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

The proposed program would result in less than significant impacts to utilities and service systems in relation to generating solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impairing the attainment of solid waste reduction goals. The proposed program area is currently served by 50 solid waste diversion programs serving unincorporated areas, including composting, material, recovery facilities, household hazardous-waste collection, public education, recycling, source reduction, special-waste materials, and waste-to-energy programs and nine landfills serving the unincorporated areas. Construction activities would be minimal and would be handled in compliance with all applicable federal, State, and local management and reduction statutes and regulations related to solid waste. Although the proposed program would contribute solid waste to the landfills, during demolition and construction activities creating solid waste per day, the operational solid waste per day would not substantially impact the permitted capacity of the landfills. Further, the purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by modifying regulatory requirements for specific industrial land uses requiring conformance with greater stringency and new requirements for development. In addition, the proposed program would provide revisions to the ordinance related to implementation of measures for the County to meet required statewide waste reduction targets and legislation impacting solid waste management.<sup>110</sup> These measures would be required where the proposed program implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities.

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

Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

***Construction***

Construction activities required to implement the new development standards and/or more stringent entitlement process for Element 1 would be completed in all 11 districts within a 3- to 7-year period for existing industrial, recycling, or vehicle-related uses (per the retroactive conformance requirement), and to future entitlements subject to a Ministerial Site Plan Review or a CUP on a project-by-project basis after the individual future projects have received a discretionary approval (which requires environmental review under CEQA). The County land use zoning designations in the 11 districts that would be subject to the Green Zone Districts standards are located in areas currently served by solid waste facilities. Construction of the improvements that would be required pursuant to the proposed program would either be ancillary to an existing use or part of future proposed land use, thus using existing or proposed solid waste facilities serving a given project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping that would be required to demonstrate compliance with development standards during plan check, including landscaping installation of plants from the County's drought tolerant plant list. Compliance with both State and County demolition and construction non-hazardous waste diversion regulations would be required, resulting in the diversion of 50 to 65 percent of waste from individual projects from landfills for recycling or reuse. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County General

---

<sup>110</sup> Los Angeles County Department of Public Works. 2018. Inside Solid Waste. Volume 89. Available at: [https://dpw.lacounty.gov/epd/tf/isw/isw\\_2018\\_02.pdf](https://dpw.lacounty.gov/epd/tf/isw/isw_2018_02.pdf)

Plan or other facilities planning documents. Therefore, the new development standards or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

#### *Operation*

During the operations phase, the implemented alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties would not be expected to generate large quantities of waste. Green waste from landscaping maintenance would be relatively minimal from each site due to the small size of the landscape buffers and required drought-tolerant plant palette, in accordance with the Drought-Tolerant Landscaping Ordinance. Therefore, the new development standards or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

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

The new development standards for the New Sensitive Uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to utilities and service systems in relation to a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

#### *Construction*

Construction activities required to implement the new development standards together with the construction of new sensitive uses would be a relatively minimal expansion of the construction efforts and would be handled in compliance with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Compliance with both State and County demolition and construction non-hazardous waste diversion regulations would be required, resulting in the diversion of 50 to 65 percent of waste from individual projects from landfills for recycling or reuse. As discussed in Section III, *Project Description*, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).

The County land use zoning designations that would be subject to the development standards for new sensitive uses are located in areas currently served by solid waste facilities. Construction of the proposed improvements would involve minor alterations and modifications to development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County. Construction would include installation of walls, fencing, setback, and landscaping that would be required to demonstrate compliance with development standards during plan check, including landscaping installation of plants from the County's drought tolerant plant list. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction waste would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County General Plan or other facilities planning documents. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

#### *Operation*

During the operations phase, the implemented standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices would not be expected to generate large quantities of waste. Green waste from landscaping maintenance would be relatively minimal from each site due to the small size of the landscape buffers and required drought-tolerant plant palette, in accordance with the

Drought-Tolerant Landscaping Ordinance. The County land use zoning designations for which the proposed program would apply (allowing sensitive uses including dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses) are located in areas currently served by solid waste facilities. All solid waste produced as a result of operation of the required improvements would be properly disposed of in accordance with applicable federal, State, and local regulations and requirements pertaining to solid waste disposal. Operation of the improvements would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County General Plan or other facilities planning documents. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems in relation to a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

#### ***Construction***

The County land use zoning designations that would be subject to Element 3 are located in areas currently served by solid waste facilities. Construction of the proposed improvements would either be ancillary to an existing use or estimates as part of future proposed land use, thus using existing or proposed solid waste facilities serving a given project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, air filtration, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the County's drought tolerant plant list. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Compliance with both State and County demolition and construction non-hazardous waste diversion regulations would be required, resulting in the diversion of 50 to 65 percent of waste from individual projects from landfills for recycling or reuse. Construction waste would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities than those anticipated in the County General Plan or other facilities planning documents. Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

Construction activities required to implement the supermarket accessory recycling collection centers would be minimal and would be handled in compliance with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built. Construction of the supermarket accessory recycling collection centers would either be ancillary to an existing use or part of a future proposed land use, thus using existing or proposed solid waste facilities serving the proposed program area. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the County's drought tolerant plant list. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction of the element would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County General Plan or other facilities planning documents. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

## *Operation*

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These requirements are already subject to current development standards (Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

## *Construction*

Construction waste associated with storage closures and solid waste revisions would be minimal and would be handled in compliance with all applicable federal, State, and local management and reduction statutes and regulations related to solid waste. Compliance with both State and County demolition and construction non-hazardous waste diversion regulations would be required, resulting in the diversion of 50 to 65 percent of waste from individual projects from landfills for recycling or reuse. The County land use zoning designations that would be subject to this element are located in areas currently served by solid waste facilities. Construction of the required improvements would either be ancillary to an existing use or part of a future proposed land use, thus using existing or proposed solid waste facilities serving a given project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the County's drought tolerant plant list. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, State, and local regulations and requirements pertaining to solid waste disposal. Construction waste would not substantially or incrementally

exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County General Plan or other facilities planning documents. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

### *Operation*

The operations phase would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County General Plan or other facilities planning documents. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to generation of solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

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

The proposed program would result in no impacts to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste. The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the proposed program implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zones Program has been developed in compliance with the County's policies that pertain to solid waste, including maintenance of an efficient, safe, and responsive waste management system that reduces waste while protecting the health and safety of the public; ensuring adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities; and discourage incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP and specifically addressed recycling and waste diversion facilities and requirements within the program area. Therefore, there would be no impacts to utilities and service systems related to compliance with federal, State, and local management and reduction statutes and regulations related to solid waste.

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

Green Zone Districts would result in no impacts to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste.

### *Construction*

The purpose of the Green Zone Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the proposed program implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zone Districts would be developed in compliance with the County's policies pertaining to solid waste including maintaining an efficient, safe, and responsive waste management system that reduces waste while protecting the health and safety of the public; ensuring adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities; and discouraging incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would cause a significant to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste. The Green Zone Districts would be developed in compliance with all

federal, State, and local policies pertaining to solid waste. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to utilities and services related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

#### *Operation*

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to utilities and service systems related to compliance with federal, State, and local management and reduction statutes and regulations related to solid waste. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts and to future entitlements subject to a Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

The Green Zone Districts would be developed in compliance with all federal, State, and local policies pertaining to solid waste. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

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

The new development standards for the New Sensitive Uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste.

#### *Construction*

As discussed in Section III, *Project Description*, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, in close proximity to existing industrial uses.

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include dwelling units, schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Therefore, the new development standards for New Sensitive Uses would result in no impacts to utilities and services related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

### *Operation*

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. The Green Zones Program would comply with the County's policies pertain to solid waste, including maintaining an efficient, safe and responsive waste management system that reduces waste while protecting the health and safety of the public; ensuring adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities; and discouraging incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would not cause significant impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, the new development standards for New Sensitive Uses would result in no impacts to utilities and services related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

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

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste.

### *Construction*

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (see Table III.E-1). The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Therefore, there would be no impacts to Recycling and Waste Management Revisions related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the proposed program implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zones Program would be developed in compliance with the County's policies pertaining to solid waste, including maintaining an efficient, safe and responsive waste management system that reduces waste while protecting the health and safety of the public; ensuring adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities; and discouraging incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

### *Operation*

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the proposed program implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. The Green Zones Program would comply with the County's policies pertain to solid waste, including maintaining an efficient, safe and responsive waste management system that reduces waste while protecting the health and safety of the public; ensuring adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities; and discouraging

incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP. Therefore, the Recycling and Waste Management Revisions would result in no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU, M-1, M-1.5, M-2, and M-2.5 designated zones. These uses would be located on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

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

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste.

##### *Construction*

Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would add additional requirements to current development requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. These measures would be required where the proposed program implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

##### *Operation*

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. The Green Zones Program would comply with the County's policies pertain to solid waste, including maintaining an efficient, safe and responsive waste management system that reduces waste while protecting the health and safety of the public; ensuring adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities; and discouraging incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

## 5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method no. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, the PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, the PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger County region surrounding it.

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the HIA (Appendix D to the Draft PEIR) that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits  $\times$  1.39 acres).<sup>111</sup> This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element No. 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs) (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

---

<sup>111</sup> Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to requiring or resulting in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects.

***Water Facilities***

Cumulative water infrastructure impacts are considered on a system-wide basis and are associated with the capacity of existing and planned water infrastructure. The cumulative system evaluated includes the water infrastructure systems that are serving the proposed program area. Cumulative development within the proposed program area, including the applicable water service areas, would include various types such as residential, commercial, industrial, and infill and redevelopment projects. However, the proposed program includes modifications to existing industrial uses, greater stringency in development standards for new sensitive uses near industrial facilities, revisions to industrial facility developments standards in areas zoned for industrial uses within the proposed program area, and for the purpose of minimizing impacts related to industrial uses on nearby sensitive uses. The proposed program would include measures and more stringent requirements to avoid impacts relates to water facilities and would not require the construction of water new water facilities. Thus, the Green Zones Program would not have a cumulatively considerable contribution to potential significant cumulative impacts associated with water infrastructure.

***Wastewater Treatment Facilities***

Cumulative water infrastructure impacts are considered on a system-wide basis and are associated with the capacity of existing and planned wastewater infrastructure. The cumulative system evaluated includes the wastewater infrastructure systems that are serving the proposed program area. Implementation of the proposed program elements would not be expected to generate wastewater in excess of effluent standards, as the proposed program includes and would be developed in compliance with the wastewater treatment standards of the applicable RWQCB. However, the proposed program includes modifications to existing industrial uses, greater stringency in development standards for new sensitive uses near industrial facilities, revisions to industrial facility developments standards in areas zoned for industrial uses within the proposed program area, and for the purpose of minimizing impacts related to industrial uses on nearby sensitive uses. The proposed program would include measures and more stringent requirements to avoid impacts relates to water facilities and would not require the construction of new wastewater facilities. Thus, the Green Zones Program would not have a cumulatively considerable contribution to potential significant cumulative impacts associated with water infrastructure.

***Stormwater Drainage Facilities***

The geographic scope for cumulative impacts related stormwater drainage capacity and polluted runoff includes the drain facilities that are located downstream of sites within the proposed program area. As cumulative development is implemented, compliance with the LID Ordinance requirements for percolation and on-site detention would be required. Compliance with these requirements would reduce the need for downstream drainage facility improvements. In addition, cumulative development would be required to comply with NPDES requirements, County SWPPP Requirements for Construction Activities, and the requirements of the County LID Standards Manual to reduce polluted runoff from cumulative development sites. In accordance with state and regional MS4, LID, and County SUSWMP regulations, development projects are required to maintain pre-project hydrology, such that no net increase of offsite stormwater flows would occur. RWQCB permit conditions require a hydrology study/drainage analysis to demonstrate that all runoff would be appropriately conveyed and not leave the project sites at rates exceeding pre-project conditions, prior to receipt of necessary permits. As a result, increases of runoff from cumulative projects that could cumulatively combine to impact stormwater drainage capacity would be less than cumulatively significant. The proposed Program would not substantially increase the amount of impervious surfaces and runoff, such that existing storm drains would be overwhelmed because all development projects would be required to comply with the same SUSWMP, LID, and RWQCB permit requirements to retain the difference between the volume pre- and post-construction runoff volume. In addition, implementation of the Proposed Program would result in a net benefit in relation to stormwater drainage with the addition and/or replacement of pervious surfaces and expansion of LID Ordinance requirements to encompass the entirety of the Green Zones Program Area, which would reduce the amount of surface runoff in the storm drain pipelines. Therefore, the Green Zones Program would not have a cumulatively considerable contribution to impacts to stormwater drainage facilities.

### ***Electric Power Facilities***

Other than installation of the proposed improvements such as lighting, these systems would require negligible electricity usage for construction and operation, and all new construction would be developed and constructed in compliance with Title 12, Title 22, and Title 31, incorporating the 2019 California Green Building Standards Code with the proposed program area currently served by SCE electric power facilities. Modification, improvements, and facility development under the proposed program would be required to meet Title 24 energy and CALGreen efficiency standards, and under the CEC, these standards are 30 percent better for nonresidential construction.<sup>112</sup> Typical CALGreen measures include measures such as insulation, use of energy-efficient HVAC, solar-reflective roofing materials, energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water, and incorporation of skylights. The parcels that would be subject to the proposed program would already be connected to electric power facilities to support the new sensitive uses. Construction activities required to implement the proposed program would not be expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the proposed program. As a result, cumulative impacts to utilities and services systems in relation to electrical power serving the proposed program area would not occur.

### ***Natural Gas Facilities***

The proposed improvements required in conjunction with the new development standards required by the proposed program would not involve construction or operation requiring the use of natural gas. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to new sensitive land uses. As a result, cumulative impacts to utilities and services systems in relation to natural gas serving the proposed program area would not occur.

### ***Telecommunication Facilities***

The proposed improvements required in conjunction with the new development standards required by the proposed program would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to new sensitive land uses. As a result, cumulative impacts to utilities and services systems in relation to telecommunications would not occur.

Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to requiring or resulting in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Cumulative water supply impacts are considered on a purveyor service area basis and are associated with the adequacy of the primary sources of water that include groundwater, imported water, and recycled water. Groundwater rights are adjudicated in the Basin, which has regulated groundwater supplies. The Watermaster management of the adjudicated basin and the prescriptive allowable pumping rights for each agency that accesses the groundwater basin reduces the potential of incremental increases to groundwater pumping that could result in a cumulatively considerable impact on the groundwater supplies. Furthermore, each of the water purveyors provides projections for water supply and demand through 2035 that includes imported water and recycled water sources and shows that, with anticipated growth per SCAG projections, each water purveyor would have a water surplus. Furthermore, all development is required to meet water conservation goals including a 20 percent reduction in per capita demand statewide by 2020. The proposed program evaluated infrastructure needs for water supply and has included measures and development requirements to reduce potential impacts related to water supply and infrastructure. Based on a review of available water supply for parcels with County land use

---

<sup>112</sup> California Energy Commission (CEC). 2012. Energy Commission Approves More Efficient Buildings for California's Future. Available at: <https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/C17.pdf>

zoning designations that would be subject to the Green Zone Districts, there are sufficient water supplies to support the anticipated incremental increase for operation and maintenance of irrigated landscaped. The proposed new development standards include elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures. These measures regulate both indoor and outdoor water use and include development in conformance with the MWELO to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Increased water supply needed for the most water intensive uses, including recycling and solid waste facilities and landscaping irrigation, would be required to comply with County development standards, and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. In addition, the proposed program would revise the County's current LID Ordinance's exemption of structures less than 1 acre, by requiring program parcels of less than 1 acre to be subject to the ordinance. The additional program parcels of less than 1 acre would reduce impervious surfaces as a requirement of the County LID ordinance. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, there are sufficient water supplies to support the anticipated incremental increase for during operation and maintenance of the proposed program. The proposed program would comply with existing UWMP to maintain sustainable water resources. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to resulting in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Cumulative wastewater treatment requirements impacts are considered on a system wide basis and are associated with the operation of the wastewater disposal within the proposed program area. Cumulative developments within the urban and developed areas that are served by existing wastewater systems within the proposed program area and would include various project types such as residential, commercial, industrial, and infill and redevelopment projects. However, the proposed program includes modifications to existing industrial uses, greater stringency in development standards for new sensitive uses near industrial facilities, revisions to industrial facility developments standards in areas zoned for industrial uses within the proposed program area, and for the purpose of minimizing impacts related to industrial uses on nearby sensitive uses. The proposed program is not expected to discharge wastewater that contains harmful levels of toxins beyond the regulations as provided by applicable RWQCB and would comply with the wastewater treatment standards of the RWQCB. The proposed program would not generate wastewater that could combine with wastewater from related projects to result in an exceedance of the RWQCB regulations. Development or industrial facilities that have the potential to discharge hazardous wastewater would be required to comply with existing specification related to permitting by the RWQCB prior to connecting to the sewer system, which would ensure that flows are within the regulations provided under the RWQCB. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to resulting in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to generating solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The geographic scope of cumulative analysis for landfill capacity in the service area for landfills that serve covering the proposed program area. The projections of future landfill capacities are based on the projected waste stream going to these landfills. The proposed program area is currently served by 50 solid waste diversion programs serving unincorporated areas, including composting, material, recovery facilities, household hazardous waste collection, public education, recycling, source reduction, special-waste materials and waste-to-energy programs and nine landfills serving the unincorporated areas. Construction under the proposed program would be minimal and would be handled in compliance with all applicable federal, State, and local management and reduction statutes and regulations related to

solid waste. Although the proposed program would contribute solid waste to the landfills, during demolition and construction activities creating solid waste per day, the operational solid waste per day would not substantially impact the permitted capacity of the landfills. Further, the purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by modifying regulatory requirements for specific industrial land uses requiring conformance with greater stringency and new requirements for development. In addition, the proposed program would provide revisions to the ordinance related to implementation of measures for the County to meet required statewide waste reduction targets and legislation impacting solid waste management.<sup>113</sup> These measures would be required where the proposed program implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to generating solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste. Disposal of solid waste generated by cumulative development would be subject to the requirements set forth in AB 939, the policies within the Los Angeles County Integrated Waste Management Plan, the County's Roadmap to a Sustainable Waste Management Future Interdepartmental Sustainable Waste Management Future. The proposed program area is currently served by 50 solid waste diversion programs serving unincorporated areas, including composting, material, recovery facilities, household hazardous-waste collection, public education, recycling, source reduction, special-waste materials and waste-to-energy programs and nine landfills serving the unincorporated areas. Construction under the proposed program would be minimal and would be handled in compliance with all applicable federal, State, and local management and reduction statutes and regulations related to solid waste. Although the proposed program would contribute solid waste to the landfills, during demolition and construction activities creating solid waste per day, the operational solid waste per day would not substantially impact the permitted capacity of the landfills. Further, the purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by modifying regulatory requirements for specific industrial land uses requiring conformance with greater stringency and new requirements for development. In addition, the proposed program would provide revisions to the ordinance related to implementation of measures for the County to meet required statewide waste reduction targets. These measures would be required where the Ordinance implements new standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. Therefore, the increase in solid waste from operation of the proposed program in combination with planned growth within the County would not require construction of a new landfill or expansion of the existing landfill to meet capacity needs. As a result, the proposed program's contribution to cumulative impacts on the capacities of the landfill facilities would be less than cumulatively considerable. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

## **6.            MITIGATION MEASURES**

Implementation of the proposed program would result in less than significant impacts to utilities and service systems. Therefore, no mitigation measures are required.

## **7.            LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Impacts to utilities and service systems would be less than significant, and there would be no need for mitigation.

---

<sup>113</sup> Los Angeles County Department of Public Works. 2018. Inside Solid Waste. VOLUME 89. Available at: [https://dpw.lacounty.gov/epd/tf/isw/isw\\_2018\\_02.pdf](https://dpw.lacounty.gov/epd/tf/isw/isw_2018_02.pdf)

# SECTION V

## PROJECT ALTERNATIVES

---

### A. INTRODUCTION

This section of the Program Environmental Impact Report (PEIR) describes alternatives to the Green Zones Program (proposed program). Alternatives have been analyzed consistent with the recommendations of Section 15126.6 of the California Environmental Quality Act Guidelines (CEQA Guidelines), which require evaluation of a range of reasonable alternatives to the proposed program, or to the location of the program, that would feasibly attain most of the basic objectives of the program but would avoid or substantially lessen any of the significant effects of the proposed program, and evaluation of the comparative merits of the alternatives. The discussion of alternatives uses the following criteria as an analysis format:

- Alternatives to the proposed program or its location that may be capable of avoiding or substantially reducing any significant effects that the proposed program may have on the environment.
- Alternatives capable of accomplishing most of the basic objectives of the proposed program and potentially avoid or substantially lessen one or more of the significant effects.
- The provision of sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed program.
- The “no project” analysis of what would be reasonably expected to occur in the foreseeable future if the proposed program were not approved.

The range of feasible alternatives is selected and discussed in a manner to foster meaningful public participation and informed decision-making. An EIR need not consider an alternative with effects that cannot be reasonably ascertained, when implementation is remote and speculative, and if its selection would not achieve the basic project objectives. The six objectives of the proposed program are listed in Section III, *Project Description*, of the PEIR.

Three alternatives to the proposed program were considered:

- Alternative 1: No Project/No Build
- Alternative 2: Reduce the Number of Green Zone Districts Communities Included in the Ordinance Revisions
- Alternative 3: Remove the Requirement for Retroactive Compliance of Existing Industrial Uses with the Green Zones Program

Descriptions of the alternatives are provided the following sections, including their potential to result in environmental impacts as compared to the proposed program (Table V.A-1, *Alternatives Impact Comparison*) and their ability to achieve the objectives of the proposed program (Table V.A-2, *Alternative Project Objectives Comparison*).

**TABLE V.A-1  
ALTERNATIVES IMPACT COMPARISON**

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

**TABLE V.A-2  
ALTERNATIVE PROJECT OBJECTIVES COMPARISON**

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

## **B. ALTERNATIVES CONSIDERED BUT ELIMINATED FROM FURTHER CONSIDERATION**

This section provides a discussion of alternatives considered during the development of the PEIR and the reasons why they were not selected for detailed analysis in this PEIR.

During the alternative development phase of preparation of the PEIR, taking into consideration comments that were received by the County during public meetings hosted during the scoping period held on July 13, 2020, and July 22, 2020, an alternative was considered to increase the number of communities for which the Green Zone Districts would apply to include communities located in the Antelope Valley outside of the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Whittier-Los Nietos, West Rancho Dominguez-Victoria, and Willowbrook (see Figure III.E-1, *Planning Areas*, in Section III, *Project Description*). However, after review of the Environmental Justice Screening Method (EJSM) map, it was determined that areas outside of the communities listed above in unincorporated areas did not meet the criteria for consideration of implementation of the Green Zone Districts. Specifically, unincorporated areas containing industrial uses in the Antelope Valley and Santa Clarita area did not meet the criteria as these areas had low or very low EJSM scores outside of the incorporated Cities of Lancaster, Palmdale, and Santa Clarita (Figure III.C-1, *Environmental Justice Screening Method Score*). The 11 communities that would be subject to the provisions of the Green Zone Districts development standards are those areas where sensitive receptors are currently most impacted by adjacent industrial uses. As these additional communities did not meet the EJSM criteria, consideration of this alternative was eliminated.

As the proposed program would apply to the entire unincorporated areas of the County, which covers the entire area that is within the County's jurisdiction, evaluation of an alternative location for the proposed program is not feasible.

## **C. ALTERNATIVE 1: NO PROJECT/NO BUILD**

As required by §15126.6(e) of the State CEQA Guidelines, the No-Project Alternative has been analyzed. The purpose of describing and analyzing a no-project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.

### **1. Description of the Alternative**

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

- The creation of the Green Zone Districts to minimize potential adverse health and safety impacts to communities that are disproportionately affected by toxic air pollutants such as respirable particulate matter (PM<sub>10</sub>) and odors generated from various land uses and to promote clean industrial uses.
- The creation of development standards and procedures for existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel in identified Green Zone Districts, or a residential use on an incorporated parcel to minimize adverse effects related to odors, noise, aesthetics, soil contamination, vehicle circulation, and air quality on nearby sensitive uses.
- A schedule of compliance for existing industrial uses/businesses in the Green Zone Districts communities to meet new development standards to reduce impacts from incompatibilities between sensitive receptors and existing industrial uses would not be implemented.
- The creation of regulations and development standards to eliminate impacts and incompatibilities for new sensitive uses proposed adjacent to or adjoining existing, legally established industrial, recycling, or solid waste, or vehicle-related uses would not be implemented.
- The addition of a new Zoning Code section for Recycling and Processing Facilities including standards and regulations for Pallet Yards, Recycling Collection Facilities, Recycling Processing Facilities, Materials Recovery

Facility (MRF) and Transfer Stations, Auto Dismantling or Scrap Metal Facilities, C&D or Inert Debris Processing Facilities, Organic Waste Facilities, Chipping and Grinding or Mulching Facilities, Composting Facilities, In-vessel Facilities, and Solid Waste Facilities would not be implemented.

- The creation of standards for the permitting of Supermarket Accessory Recycling Collection Centers in commercial, industrial, mixed-use, and rural zones through the Zoning Code would not be implemented.
- The creation of enhanced standards to regulate and set development standards for storage enclosure requirements for Recycling and Solid Waste would not be implemented.
- No updates to the Existing General Plan goals and policies would occur towards implementing State EJ initiatives, and the re-zoning of 28 parcels from Heavy Manufacturing (M-2) to Light Manufacturing (M-1) Zones and change in land use designation of 15 parcels from the Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation would not occur.

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

## **2. Environmental Impacts**

The No-Project Alternative would avoid construction impacts associated with the proposed program (Table V.A-1). There would be no impacts from implementation of the proposed program. However, it would not address existing land use incompatibilities.

### **Air Quality**

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.A, *Air Quality*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would result in lesser impacts to air quality than the proposed program because there would be no construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. The No-Project Alternative would not benefit air quality for sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program. This alternative would decrease industrial project buildout on 1,260 acres over the 21-year General Plan future projection window. The total number of parcels that would be subject to the Green Zones Program is 134,576. Based on the reasonable estimation of construction and operation scenario of 43 building permits per year, it could be anticipated that a total of 903 industrial parcels would not be developed over the 21-year planning period under this alternative. This is an approximately 0.15 percent reduction in development of parcels that would otherwise be subject to the Green Zones Program. Thus, mobile-source emissions would be slightly less than those associated with buildout of the proposed program. Furthermore, area and energy sources of emissions would also be slightly reduced. Short-term emissions related to project construction activities would be slightly less in this alternative due to the reduced amount of total permitted development. However, this alternative would not substantially reduce significant short- and long-term criteria pollutant contributions of volatile organic compounds (VOC), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), PM<sub>10</sub>, and fine particulate matter (PM<sub>2.5</sub>), since mass emissions of criteria pollutants from construction and operation are below applicable Air Quality Management District (AQMD) significance thresholds, and would not be consistent with the adopted Air Quality Management Plans (AQMPs). In addition, under this alternative, no improvements designed to improve air quality for sensitive uses that are located adjacent to industrial land uses would be implemented. Since air quality emissions would not be reduced substantially beyond levels already below localized significance thresholds, this alternative is not considered environmentally superior to the proposed program.

### **Biological Resources**

Alternative 1, No-Project Alternative, would have the same impact as the Green Zones Program. As discussed in Section IV.B, *Biological Resources*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would accommodate the same pattern of land use that would result from the proposed program, as the Green Zones Program would not change the underlying land uses designation or pattern of development, but rather would add development standards to

protect sensitive uses located adjacent to industrial uses. The No-Project Alternative continues the land use pattern adopted in the County General Plan. The Los Angeles County General Plan Update EIR (General Plan Update EIR) requires the implementation of mitigation measures to protect listed species; however, it acknowledges that there would be significant and unavoidable impacts related to loss of habitat for special status species in unincorporated areas of the County, as a result of the General Plan Update.<sup>1</sup> As with the proposed program, the County General Plan does not exempt property owners from the “take” provisions of the federal Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act, or the California Endangered Species Act. The ability to obtain an incidental take permit under federal or California regulations requires the applicant to demonstrate that there would be no net adverse effect to ability of the species to survive and recover in the wild.

The land use pattern established in the County General Plan includes policies that emphasize the conservation of Significant Ecological Areas (SEAs) and open space areas. However, the County General Plan does not contain a mechanism for compensation for unavoidable habitat loss or sensitive plant communities. Thus, the County General Plan includes mitigation measures to reduce direct impacts to sensitive habitats. The General Plan Update EIR resulted in a determination of significant and unavoidable impacts to sensitive habitats.

The County General Plan specifically emphasizes the restoration of significant riparian resources and discouragement of development to preserve riparian habitats, including wetlands, in a natural state. Thus, both the proposed program and the County General Plan contain policies that emphasize protection of water sources and watershed to ensure the ecological functions of these systems are maintained. The General Plan Update EIR includes Mitigation Measures BIO-1 and BIO-3 to reduce impacts to wetlands. As with the proposed program, the County General Plan does not exempt property owners from Sections 401 or 404 of the Federal Clean Water Act or Section 1600 of the State Fish and Game Code. The General Plan Update EIR resulted in a determination that it was not feasible to avoid or fully compensate for impacts to regional wildlife linkages. The General Plan Update EIR included a single Mitigation Measure, BIO-1, to provide limited protection measures to avoid or minimize impacts to wildlife corridors and nursery sites, but significant and unavoidable impacts would be expected to occur. The Green Zones Program prohibits some industrial uses in significant ecological areas, and as such may reduce the level of impact to wildlife linkages from that evaluated for the approved County General Plan.

## **Cultural Resources**

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.C, *Cultural Resources*, implementation of the proposed program is expected to have significant and unavoidable impacts. Alternative 1 would result in lesser impacts to cultural resources than the proposed program because there would be no construction activities required. Under this alternative, no unanticipated discovery of a significant cultural resource would occur during excavation in native soils as with implementation of the proposed program. Ground-disturbing activities associated with the buildout of the existing County General Plan would continue independent of a proposed program in order to accommodate new development. Cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources would continue to be considered in project-level environmental review for new industrial and other land use projects.

## **Hazards and Hazardous Materials**

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.D, *Hazards and Hazardous Materials*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would result in lesser impacts to hazards and hazardous materials than the proposed program because there would be no construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Impacts related to reasonably foreseeable upset and accident conditions, the emission of hazardous emissions or handling of hazardous material near schools would be less. However, under the proposed program, these impacts are less than significant. Impacts from hazardous sites would be less, as there would be no ground disturbance from program required construction or demolition activities that could expose people to hazardous substances that may be present in soils as a result of past industrial activities. However, any development would be required to meet federal, state, and local regulations and policies regarding hazardous materials and compliance with the provisions of hazardous material policies in the Los Angeles County Code and implementation of the existing regulations related to hazardous materials would reduce this impact to a less than significant level.

---

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

The No-Project Alternative would not reduce hazards for sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program.

### **Hydrology and Water Quality**

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.E, *Hydrology and Water Quality*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would result in lesser impacts to hydrology and water quality than the proposed program because there would be no construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. The No-Project Alternative would not benefit water quality near sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program. Similar to the proposed program, runoff from development during construction and operations phases would be subject to National Pollutant Discharge Elimination System (NPDES) permit standards, Stormwater Pollution Prevention Plan (SWPPP), and applicable Best Management Practices (BMPs) and provisions stipulated in the drainage area management plan, and where required, treatment would be employed to remove excess pollutants from runoff during the construction and operational phase of development. However, operational and maintenance impacts would not result in benefits when compared to the proposed Green Zones Program in terms of water quality, as the No-Project Alternative would not include expansion of Low Impact Development (LID) Ordinance requirements benefitting water quality.

### **Land Use and Planning**

Alternative 1, No-Project Alternative, would have greater impacts than the Green Zones Program. As discussed in Section IV.F, *Land Use and Planning*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would result in greater impacts to land use and planning than the proposed program because existing land use incompatibilities would remain between industrial and sensitive uses. The No-Project Alternative would not benefit sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program. Given that the goals and policies of the County General Plan, related area plans, and Hillside Management Area (HMA) and SEA programs were strategically developed to guide land use and planning in the County, the proposed program's demonstrated consistency with these plans shows that the full Green Zones Program would improve the land use compatibility in the County. Incompatibility between industrial and sensitive land uses would remain prevalent in communities in the County without the proposed program. The continued development of industrial and other degrading land uses in close proximity to sensitive uses under the No-Project Alternative would result in greater pollution and health risk impacts than if the Green Zones Program were implemented.

### **Noise**

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.G, *Noise*, implementation of the proposed program is expected to have significant and unavoidable impacts. Alternative 1 would result in lesser impacts to noise than the proposed program because there would be no construction activities required that could cause temporary noise impacts near sensitive uses. Alternative 1 would accommodate the same pattern of land use that would result from the proposed program, as the Green Zones Program would not change the underlying land uses designation or pattern of development, but rather would add development standards to protect sensitive uses located adjacent or in close proximity to industrial uses. The No-Project Alternative continues the land use pattern adopted in the County General Plan. The development of new residential, commercial, and industrial uses throughout the County would be in compliance with the development standards included in the County General Plan. The General Plan Update EIR includes Mitigation Measure N-1, N-2, N-3, N-4, and N-5 to reduce impacts to noise and vibration of construction and operational impacts. Under this alternative, construction equipment and groundborne vibration equipment would not be used to implement the improvements of the proposed program. However, existing land use incompatibilities would remain between industrial and sensitive uses. The No-Project Alternative would not benefit noise levels for sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program.

### **Tribal Cultural Resources**

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.H, *Tribal Cultural Resources*, implementation of the proposed program is expected to have significant and unavoidable impacts. Alternative 1 would result in lesser impacts to tribal cultural resources than the proposed program because there would be no construction activities required that would involve ground disturbance as a result of new development standards and revisions from the Green Zones Program. Under this alternative, there would be no unanticipated discovery of a significant tribal cultural resource during excavation in native soils as with implementation of the proposed program. Ground-disturbing activities

associated with the buildout of the existing County General Plan would continue independent of a proposed program in order to accommodate new development. Tribal cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources would continue to be considered in project-level environmental review for new industrial and other land use projects.

### **Utilities and Service Systems**

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.I, *Utilities and Service Systems*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would result in lesser impacts to utilities and service systems than the proposed program because there would be no construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. The Green Zones Program would include improvements to reduce waste while protecting the health and safety of the public by ensuring safe and adequate waste disposal and management. The No-Project Alternative would not implement the benefits for the management of utilities and service systems in the long-term as a result of new development standards and revisions from the Green Zones Program. Alternative 1 would not address the utilities and service systems improvements of development standards for recycling and waste diversion facilities. Alternative 1 would allow for certain facilities that are not enclosed, under current maintenance and operational standards, to remain unchanged. Alternative 1 would accommodate the same pattern of land use that would result from the proposed program, as the Green Zones Program would not change the underlying land uses designation or pattern of development, but rather would add development standards to protect sensitive uses located adjacent or in close proximity to industrial uses. Alternative 1 would not result in the increase of population or land use designation densities. As a result, no new or expanded utilities and service systems would be required. The No-Project Alternative would comply with the goals and policies included in the County General Plan. The No-Project Alternative continues the land use pattern adopted in the County General Plan. The General Plan Update EIR includes Mitigation Measures USS-1 through USS-23 to reduce impacts to utilities as a result of construction and operational impacts.

### **3. Relationship of the Alternative to Project Objectives**

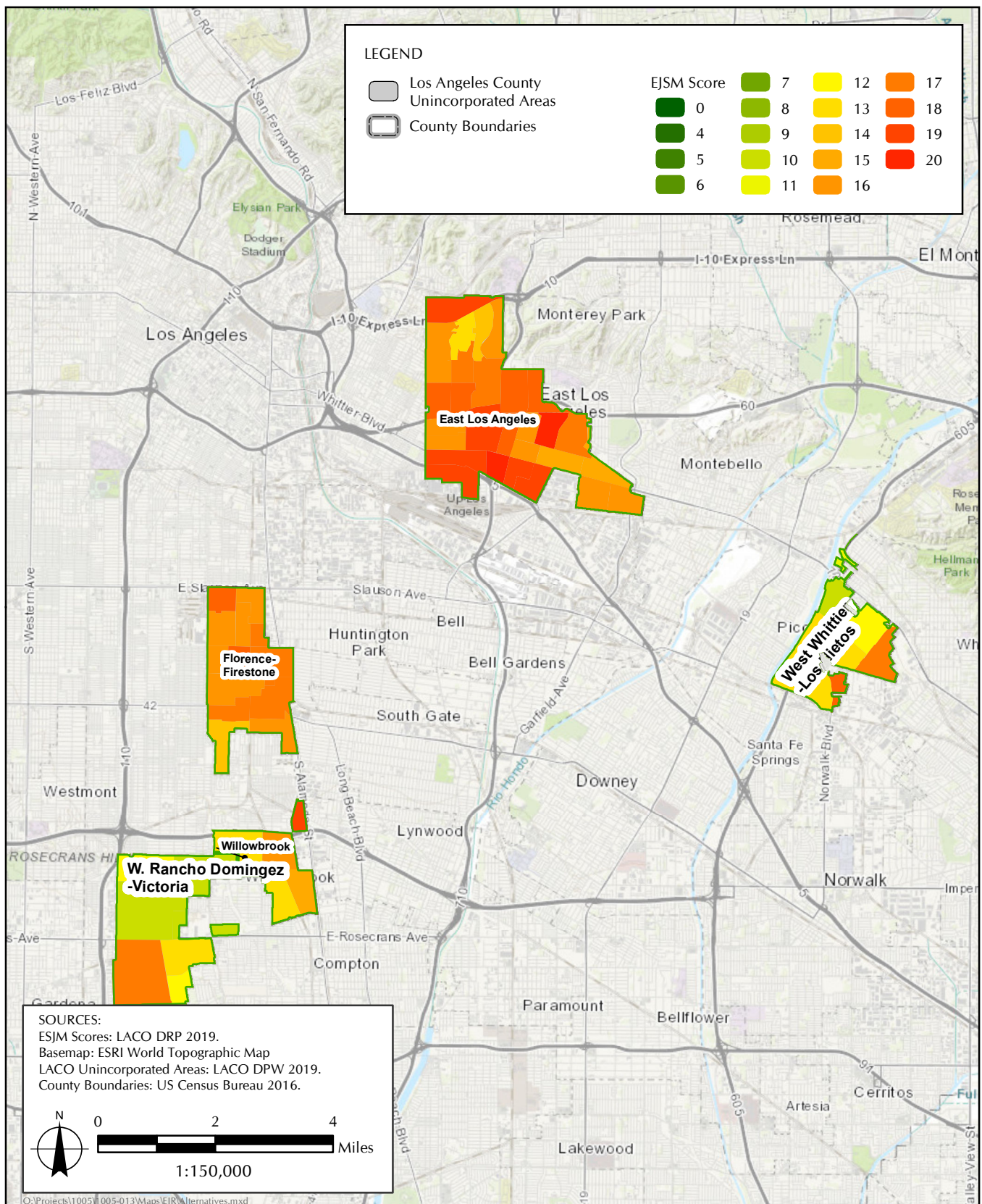
Alternative 1 would meet none of the goals and objectives of the proposed program (Table V.A-2). There would not be promotion of environmental justice in the areas where health of residents may be disproportionately affected by surrounding land uses. The Green Zone Districts would not be established to address the communities in the unincorporated areas with incompatible land uses to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution. The health and quality of life for surrounding residents of incompatible land uses would not be improved or aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000) and California Global Warming Solutions Act of 2006 (AB 32 and SB 535). Incompatible land uses associated with industrial, manufacturing, and commercial land uses, in proximity to sensitive uses would not be addressed. New regulations for recycling and solid waste facilities to make County regulations consistent with required State regulations would not be included. Facilitation of recycling, recycling collection and processing, and organic waste processing, such as composting and chipping and grinding with zoning requirements would not occur (see Table V.A-1). Therefore, Alternative No. 1 would meet none of the objectives of the proposed program.

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

The proposed program would result in significant and unavoidable impacts to cultural resources and tribal cultural resources as a result of cumulative ground disturbance from potential improvement projects minor enough to be ministerial, such that mitigation would not be feasible. Therefore, an alternative was considered that would reduce the number of parcels subject to the retroactively applicable development standards.

### **1. Description of the Alternative**

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



**FIGURE V.D-1**  
 Reduced Green Zone Districts Communities Alternatives

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

## **2. Environmental Impacts**

Reducing the number of Green Zone District communities that would be included in the Ordinance revisions would also reduce construction impacts associated with the proposed program (see Table V.A-1).

### **Air Quality**

Alternative 2 would result in lesser impacts to air quality than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 2 would not as effectively benefit air quality for sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program. This alternative would apply the Green Zone Districts standards to only the five communities with the highest EJSM scores. Assuming the total number of parcels that would be subject to the Green Zones Program is reduced, based on the reasonable estimation of construction and operation scenario of 43 building permits per year, it could be anticipated that a total of 531 industrial parcels would not be developed over the 21-year planning period under this alternative. This is approximately a 42 percent reduction in development of parcels that would otherwise be subject to the Green Zones Program. However, because 90 to 95 percent of the parcels in Element 1 are already developed, reducing the number of Green Zone District communities included in the Ordinance revisions for Element 1 would not substantially reduce significant short- and long-term criteria pollutant contributions of VOC, NO<sub>x</sub>, CO, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> mass emissions of criteria pollutants from construction and operation. Since air quality emissions would only be slightly reduced, in the short-term, this alternative is not considered environmentally superior to the proposed program.

### **Biological Resources**

Alternative 2 would result in the same impacts to biological resources as the Green Zones Program because there would be no change to the underlying land use designation in the County General Plan and the associated pattern of land use development from the approved in the County General Plan. The Green Zones Program would not change the underlying land uses designation or pattern of development, but rather would add development standards to protect sensitive uses located adjacent to industrial uses. By reducing the scope of Element 1 to the five communities with the highest EJSM scores (15–20), Alternative 2 fails to achieve the benefit of avoiding development of solid waste and recycling land uses in significant ecological areas. As with the proposed program, and the County General Plan, Alternative 2 would not exempt property owners from the “take” provisions of the federal Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act, or the California Endangered Species Act. The ability to obtain an incidental take permit under federal or California regulations requires the applicant to demonstrate that there would be no net adverse effect to ability of the species to survive and recover in the wild.

Under Alternative 2, as with the proposed program, the land use pattern established in the General Plan includes policies that emphasize the conservation of SEAs and open space areas. However, the County General Plan does not contain a mechanism for compensation for unavoidable habitat loss or sensitive plant communities. The General Plan Update EIR includes mitigation measures to reduce direct impacts to sensitive habitats. As with the proposed program, Alternative 2 does not increase impacts to habitat or sensitive plant communities beyond that allowed by the County General Plan.

As with the proposed program, Alternative 2 would not change the County General Plan emphasis on the restoration of significant riparian resources and discouragement of development to preserve riparian habitats, including wetlands, in a natural state. The County General Plan contains policies that emphasize protection of water sources and watershed to ensure the ecological functions of these systems are maintained. The County General Plan includes Mitigation Measures BIO-1 and BIO-3 to reduce impacts to wetlands. As with the Green Zones Program, Alternative 2 would not exempt property owners from Sections 401 or 404 of the Federal Clean Water Act or Section 1600 of the State Fish and Game Code. The General Plan Update

EIR resulted in a determination of less than significant impacts. As with the proposed program, construction, operation, and maintenance required pursuant to the development standards in alternative would not increase impacts to riparian and wetland resources afforded protection pursuant to Section 401 and 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code, beyond those evaluated in the County General Plan.

As with the proposed program, Alternative 2 would result in less than significant impacts to wildlife corridors and linkages and connectivity between habitats with upland SEA boundaries. The County General Plan contains policies that emphasize the conservation of SEAs and open space areas, and emphasizes the preservation of wildlife corridors and linkages, and connectivity between habitats with the updated SEA boundaries. The General Plan Update EIR resulted in a determination that it was not feasible to avoid or fully compensate for impacts to regional wildlife linkages is not feasible. The General Plan Update EIR included a single Mitigation Measure, BIO-1, to provide limited protection measures to avoid or minimize impacts to wildlife corridors and nursery sites, but significant and unavoidable impacts would be expected to occur. As with the proposed program, Alternative 2 prohibits some industrial uses in SEAs, although such restrictions are limited to five communities, and as such may reduce the level of impact to wildlife linkages from that evaluated for the approved County General Plan, but to a lesser extent than that contemplated by the proposed program. As with the proposed program, Alternative 2 does not increase impacts to wildlife habitat or linkages, or SEAs beyond that allowed by the County General Plan.

### **Cultural Resources**

Alternative 2 would result in lesser impacts to cultural resources than the proposed program because there would be fewer construction activities required. Under this alternative, the area where unanticipated discovery of a significant cultural resource could occur during excavation in native soils would be slightly reduced. As with the proposed program, this alternative would not impact any historic resources. Ground-disturbing activities associated with the buildout of the improvements required pursuant to the Green Zones program that require excavation in open space areas or excavations greater than 6 feet below the ground surface within existing developed properties, such as the construction of structures, enclosures, and concrete masonry walls would still have the potential to result in the unanticipated discovery of significant archaeological resources, similar to the proposed program. Cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources is considered in project-level environmental review for discretionary projects. Implementation of Mitigation Measure CUL-1 would still be required. As the proposed program would be implemented with both discretionary and ministerial projects, similar to the proposed program, impacts to archaeological and paleontological resources would remain significant and unavoidable after mitigation.

### **Hazards and Hazardous Materials**

Alternative 2 would result in lesser impacts to hazards and hazardous materials than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Impacts related to reasonably foreseeable upset and accident conditions, the emission of hazardous emissions or handling of hazardous material near schools would be less. However, under the proposed program, these impacts would be less than significant. Impacts from hazardous sites with Alternative 2 would be less as there would be no ground disturbance from program-required construction or demolition activities that could expose people to hazardous substances that may be present in soils as a result of past industrial activities. However, with Alternative 2, any development undertaken in reduced Green Zone Districts would be required to meet federal, state, and local regulations and policies regarding hazardous materials, and compliance with the provisions of hazardous material policies in the Los Angeles County Code. Implementation of the existing regulations related to hazardous materials would reduce this impact to a less-than-significant level. Alternative 2 would still result in the Green Zone Districts revisions to Title 22 being implemented. The Ordinance includes language requiring that property owners required to meet the Green Zone Districts standards would need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. Alternative 2 would not reduce hazards for sensitive uses in the long term as a result of new development standards and revisions compared to the Green Zones Program.

### **Hydrology and Water Quality**

Alternative 2 would result in lesser impacts to hydrology and water quality than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 2 would not as effectively benefit water quality near sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program. Similar to the proposed program, runoff from development during construction and operations within the proposed program area would be subject to NPDES permit

standards, SWPPP, applicable BMPs, and provisions stipulated in the drainage area management plan, and where required, treatment would be employed to remove excess pollutants from runoff during the construction and operational phases of development. However, the operational and maintenance phases of Alternative 2 would not result in the same magnitude of benefits when compared to the proposed Green Zones Program in terms of water quality, as Alternative 2 would decrease the acreage and parcels subject to the expansion of the LID Ordinance requirements benefitting water quality.

### **Land Use and Planning**

Alternative 2 would result in greater impacts to land use and planning than the proposed program because existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 2 would not as effectively benefit sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program. Given that the goals and policies of the County General Plan, related area plans, and HMA and SEA programs were strategically developed to guide land use and planning in the County, the proposed program's demonstrated consistency with these plans shows that the full Green Zones Program would improve the land use compatibility in the County. Incompatibility between industrial and sensitive land uses would remain prevalent in the communities that would not be considered Green Zone Districts under this alternative. The continued development of industrial and other degrading land uses in the remaining 6 communities would result in greater pollution and health risk impacts than if all 11 Green Zone Districts were implemented.

### **Noise**

Alternative 2 would result in lesser impact to noise and vibration than the Green Zones Program because there would be fewer parcels subject to new development and compliance standards as required with the proposed program. As with the proposed program, there would be no change to the underlying land use designation in the County General Plan and the associated pattern of land use development from the projected growth in the County General Plan. Construction, operation, and maintenance required pursuant to the development standards in Alternative 2 would not increase impacts to noise and vibration. However, the Green Zones Program would add development standards to protect sensitive uses located adjacent to industrial uses. Although, by reducing the scope of Element 1 to the five communities with the highest EJSM scores (10–20) would result in lesser impacts to noise during construction with, Alternative 2 would fail to achieve the benefit of avoiding development of solid waste and recycling land use. As with the proposed program, Alternative 2 would be required to comply with County General Plan goals and policies. The General Plan Update EIR includes Mitigation Measure N-1, N-2, N-3, N-4, and N-5 to reduce impacts to noise and vibration of construction and operational impacts, which would apply for Alternative 2 as well as the proposed program. As with the proposed program, Alternative 2 would result in significant and unavoidable impacts to noise and vibration. However, the potential for impacts would be reduced compared to the proposed program due to the reduced level of construction as a result of there being fewer areas that would be subject to the requirements of the proposed program.

### **Tribal Cultural Resources**

Alternative 2 would result in lesser impacts to tribal cultural resources than the proposed program because there would be fewer construction activities required that would involve ground disturbance as a result of new development standards within the Green Zone Districts. Under this alternative, the area where unanticipated discovery of a significant tribal cultural resource could occur during excavation in native soils would be reduced. Ground-disturbing activities associated with the buildout of the improvements required pursuant to the Green Zones Program that require excavation in open space areas or excavations greater than 6 feet below the ground surface within existing developed properties, such as the construction of structures, enclosures, and concrete masonry walls would still have the potential to result in the unanticipated discovery of significant tribal cultural resources, similar to the proposed program. Tribal cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources is considered in project-level environmental review for discretionary projects. Implementation of Mitigation Measure TCR-1 would still be required. As the proposed program would be implemented with both discretionary and ministerial projects, similar to the proposed program, impacts to tribal cultural resources would remain significant and unavoidable after mitigation.

### **Utilities and Service Systems**

Alternative 2 would result in lesser impacts to utilities and services than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 2 would not as effectively benefit existing utilities and service systems near sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program. Similar to the proposed program, development during construction and operations within the communities identified in Alternative 2 would be subject to Title 22, applicable

BMPs, and provisions stipulated in the Countywide Integrated Waste Management Plan (IWMP). When required, mitigation measures would be employed to reduce utilities and services impacts during the construction and operational phases of development. However, operational and maintenance phases of the proposed program would not result in the magnitude of benefits when compared to the proposed Green Zones Program, as Alternative 2 would decrease the acreage and parcels subject to the expansion of LID Ordinance requirements that would benefit existing industrial facilities adjacent to sensitive receptors. The General Plan Update EIR includes Mitigation Measures USS-1 through USS-23 to reduce impacts to utilities in result of construction and operational impacts, which would still be required under Alternative 2.

### **3. Relationship of the Alternative to Project Objectives**

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

## **E. ALTERNATIVE 3: REMOVE THE REQUIREMENT FOR RETROACTIVE COMPLIANCE OF EXISTING INDUSTRIAL USES WITH THE GREEN ZONES PROGRAM**

The proposed program would result in significant and unavoidable impacts to cultural resources and tribal cultural resources as a result of cumulative ground disturbance from potential improvement projects minor enough to be ministerial, such that mitigation would not be feasible. Therefore, an alternative was considered that would remove the proposed retroactively applicable development standards.

### **1. Description of the Alternative**

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

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

### **2. Environmental Impacts**

Alternative 3 would result in lesser construction impacts associated with small individual construction projects that would be required to implement the retroactive development standards within a 3- to 7-year time frame (see Table V.A-1).

#### **Air Quality**

Alternative 3 would result in lesser impacts to air quality than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 3 would not as effectively benefit air quality for sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program. The reduction of retrofits under this alternative would not substantially reduce significant short- and long-term criteria pollutant contributions of VOCs, NO<sub>x</sub>, CO, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> mass emissions of criteria pollutants from construction and operation. Additionally, this alternative does not take into account potential harms of adjacent land uses, including disproportionate effects on specific populations, or potential health benefits of retrofitting existing structures. Since air quality emissions would only be slightly reduced, in the short-term, and potential health risks posed by existing structures are not fully addressed, this alternative is not considered environmentally superior to the proposed program.

#### **Biological Resources**

Alternative 3 would result in the same impacts to biological resources as the Green Zones Program because there would be no change to the underlying land use designation in the County General Plan and the associated pattern of land use development from that approved in the County General Plan. The Green Zones Program would not change the underlying land uses

designation or pattern of development, but rather would add development standards to protect sensitive uses located adjacent to industrial uses. Since the limitations of Alternative 3 apply only to existing parcels designated for industrial land uses, there would be no change in impacts to biological resources as the development standards would apply to the same future land uses, as allowable by the adopted County General Plan. As with the proposed program, and the County General Plan, Alternative 3 would not exempt property owners from the “take” provisions of the federal Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act, or the California Endangered Species Act. The ability to obtain an incidental take permit under federal or California regulations requires the applicant to demonstrate that there would be no net adverse effect to ability of the species to survive and recover in the wild.

Under Alternative 3, as with the proposed program, the land use pattern established in the County General Plan includes policies that emphasize the conservation of SEAs and open space areas. However, the County General Plan does not contain a mechanism for compensation for unavoidable habitat loss or sensitive plant communities. The County General Plan includes mitigation measures to reduce direct impacts to sensitive habitats. As with the proposed program, Alternative 3 would not increase impacts to habitat or sensitive plant communities beyond that allowed by the County General Plan.

As with the proposed program, Alternative 3 would not change the General Plan emphasis on the restoration of significant riparian resources and discouragement of development to preserve riparian habitats, including wetlands, in a natural state. The County General Plan contains policies that emphasize protection of water sources and watershed to ensure the ecological functions of these systems are maintained. The General Plan Update EIR includes Mitigation Measures BIO-1 and BIO-3 to reduce impacts to wetlands. As with the Green Zones Program, Alternative 3 would not exempt property owners from Sections 401 or 404 of the Federal Clean Water Act or Section 1600 of the State Fish and Game Code. The General Plan Update EIR resulted in a determination of less than significant impacts. As with the proposed program, construction, operation, and maintenance required pursuant to the development standards in Alternative 3 would not increase impacts to riparian and wetland resources afforded protection pursuant to Section 401 and 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code, beyond those evaluated in the County General Plan.

As with the proposed program, Alternative 3 would result in less than significant impacts to wildlife corridors and linkages and connectivity between habitats with upland SEA boundaries. The County General Plan contains policies that emphasize the conservation of SEAs and open space areas, and emphasizes the preservation of wildlife corridors and linkages, and connectivity between habitats with the updated SEA boundaries. The General Plan Update EIR resulted in a determination that it was not feasible to avoid or fully compensate for impacts to regional wildlife linkages. The General Plan Update EIR included a single Mitigation Measure, BIO-1, to provide limited protection measures to avoid or minimize impacts to wildlife corridors and nursery sites, but significant and unavoidable impacts would be expected to occur. As with the proposed program, Alternative 3 would prohibit some industrial uses in SEAs. As with the proposed program, Alternative 3 would not increase impacts to wildlife habitat or linkages or SEAs beyond that allowed by the County General Plan.

## **Cultural Resources**

Alternative 3 would result in lesser impacts to cultural resources than the proposed program because there would be fewer construction activities required. Under this alternative, the area where unanticipated discovery of a significant archaeological resource could occur during excavation in native soils would be slightly reduced. As with the proposed program, this alternative would not impact any historic resources. Ground-disturbing activities associated with the buildout of the improvements required pursuant to the Green Zones Program that require excavation in open space areas or excavations greater than 6 feet below the ground surface within existing developed properties, such as the construction of structures, enclosures, and concrete masonry walls, would still have the potential to result in the unanticipated discovery of significant archaeological resources, similar to the proposed program. Cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources is considered in project-level environmental review for discretionary projects. Implementation of Mitigation Measure CUL-1 would still be required. As Alternative 3 would be implemented with both discretionary and ministerial projects, similar to the proposed program, impacts to archaeological and paleontological resources would remain significant and unavoidable after mitigation.

## **Hazards and Hazardous Materials**

Alternative 3 would result in lesser impacts to hazards and hazardous materials than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Impacts related to reasonably foreseeable upset and accident conditions, the emission of hazardous emissions or handling of hazardous material near schools would be less. However, under the proposed program, these impacts would be less

than significant. Impacts from hazardous sites would be less as there would be no ground disturbance from program-required construction or demolition activities that could expose people to hazardous substances that may be present in soils as a result of past industrial activities. However, impacts to sensitive uses from adjacent industrial uses would remain unchanged. Any development would be required to meet federal, State, and local regulations and policies regarding hazardous materials and compliance with the provisions of hazardous material policies in the Los Angeles County Code. Implementation of the existing regulations related to hazardous materials would reduce this impact to a less than significant level. Alternative 3 would still result in the Green Zone District revisions to Title 22 being implemented. The proposed program includes language requiring that property owners subject to the Green Zone Districts standards would need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. Alternative 3 would not reduce hazards for sensitive uses in the long term as a result of new development standards and revisions compared to the Green Zones Program.

## **Hydrology and Water Quality**

Alternative 3 would result in lesser impacts to hydrology and water quality than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 3 would not as effectively benefit water quality near sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program. Similar to the proposed program, runoff from development during construction and operations within the proposed program area would be subject to NPDES permit standards, SWPPP, applicable BMPs, and provisions stipulated in the drainage area management plan. Where required, treatment would be employed to remove excess pollutants from runoff during the construction and operational phases of development. However, the operational and maintenance phases of Alternative 3 would not result in the same magnitude of benefits when compared to the proposed Green Zones Program, as Alternative 3 would decrease the acreage and number of parcels with removal of retroactive requirements subject to the expansion of the LID Ordinance requirements benefitting water quality.

## **Land Use and Planning**

Alternative 3 would result in greater impacts to land use and planning than the proposed program because existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 3 would not as effectively benefit sensitive uses in the long term as a result of new development standards, retroactive requirements, and revisions from the Green Zones Program. Given that the goals and policies of the County General Plan, related area plans, and HMA and SEA programs were strategically developed to guide land use and planning in the County, the proposed program's demonstrated consistency with these plans shows that the full Green Zones Program would improve the land use compatibility in the County. Incompatibility between industrial and sensitive land uses would remain prevalent in the areas of the Green Zone Districts that would not be required to retroactively implement the program measures under this alternative. The continued operation of these facilities without development standards mitigating their impacts would result in greater pollution and health risk impacts than if they were required to retroactively comply with the new development standards and revisions. The continued development of industrial and other degrading land uses without retroactively mitigating impacts from existing land uses under Alternative 3 would result in greater pollution and health risk impacts than if the Green Zones Program were implemented and measures were taken to reduce them.

## **Noise**

Alternative 3 would result in lesser impacts to noise than the proposed program because there would be fewer areas where construction activities would be required that would cause temporary noise impacts. However, there would also be fewer areas that receive long-term noise attenuation benefits. The areas that would receive these benefits consist of 2,778 parcels that are subject to the Green Zone Districts. However, the reduction of retrofits in Green Zone Districts under Alternative 3 would not substantially reduce the proposed program's construction and operational impacts of noise and vibration, and impacts would remain significant and unavoidable under Alternative 3. Alternative 3 would include fewer construction activities than the proposed program, but impacts to sensitive receptors from adjacent industrial uses would remain unchanged. As with the proposed program, Alternative 3 would be required to comply with County General Plan goals and policies. The General Plan Update EIR includes Mitigation Measure N-1, N-2, N-3, N-4, and N-5 to reduce impacts to noise and vibration of construction and operational impacts, which would apply for Alternative 3 as well as the proposed program. As with the proposed program, Alternative 3 would result in significant and unavoidable impacts to noise and vibration. However, any potential for impacts would be reduced compared to the proposed program due to the reduced level of construction as a result of there being fewer areas that would be subject to the requirements of the proposed program.

## **Tribal Cultural Resources**

Alternative 3 would result in lesser impacts to tribal cultural resources than the proposed program because there would be fewer construction activities required that would involve ground disturbance as a result of new development standards within the Green Zone Districts. Under this alternative, the areas where unanticipated discovery of a significant tribal cultural resource could occur during excavation in native soils would be reduced. Ground-disturbing activities associated with the buildout of the improvements required for new uses under Alternative 3 pursuant to the Green Zones Program that require excavation in open space areas or excavations greater than 6 feet below the ground surface within existing developed properties, such as the construction of structures, enclosures, and concrete masonry walls, would still have the potential to result in the unanticipated discovery of significant tribal cultural resources, similar to the proposed program. Tribal cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources is considered in project-level environmental review for discretionary projects. Implementation of Mitigation Measure TCR-1 would still be required. As Alternative 3 would be implemented with both discretionary and ministerial projects, similar to the proposed program, impacts to tribal cultural resources would remain significant and unavoidable after mitigation.

## **Utilities and Service Systems**

Alternative 3 would result in lesser impacts to utilities and service systems than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 3 would not as effectively benefit existing utility services near sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program. Similar to the proposed program, development during construction and operations under Alternative 3 would be subject to Title 22, applicable BMPs, and provisions stipulated in the Countywide IWMP. The elimination of retrofits in Green Zone Districts under Alternative 3 would not substantially reduce the proposed program's construction and operational impacts of utilities and service systems, but impacts would remain less than significant under Alternative 3. Alternative 3 would include fewer construction activities than the proposed program, but impacts to sensitive receptors from adjacent industrial uses would remain unchanged. However, the operational and maintenance phases of the Alternative 3 would not result in the magnitude of benefits when compared to the Green Zones Program, as Alternative 3 would decrease the acreage and parcels subject to the expansion of LID Ordinance requirements benefitting existing industrial facilities adjacent to sensitive receptors. Utilities and service system impacts overall would be less for Alternative 3 when compared to the Green Zones Program, and impacts would remain less than significant. The General Plan Update EIR includes Mitigation Measures USS-1 through USS-23 to reduce impacts to utilities in result of construction and operational impacts, which would still be required under Alternative 3.

### **3. Relationship of the Alternative to Project Objectives**

Alternative 3 would substantially reduce the effectiveness of the Green Zones Program to address incompatible land uses in proximity to sensitive uses. Alternative 3 would not fully achieve the objectives of the proposed program, especially towards the communities in the unincorporated areas with incompatible land uses, to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution (see Table V.A-2).

## **F. ENVIRONMENTALLY SUPERIOR ALTERNATIVE**

Although the No-Project Alternative would not involve construction activities that would be required to implement the new development standards and other revisions, the proposed program would be the environmentally superior alternative as it would result in the most long-term environmental benefits to 2,778 parcels that would not be provided with the No-Project Alternative.

All of the action alternatives have the same impacts as they include the same requirements and regulations. The proposed program includes short-term impacts during the construction of the requirements to protect sensitive uses such as the construction of walls, barriers, landscaping, air filtration, and so forth. However, the proposed program would result in the greatest long-term environmental benefits to 2,778 parcels. These long-term benefits would include addressing the environmental health impacts of incompatible land uses in proximity to sensitive uses and implementing mechanisms to require appropriate mitigation measures within affected communities in the unincorporated County. Specifically, these long-term environmental benefits of the proposed program would include the minimization of potential adverse health and safety impacts to communities that are disproportionately affected by toxic air pollutants and contaminants such as PM<sub>10</sub> and odors generated from various industrial land uses, and to promote clean industrial uses. The revisions to the County's zoning code (Title 22) would create development standards and procedures for existing and new industrial uses located within 500 feet of a sensitive

use on an unincorporated parcel, or a residential use on incorporated parcel to minimize adverse effects related to odor, noise, aesthetic, soil contamination, vehicle circulation, and air quality on nearby sensitive uses. The zoning code (Title 22) changes would apply to new industrial uses and also require a Schedule for Compliance for existing industrial uses and businesses in the Green Zone District communities. The Schedule for Compliance provides a specific timeline for compliance (3, 5, or 7 years) with the new development standards based on the required changes and the type of permitting process. The environmental analysis of alternatives above indicates that, through a comparison of potential impacts, the proposed program is the environmentally superior alternative because it would result in the greatest long-term environmental benefits, would achieve all of the environmental benefits of the proposed program, and would meet all of the objectives of the proposed program. The proposed program would fully achieve the objectives of the proposed program, especially towards the communities in the unincorporated areas with incompatible land uses, to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution (see Table V.A-2). The proposed program would address the incompatibilities of the existing land uses with adjacent sensitive receptors and would implement mechanisms to require appropriate mitigation measures within these communities in the unincorporated County. The proposed program would optimize the opportunity to contribute to regional reductions in land use incompatibilities near sensitive uses.

## SECTION VI

### OTHER ENVIRONMENTAL CONSIDERATIONS

---

This section of the Program Environmental Impact Report (PEIR) includes an analysis of the potential for the Green Zones Program (proposed program) to result in indirect impacts due to potential growth inducement, significant unavoidable impacts, and significant irreversible environmental changes. The section also includes a discussion as to why the proposed program is being proposed notwithstanding significant unavoidable impacts, as well as a discussion of effects found not to be significant.

#### A. GROWTH INDUCING IMPACTS

This section of the PEIR analyzes the potential for the proposed program to result in growth-inducing impacts consistent with Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines. Such impacts normally occur when a project results in economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The types of projects that are normally considered to result in growth-inducing impacts are those that provide infrastructure that would be suitable to support additional growth or remove an existing barrier to growth.

According to the CEQA Guidelines, such projects include those that would remove obstacles to population growth (e.g., a major expansion of a wastewater treatment plant) and projects that encourage and facilitate other activities that are beyond those proposed as part of the project and could affect the environment are growth inducing. In addition, as set forth in the CEQA Guidelines, increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. The CEQA Guidelines also state that it must not be assumed that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment. Induced growth is considered a significant impact only if it directly or indirectly affects the ability of agencies to provide needed public services or if it can be demonstrated that the potential growth, in some other way, significantly affects the environment, that is, that it would result in construction that would adversely affect the environment. Factors that would potentially induce population growth include roads, highways, freeways, rail, and other transportation improvements that provide access to previously undeveloped areas. The availability of adequate water supplies, the availability of sewage treatment facilities, the availabilities of developable land, the types and availability of employment opportunities, housing supply and costs, commuting distances, cultural and recreational amenities, climate, and local government growth policies contained in general plans and zoning ordinances would also induce population growth.

The Green Zones Program would not result in significant adverse growth-inducing impacts because it would not change the pattern of parcels allowable for residential use or development, would not include the development of new homes, and would not include the extension of access roads or utilities to new areas that would facilitate development, thereby inducing unplanned population growth, directly or indirectly. The Green Zones Program is not a residential project and would not involve the construction of additional housing. Element 1, Green Zone Districts, implements development standards and/or more stringent entitlement processes for certain industrial, recycling and solid waste, and vehicle-related land uses in close proximity to incompatible sensitive uses. Element 2, New Sensitive Uses, implements development standards for new sensitive land uses, including dwelling units, when located adjacent to or adjoining parcels that contain existing, legally-established industrial, recycling or solid waste, or vehicle-related uses. However, the element itself does not call for the development of new dwelling units. Element 3, Recycling and Waste Management Revisions, implements development standards and/or more stringent entitlement processes for certain recycling and waste-related land uses, including but not limited to recycling collection and processing facilities, organic waste facilities, and supermarket accessory recycling collection centers, but does not encourage development. Element 4, Storage Enclosures for Recycling and Solid Waste Revisions, is a requirement to build better enclosures for trash receptacles related to new development or expansion of certain existing development but would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. This element applies to new or expanded commercial and industrial development and residential development with four or more units; however, the element itself does not call for new residential development. Therefore, the Green Zones Program would not result in the construction of new housing.

The proposed program would not induce growth through the provision of additional employment. The Green Zones Program would not involve the construction of buildings that would provide additional employment; nor would it require new or expanded facilities that would increase the need for employees at those facilities. Elements of the proposed program would require implementation of development standards on existing and proposed properties; however, these measures are limited to standards such as alternative fencing materials, solid wall screening or enclosures, landscaping buffers, air filtration, paving,

lighting, signage, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards (see Table III.E-2, *Development Standards*). The implementation of these measures would not increase the need for employees at existing or proposed facilities. Additionally, construction activities for implementation of the proposed program would not require temporary housing due to the urban context and availability of construction workers in the County of Los Angeles (County). Short-term construction employment opportunities would not result in population growth, as they would be expected to be filled by the construction workforce in the County and would not result in in-migration.

The Green Zones Program would not result in significant adverse growth-inducing impacts that would potentially result from the extension of access roads or utilities to new areas that would facilitate development. The proposed program would not require the development of additional utilities infrastructure. The proposed development standards include alternative fencing materials, solid wall screening or enclosures, landscaping buffers, air filtration, paving, lighting, signage, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards (see Table IV.E-2). These development standards do not constitute uses that produce wastewater, such as bathrooms in residential uses; nor would they produce stormwater runoff that would result in the need for new facilities. Additionally, they would not require the construction of new electric, natural gas, or telecommunications facilities, as the only measures which require these utilities, such as lighting, are minor and would be served by the existing utilities infrastructure at the existing facility. The majority of development standards would not require the use of water during the operational phases of improvements, and according to the new development standards would be subject to the County Low-Impact Development (LID) ordinance for water conservation. The Green Zones Program would be served by existing sewer, water, and other utility services that have been established on each parcel that contains existing industrial land uses. Therefore, the proposed program has adequate availability of water supplies, sewage treatment facilities, and other utilities infrastructure such that it would not require construction that would indirectly induce population growth. The elements of the Green Zones Program would include construction of improvements such as solid walls, landscaping, setbacks, and building height requirements that are consistent with the underlying land uses to meet the proposed development standards; however, the development standards are limited to screening and mitigating impacts of industrial land uses from adjacent and nearby sensitive uses based on the land use pattern established in the Los Angeles County General Plan 2035 (County General Plan). The development standards established in the Green Zones Program would not directly or indirectly require construction of new public roads or utilities that would have the potential to induce growth beyond the growth defined in the County General Plan.

Therefore, the Green Zones Program would not result in population growth, direct or indirect increases in development of new dwelling units, or road or utility infrastructure that directly or indirectly induces growth.

## **B. INDIRECT IMPACTS OF POTENTIAL GROWTH INDUCEMENT**

In addition to the impacts caused by direct economic, population, or housing growth, the indirect impacts of the proposed program must be evaluated for their potential to induce growth.

Unplanned and uncontrolled growth may have significant adverse impacts on the environment. The Green Zones Program would not result in significant adverse indirect impacts resulting from potential growth inducement because it would not change the pattern of parcels allowable for development. The County General Plan identifies where development may occur and what additional services would be needed to support the growth of population, jobs, and housing. The County General Plan accommodates future projected growth and development in the unincorporated territory of the County. The Green Zones Program is limited to the application of stricter development standards for the land use designations authorized by the County General Plan, as well as limiting the areas where certain types of solid waste and recycling activities may occur. The Green Zones Program seeks to provide enhanced separation to protect sensitive land uses located adjacent to or in close proximity to industrial land uses from the visual blight, night light, emissions of criteria air pollutants, odor, and noise associated with lawful operation of industrial land uses. Furthermore, the proposed program would not result in indirect growth inducing impacts by changing a zoning or general plan designation. Element 1 proposes a change in the zoning designation for 28 parcels from Heavy Manufacturing (M-2) to Light Manufacturing (M-1) and General Plan land use designation for 15 of those parcels from Heavy Industrial (IH) to Light Industrial (IL). However, these zoning and land use designation changes would not result in growth, as they would not change the zoning or general plan designation from nonresidential to residential, allowing for the construction of new housing; nor would they change to a land use that would increase employment, such as heavy commercial land uses. The land uses would remain industrial with a decrease in intensity.

Element 2 of the Green Zone Program requires that new sensitive land uses proposed for development adjacent to industrial land uses incorporate design measures to protect such uses from visual blight, night light, emissions of criteria air pollutants, odor, and noise associated with lawful operation of industrial land uses. Element 3 specifies the locations where solid waste and recycling facilities are allowable uses and establishes entitlement processes and development standards to protect adjacent sensitive uses from visual blight, night light, emissions of criteria air pollutants, odor, and noise associated with lawful operation of such uses. It also provides development standards for protection of workers and patrons from emissions of criteria air pollutants and nuisance odors. Element 4 of the Green Zones Program requires that trash and recycling receptacles be enclosed for residential land uses with four or more dwelling units and for most other commercial and industrial land uses in the unincorporated areas of the County. These elements of the Green Zones Program would not alter the underlying land use pattern and thus would not have the capacity to induce growth beyond that contemplated by the County General Plan.

Therefore, the Green Zones Program would not result in impacts due to indirectly induced growth.

## C. SIGNIFICANT UNAVOIDABLE IMPACTS

Consistent with the requirements of Section 15126.2(b) of the CEQA Guidelines, this section of the PEIR summarizes the potential for implementation of the proposed program to result in significant environmental effects that cannot be reduced to below the level of significance. The nine environmental issue areas evaluated in the PEIR are Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Tribal Cultural Resources, and Utilities and Service Systems. The PEIR also evaluates the potential environmental impacts of the No Project alternative and two action alternatives. The potential for the proposed program to result in significant environmental impacts has been analyzed in Sections IV, *Environmental Impact Analysis*, and V, *Alternatives*, of this PEIR.

Table ES-F.1, *Summary of Environmental Consequences*, in the Executive Summary of this PEIR provides a comprehensive identification of the environmental effects of the proposed program, including the level of significance both before and after mitigation. The proposed program would result in significant and unavoidable impacts to Cultural Resources, Noise, and Tribal Cultural Resources.

Many of the parcels with manufacturing and industrial land use designation could be developed pursuant to ministerial processes that would not trigger review subsequent environmental review beyond that completed in the County General Plan EIR. As the projects could proceed pursuant to ministerial approvals such as a building permit or grading permit, there would be no requirement to survey for cultural resources or to conduct Tribal consultation. However, the improvements required pursuant to development standards established in the Green Zones Program would in some instances require excavation and ground disturbance of native soils with potential for unanticipated discovery of significant cultural resources. Therefore, the proposed program would result in significant and unavoidable impacts to Cultural Resources and Tribal Cultural Resources. Many of the impacts that are determined to be significant and unavoidable could be mitigated to less than significant at the project level. However, this PEIR is at the program level, and detailed site plans and project descriptions are not available. Therefore, without the ability to evaluate each project that could occur as a result of the proposed program, these impacts were determined to be significant and unavoidable. Implementation of the proposed program would result in the significant and unavoidable direct, indirect, and cumulative impacts to Cultural Resources and Tribal Cultural Resources.

**Cultural Resources:** The proposed program would have the potential to result in significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. The improvements that would be required pursuant to the proposed program have the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. Ground disturbance is expected to reach depths of approximately 6 feet or greater; for excavation of new footings and so forth that are anticipated for screening or enclosure walls. Due to prior disturbance associated with the construction of existing facilities, native, undisturbed, soils are not anticipated to be encountered until a depth of approximately 3 feet below grade. Therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried archaeological deposits at depths of 3 feet or greater. The proposed revisions to the development standards that have the potential to result in physical changes in the environment in relation to archeological resources include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2).

**Noise:** The proposed program would result in significant and unavoidable impacts to noise in relation to generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or Noise Ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies. While the program would reduce operational impacts of uses within the program area once constructed (barriers, required setbacks, etc.) and would not induce the development of industrial uses in the program area, the proposed program would require development within the County to be developed in accordance with additional standards in relation to sensitive uses and new industrial uses, thus requiring installation of such structures as cinder block walls, fencing, landscape area, and setback, requiring the use of construction equipment within areas adjacent to sensitive uses. Ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, construction would result in temporary but significant and unavoidable impacts to noise. The development of discretionary projects would require project-level evaluation under CEQA prior to plan check and permit approval, and therefore, the use of noise reduction measures, avoidance and minimization measures for these types of developments would be feasible. However, development within 50 feet of a sensitive use would be anticipated to continue to result in noise exceedances at sensitive uses over standards established by the County Noise Ordinance during construction, even with the implementation of project-level noise reduction measures.

The proposed program would result in significant and unavoidable impacts to noise in relation to generation of excessive groundborne vibration or groundborne noise levels. Implementation of the proposed program would reduce operational impacts of uses within the program area and would not induce the development within the program area. However, construction impacts would be significant and unavoidable. The development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval, so that the use of noise reduction and avoidance measures for these types of developments would not be feasible. The development of discretionary projects would require project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of vibratory and groundborne vibration avoidance and minimization measures for these types of developments would be feasible. However, development within 25 feet of a sensitive use would be anticipated to continue to result in generation of excessive groundborne vibration or groundborne noise levels in exceedance of FTA levels for potential impacts during construction, even with the implementation of project-level noise reduction measures.

**Tribal Cultural Resources:** The proposed program would result in potentially significant impacts to tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code (PRC) Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and that is listed or eligible for listing in the California Register of Historical Resources (CRHR) or in local registers of historical resources as defined in PRC Section 5020.1(k). Ground disturbance is expected to reach depths of approximately 6 feet or greater; for excavation of new footings and so forth anticipated for screening or enclosure walls. Due to prior disturbance associated with the construction of existing facilities, native, undisturbed, soils are not anticipated to be encountered until a depth of approximately 3 feet below grade. Therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried tribal cultural resource deposits at depths of 3 feet or greater. The proposed revisions to the development standards that have the potential to result in physical changes in the environment in relation to causing a substantial adverse change in the significance of a tribal cultural resource, listed or eligible for listing in the CRHR or in a local register as defined in PRC Section 5020.1(k), or determined an eligible resource by the Lead Agency, include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards, signage standards, maintenance and operations standards, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2).

## **D. REASONS WHY THE PROJECT IS BEING PROPOSED, NOTWITHSTANDING SIGNIFICANT UNAVOIDABLE IMPACTS?**

In accordance with Section 15093 of the CEQA Guidelines, the County hereby finds that the following economic, legal, social, technological, environmental and other benefits of the proposed program outweigh its unavoidable, adverse environmental impacts discussed in Section IV:

The proposed program would develop targeted land-use policies and development standards that can be used to improve the health and quality of life for residents surrounding major sources of pollution, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (Senate Bill [SB] 1000) and California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and SB 535) as well as waste diversion initiatives aligned with SB 1383, by including appropriate standards in Title 22 and policies in the General Plan. Toxic pollutants emitted near residential neighborhoods or schools pose serious threats on public health as well as the environment. The Green Zones Program would achieve six objectives:

1. Promote environmental justice in the areas where health of residents may be disproportionately affected by surrounding land uses by providing appropriate zoning requirements for industrial uses, vehicle-related uses, and recycling uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000)<sup>1</sup> and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).<sup>2,3,4</sup>
2. Establish Green Zone Districts that address the communities in the unincorporated areas with incompatible land uses to improve the health and quality of life for surrounding residents that have historically borne a disproportionate burden of exposure to pollution.
3. Improve the health and quality of life for surrounding residents of incompatible land uses, aligned with the State's environmental justice initiatives such as the Planning for Healthy Communities Act (SB 1000) and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).
4. Address incompatible land uses, and address issues such as aesthetics, air pollutants such as respirable particulate matter (PM<sub>10</sub>) and odors, hazards and hazardous materials, and noise incompatibilities associated with industrial, manufacturing, and commercial land uses, in proximity to sensitive uses and the lack of mechanisms to require appropriate mitigation measures within these communities.
5. Include new regulations for recycling and solid waste facilities, to make County regulations consistent with the California Beverage Container Recycling & Litter Reduction Act (PRC Division 12.1),<sup>5</sup> Mandatory Commercial Recycling (California Code of Regulations Title 14, Section 18837, Chapter 9.1),<sup>6</sup> and Short-Lived Climate Pollutants with the intent of reducing pollution associated with waste management, and recycling, including processing of organic waste.
6. Facilitate recycling, recycling collection and processing, and organic waste processing, such as composting and chipping and grinding with zoning requirements.

The Green Zones Program has been developed through a rigorous community engagement process that raises awareness of environmental justice. Ground-truthing activities in the pilot communities, in partnership with community-based organizations and residents, has helped to document environmental hazards block-by-block, and has informed the proposed program's land use policies and identification of Green Zone Districts. The Green Zones Program seeks to develop ways to improve coordination among various regulatory agencies and to support businesses to become better neighbors, helping to mitigate current and prevent future environmental impacts.

---

<sup>1</sup> State of California. Approved by Governor September 24, 2006. Senate Bill No. 1000. Available at: [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

<sup>2</sup> California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

<sup>3</sup> State of California. Approved by Governor September 27, 2006. Assembly Bill No. 32. Available at: [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

<sup>4</sup> State of California. Approved by Governor September 30, 2012. Bill Number: SB 535. Available at: [http://www.leginfo.ca.gov/pub/11-12/bill/sen/sb\\_0501-0550/sb\\_535\\_bill\\_20120930\\_chaptered.html](http://www.leginfo.ca.gov/pub/11-12/bill/sen/sb_0501-0550/sb_535_bill_20120930_chaptered.html)

<sup>5</sup> State of California. Effective October 12, 2019. California Law, Public Resources Code, Division 12.1 – California Beverage Container Recycling and Litter Reduction Act [14500-14599]. Available at: [http://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=14581](http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=14581).

<sup>6</sup> Thomas Reuters Westlaw. Effective July 1, 2012. § 18837. Mandatory Recycling of Commercial Solid Waste by Businesses. Available at: [https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1)

The Recycling and Waste Management Revisions would result in a more robust process to permit new types of recycling and waste management facilities using newer technologies in order to meet State requirements, and to further define and provide specific regulations for automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

The new policies under the chapters of the County General Plan would include language around promoting environmental justice in areas that bear disproportionate impacts from stationary polluting sources, additional development standards including appropriate technology and building enclosure to address land use incompatibility and encouraging land use patterns that protect the health of sensitive receptors. The edits and additions to policies in these chapters support the incorporation of the Green Zones Program framework into the County General Plan as well as the implementation of the goals of SB 1000 and existing environmental justice language in the County General Plan.

For the abovementioned reasons, the benefits of the proposed program outweigh and override any adverse environmental impacts associated with the program.

## **E. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES**

Consistent with the requirements of Section 15126.2(c) of the CEQA Guidelines, this section of the PEIR summarizes the potential for implementation of the proposed program to result in significant irreversible environmental changes. Such a change refers to an irretrievable commitment of nonrenewable resources, or other environmental changes that commit future generations to similar uses. In evaluating the potential for irreversible environmental changes, the potential for irreversible environmental changes from potential accidents associated with the proposed program were also considered. The scope of this analysis has been focused on the use of nonrenewable resources to construct improvements required pursuant to the development standards established by the Green Zones Program. The analysis also considers the ongoing commitment of water and energy that would result from operation and maintenance of landscaped setbacks and air filtration systems.

The primary nonrenewable resources that would be affected by implementation of the improvements required pursuant to the development standards established by the Green Zones Program., include fencing, solid wall screening, landscaping buffers, air filtration, paving, lighting, signage, and access and vehicle circulation facilities, would be energy resources. The analysis considers the reasonable estimation of construction and operation scenario evaluated in the PEIR, for anticipated impacts over the 21-year planning horizon. Although not reasonably foreseeable based on current rate of issuance of building permits in the proposed program study area, this section also provides an analysis of the total irreversible environmental change that would result if the proposed development standards were applied to all 134,567 parcels in the proposed program, referred to as the “full build-out” scenario.

The development standards of each element would result in minor additions to existing land uses that would comply with strict building and energy regulations. With regard to energy consumption, the motorized equipment used during construction would comply with California Air Resources Board (CARB) regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. Construction activities required to implement the improvements would be required to comply with energy efficiency standards for design, construction, and operation established by State and County regulations that are among the strictest in the nation, including those specifically required pursuant to the Green Building Operation component of the Energy Expenditure Plan (EEP): Green Building, Low-impact Development, and Drought Tolerant Ordinances, and thus would not constitute an inefficient use of energy. The majority of the proposed improvements would be objects such as walls, fencing, signage, and lighting that would be compliant with Title 31 of the Green Building Codes and would not involve the use of diesel fuels. The South Coast Air Quality Management District (SCAQMD) regulates construction equipment and diesel fuel emissions with the County. Consistent with the objectives of the SCAQMD Commercial Electric Lawn and Garden Program, the County has required the use of electric and manual commercial lawn and garden equipment, including handheld trimmers, chainsaws, pruners, backpack and handheld leaf blowers, and ride-on, stand-on, and walk-behind lawn mowers for landscape areas required in conjunction with the Green Zones Program. The use of electric and manual tools to maintain landscaping optimizes energy efficiency based on Best Available Current Technology. All improvements required to constructed, operated, or maintained would be required to conform to the California Energy Code; therefore, there would be no conflict with the California Code. At the time of this analysis, the County General Plan and Zoning Code do not allow for development of utility-scale renewable energy, and therefore the development standards would have no effect on achieving the Renewable Portfolios Standards (RPS) established by the State. Energy required for construction, operation, and maintenance to implement the proposed improvements such as lighting and signs would be provided by public and investor-owned utilities, such as Southern California Edison, the Metropolitan Water District of Southern California, and other private and municipal power companies

who are required by the State to achieve RPS. Thus, the proposed program would be consistent with State and County goals that encourage reliance on sustainable renewable energy. Therefore, the proposed program would result in less than significant impacts to energy.

## **F. EFFECTS NOT FOUND TO BE SIGNIFICANT**

California Public Resources Code Section 21003 (f) states that “it is the policy of the state that ... [a]ll persons and public agencies involved in the environmental review process be responsible for carrying out the process in the most efficient, expeditious manner in order to conserve the available financial, governmental, physical, and social resources with the objective that those resources may be better applied toward the mitigation of actual significant effects on the environment.” This policy is reflected in CEQA Guidelines Section 15126.2(a), which states that “an EIR shall identify and focus on the significant environmental impacts of the Proposed Project”; and Section 15143, which states that “the EIR shall focus on the significant effects on the environment.” The CEQA Guidelines allow use of an Initial Study to document project effects that are less than significant (Section 15063[a]). CEQA Guidelines Section 15128 requires that an EIR contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the Draft EIR.

Such statements are contained in an attached copy of the Initial Study. The Initial Study prepared for the proposed program is provided in Appendix B of this PEIR and satisfies the requirements of CEQA Guidelines Section 15128 for those thresholds not discussed below. Any issues not addressed in this section are addressed in Section IV, *Environmental Impact Analysis*.

In addition to the 6 environmental issue areas evaluated in this PEIR that were determined to have less than significant impacts, 11 additional environmental issue areas were determined to have no impact or less than significant impacts in the Initial Study prepared in support of the Notice of Preparation (NOP):

1. Aesthetics
2. Agriculture and Forestry Resources
3. Energy
4. Geology and Soils
5. Greenhouse Gas Emissions
6. Mineral Resources
7. Population and Housing
8. Public Services
9. Recreation
10. Transportation
11. Wildfire

### **1. Aesthetics**

Consistent with Appendix G of the CEQA Guidelines and the County’s Initial Study Checklist, the analysis concluded that the proposed program would result in a less than significant impact to aesthetics (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*). The proposed program would not result in significant adverse impacts to aesthetics because the development standards of each element would result in minor additions to existing land uses and would improve the aesthetic qualities of the facilities. With regard to scenic vistas and scenic resources, despite the location of subject parcels in relation to scenic highways, parcels subject to the Green Zones Program would not have a significant adverse impact on scenic vistas nor cause visual blight because the development standards would not block views of resources for which the scenic highways were designated. The proposed program would screen from view incompatible land uses and improve the aesthetic quality of degrading land uses. The development standards and measures of each program element would improve the visual quality of the industrial, commercial, and other facilities along scenic vistas and County-recognized state scenic highway corridors. Additionally, all Hillside Management Area (HMA) parcels of the Green Zones Program would be required to comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity and value of hillsides and associated views. The measures proposed by the proposed program are consistent with the requirements of the five HMA categories: (1) site planning, (2) grading and facilities, (3) road circulation, (4) building design, and (5) landscaping. With regard to trails systems, the elements would not hinder visibility or obstruct views from the Pacific Crest Trail or any of the County’s existing or proposed trails identified in the U.S. Forest Service and the County General Plan trail system or existing regional trails identified on the Trails LA County Website. The proposed development standards have the potential to result in physical changes in the environment that might be visible from and alter the visual character views from the trails include fencing materials; however, these

development standards are consistent with the measures recommended by the County trails manual, including buffers, fencing, walls, open space, and landscaping and planting trees to screen trail view of incompatible adjacent land uses. With regard to visual character, some elements would include requirements such as solid walls, landscaping, setbacks, and building height requirements that are consistent with the underlying land uses; therefore the specified ; development standards would improve the visual quality of the affected by screening industrial land uses from adjacent sensitive uses. With regard to new sources of light, some elements contain provisions for lighting in its development standards while others do not. The use of lighting would not result in light trespass and light pollution, as the County requires that such system be shielded and directed away from sensitive uses and other adjacent properties. Furthermore, should the subject properties fall within an HMA, the revisions would have no adverse impact on light nighttime light trespass, light pollution or daytime light and glare, as they would comply with the HMA Ordinance and Hillside Design Guidelines in providing shielded lighting for nighttime applications and materials with minimal albedo for daytime application along with setbacks and adequate screening. Therefore, the proposed program would result in less than significant impacts to aesthetics.

## **2. Agriculture and Forestry Resources**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in no impacts to agriculture and forestry resources (see Appendix B, *Initial Study*, Section 2.2, *Agriculture and Forestry Resources*). The proposed program would not result in significant adverse impacts to agriculture and forestry resources because the development standards of each element would result in minor additions to existing land uses and would not reduce existing agricultural and forestry resources, or lands designated or zoned for such uses. With regard to Farmland, despite some elements' locations within an area which contains Farmland as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP), the implementation of the development standards and measures of each element would not differ substantially from existing conditions and would not convert Farmland to non-agricultural uses, or the development standards would be implemented as a part of the use being proposed. With regard to zoning for agriculture and Williamson Act contracts, the County zones some parcels specifically as Agriculture Zones but there are no Williamson Act contracts within the County. For those elements that do apply to Agricultural Zones, there would be no change to underlying Agricultural land use designation or zoning. As defined in Title 22, the purpose of the Agricultural Zones is not solely for agricultural uses, and Zone A-2 allows for many uses beyond agricultural use. Additionally, development standards would not differ substantially from those associated with the existing County General Plan goals and policies for the agricultural land use designations and related Zoning Ordinance. The Green Zone Program does not include provisions that would allow the conversion or rezoning of forest land, timberland, or a Timberland Production Zone. All forests and timber resources located in the Los Angeles County are located within the Angeles National Forest Land, with a small extension into the Los Padres National Forest in the Pyramid Lake Area between Castaic and Gorman. The National Forest are managed by U.S. Forest Service Resource Management Plans and would not be subject to the Green Zones Program. Therefore, there would be no impact on forest or timber reserves. The development articulated in the Green Zones Program would apply to specific existing land uses or would be minimal additions to existing designed agricultural land uses that would not convert agricultural or forest land or resources. Therefore, the proposed program would result in no impacts to agriculture and forestry resources.

## **3. Energy**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in a less than significant impact to energy (see Appendix B, *Initial Study*, Section 2.6, *Energy*). The proposed program would not result in significant adverse impacts to energy because the development standards of each element would result in minor additions to existing land uses that would comply with strict building and energy regulations. With regard to energy consumption, the motorized equipment used during construction activities would comply with CARB regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. Construction activities required to implement the improvements would be required to comply with energy efficiency standards for design, construction, operation established by State and County regulations that are among the strictest in the nation, including those specifically required pursuant to the Green Building Operation component of the EEP: Green Building, Low-impact Development, and Drought Tolerant Ordinances, and thus would not constitute an inefficient use of energy. The majority of the proposed improvements are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 31 Green Building Codes and not involve the use of diesel fuels. The SCAQMD regulates construction equipment and diesel fuel emissions with the County. Consistent with the objectives of the SCAQMD Commercial Electric Lawn and Garden Program, the County has required the use of electric and manual commercial lawn and garden equipment, including handheld trimmers, chainsaws, pruners, backpack and handheld leaf blowers, and ride-on, stand-on, and walk-behind lawn mowers for landscape areas required in conjunction with the Green Zones Program. The use of electric and manual tools to maintain landscaping optimizes energy efficiency based on Best Available Current Technology. With regard to energy planning, all improvements required to

constructed, operated, or maintained would be required to conform to the California Energy Code; therefore, there would be no conflict with the California Code. Since, at the time of this analysis, the County General Plan and zoning ordinance do not allow for development of utility scale-renewable energy, the development standards would have no effect on the achieving RPS established by the State. Energy required for construction, operation, and maintenance to implement the proposed improvements such as lighting and signs would be provided by public and investor owned utilities, such as Southern California Edison, and other private and municipal power companies who are required by the State to achieve RPS. Thus, the proposed program would be consistent with State and County goals that encourage reliance on sustainable renewable energy. Therefore, the proposed program would result in less than significant impacts to energy.

#### **4. Geology and Soils**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in a less than significant impact to geology and soils (see Appendix B, *Initial Study*, Section 2.7, *Geology and Soils*). The proposed program would not result in significant adverse impacts to geology and soils because the development standards of each element would result in minor additions to existing land uses and new development would comply with the regulations in place for the mitigation and avoidance of geologic hazards. With regard to rupture of an Alquist-Priolo mapped fault, the requirements of the Alquist-Priolo Earthquake Fault Zoning Act aim to prevent the construction of residential buildings along traces of active fault. While Alquist-Priolo Earthquake Fault Zones or other active or potentially active faults are located within, near, or projecting toward the proposed program site, the proposed program does not include the development of residential or habitable buildings or structures. Furthermore, through the California Building Code (CBC), building design and construction requirements are implemented to reduce any hazards from earthquakes and safeguard against major structural failures or loss of life caused by earthquakes or seismic related hazards. The improvements constructed and operated as a result of the development standards in the proposed program would be required to adhere to the provisions of the CBC, as required by the County Code during the plan check and development review process, thus reducing potential impacts related to rupture of a known earthquake fault to less than significant levels. Similarly, with regard to seismic ground shaking, the proposed program area contains numerous active earthquake faults, with active or potentially active faults mapped within the proposed program boundaries. However, although strong seismic shaking is a risk throughout Southern California region, the improvements constructed and operated as a result of the development standards in the proposed program site would not exacerbate seismic activity, or the risk of hazards to people or property. Furthermore, the improvements constructed and operated as a result of the development standards in the proposed program would be required to adhere to the provisions of the CBC, as required by the County Code during the plan check and development review process. With regard to seismic-related ground failure (i.e. liquefaction), landslides, and soils, areas of the proposed program site are situated within all of these zones; California Geologic Survey–designated Liquefaction Zones; relatively level ground and steep mountain/canyon slopes that could be potentially susceptible to slope instability; and expansive surficial materials. However, implementation of the improvements constructed and operated as a result of the development standards in the proposed program would not exacerbate underlying geologic, seismic, and soil conditions at the proposed program site resulting in seismic related ground-failure or liquefaction, landslides, or soil hazards. The improvements constructed and operated as a result of the development standards in the proposed program would be required to adhere to existing building and grading codes including adherence to provisions for grading, soil compaction, and soil preparation/conditioning to minimize hazards related to liquefaction, potential seismic-related ground failure, landslides, expansive soils, or potential geologic or soil stability issues. Compliance with existing state and County regulations, as well as the goals and policies included as part of the proposed program, would ensure that the impacts associated with implementation of the proposed program in relation to liquefaction, would be minimized to less than significant levels. The proposed program would be developed in accordance with the CBC, the Safety Element of the County General Plan, and the County's zoning standards and requirements. Furthermore, construction activities on any project sites larger than 1 acre would be subject to National Pollutant Discharge Elimination System (NPDES) requirements, and the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) would be required as well as deployment of approved erosion control best management practices (BMP). With regard to HMAs, all elements of the proposed program would comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity and value of hillsides. Therefore, the proposed program would result in less than significant impacts to geology and soils.

#### **5. Greenhouse Gas Emissions**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in a less than significant impact to greenhouse gas (GHG) emissions (see Appendix B, *Initial Study*, Section 2.8, *Greenhouse Gas Emissions*). The proposed program would not result in significant adverse impacts to greenhouse gas emissions because the development standards of each element would result in minor additions to existing land uses and would result in a net decrease in GHG emissions. With regard to generation of GHG emissions, the motorized equipment used

during construction would comply with CARB regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. Construction related to implementation of the proposed program's technological updates would be short-term, and GHG emissions impacts would be addressed under federal, State, and County regulations related to GHG emissions reductions, including those specifically required pursuant to the Green Building Operation component of the EEP: Green Building, Low-impact Development, and Drought Tolerant Ordinances. Compliance with the specified Ordinances ensures consistency with the Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the County's Community Climate Action Plan (CCAP) regional goals for target reductions in GHGs. Rather than causing direct or indirect impacts to regional GHG emissions, the Green Zones Program implements statewide initiatives to that would have an overall reduction in the direct impact of GHG emissions to surrounding land uses produced by industrial sites. A net reduction of GHG emissions during project operation would reduce construction GHG emissions produced over the course of the phasing of the proposed program. With regard to conflict with any plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, rather than conflict with any of these plans, the proposed program would be consistent in achieving their goals. The proposed program component would be consistent with the Climate Change Scoping Plan and the 2020-2045 RTP/SCS goals by addressing harmful air pollutants and protect the communities emitted from industrial facilities. Furthermore, the encouragement of the development of organic waste facilities to divert organic waste from landfills and repurposing for repurposing those materials to feed food-insecure people, make carbon sequestering fertilizers and soil amendments, and generate clean, low-carbon renewable energy is consistent with the SCAG RTP/SCS, the CCAP, and Statewide legislations for target reductions in GHGs. The proposed program would also be consistent with the CCAP by focusing on public health and community well-being through the requirement of development standards for industrial facilities. The Green Zones Program is consistent with Statewide Legislation for the reduction of GHG emissions associated through diversion of organic waste from landfills in relation to SB 1383, AB 1826, AB 1594, and AB 341. Therefore, the proposed program would result in less than significant impacts to GHG emissions.

## **6. Mineral Resources**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in no impacts to mineral resources (see Appendix B, *Initial Study*, Section 2.12, *Mineral Resources*). The proposed program would not result in significant adverse impacts to mineral resources because the development standards of each element would result in minor additions to existing land uses, including more restrictive allowance in relation to solid waste and recycling facilities. Some elements of the proposed program fall within Mineral Resource Zone-2 (MRZ-2), which contain active mines, and fall within the mineral resource zones designated on the County General Plan. However, in the case of updated standards for existing industrial uses, the implementation of these measures are consistent with the underlying land uses; therefore the specified development standards would not impair the recovery and use of minerals resource, but would be limited to visual screening of industrial land uses from adjacent sensitive uses. The industrial uses would already exist within any MRZ, mine, or County-designated resource, and therefore the proposed program would not result in the loss of availability of a mineral resource as it would not differ substantially from existing conditions. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions such that the mineral resources would be lost. New development incorporating the development standards of the proposed program would subject to environmental review under CEQA in relation to mineral resources. Therefore, the proposed program would result in no impacts to mineral resources.

## **7. Population and Housing**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in no impacts to population and housing (see Appendix B, *Initial Study*, Section 2.14, *Population and Housing*). The proposed program would not result in significant adverse impacts to population and housing because, with regard to inducing unplanned population growth, directly or indirectly, the proposed program would not change the pattern of parcels allowable for residential use or development. does not include the development of new homes and would not include the extension of access roads or utilities to new areas that would facilitate development. It would not require new or expanded facilities, increasing the need for employees. Additionally, the Green Zones Program would not include or require the extension of infrastructure into areas not currently served by roads and utilities. Construction activities for implementation of the proposed program would not require temporary housing for the manufacturing facility workers due to the urban context. With regard to displacement of people or housing, there is no affordable housing located or planned for the parcels subject to the new development standards for the proposed program. The proposed program would not require vacating existing residences, as no people reside in the applicable zoning areas. Therefore, the proposed program would result in no impacts to population and housing.

## **8. Public Services**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in no impacts to public services (see Appendix B, *Initial Study*, Section 2.14, *Public Services*). The proposed program would not result in significant adverse impacts to public services because the proposed program would not include the development of new or physically altered governmental facilities. The development would occur on new or existing industrial, recycling and solid waste, vehicle-related, commercial, or sensitive land uses. While some elements of the proposed program, such as Element 4, Storage Enclosures for Recycling and Solid Waste, would apply to public facilities such as fire stations, sheriff stations, schools, parks, libraries, or other, the development standards and measures would not create capacity or service-level problems nor expand the facilities substantially, given that the development standards of each element would result in minor additions to existing or future public services facilities that would typically involve less than 1 percent of the parcel. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. Additionally, the proposed program would not indirectly increase the demand for these facilities, as the proposed program would not change the underlying land use designation, with the exception of 28 parcels where the intensity of the allowed industrial land use would be reduced. Rather, Element 4 would require that trash and recycling receptacles at public service facilities be screened from view from adjacent sensitive land uses. Therefore, the proposed program would result in no impacts related to public services.

## **9. Recreation**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in no impacts to transportation (see Appendix B, *Initial Study*, Section 2.16, *Recreation*). The proposed program would not result in significant adverse impacts to recreation because none of the elements of the proposed program would include the construction or expansion of parks or recreational facilities. The proposed program would not induce growth or concentration of population. The proposed program would not include the development of new homes, businesses, roads, or utilities and would thereby not induce substantial unplanned population growth, directly or indirectly, in the County. The proposed program would entail improvements that would apply to specific industrial, recycling and solid waste, vehicle-related, commercial, or sensitive land uses and would not be expected to result in a significant increase in the number of people, residents, or visitors to existing park facilities that would increase use of existing neighborhood and regional parks or other recreational facilities such that it would contribute to their physical deterioration. With regard to trail connectivity, the implementation of each element's development standards and measures would not differ substantially from existing conditions, such that they would interfere with regional trail connectivity. These development standards would be minimal additions to existing uses and would be made behind property lines, and therefore would not interfere with existing trails nor regional trail connectivity. Therefore, the proposed program would result in no impacts to recreation.

## **10. Transportation**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in less than significant impacts to transportation (see Appendix B, *Initial Study*, Section 2.17, *Transportation*). The proposed program would not result in significant adverse impacts to transportation because the development standards of each element would result in minor additions to existing land uses. With regard to plans, policies, and regulations addressing circulation, the proposed program would retain existing zoning designations for industrial uses and not impede upon State, regional, and County plans to increase multi-modal transportation access. It would comply with the applicable plans for circulation: California Complete Streets Act (AB 1358), 2020-2045 RTP/SCS, County General Plan, and Los Angeles County Congestion Management Plan. The proposed program elements would not generate a substantial increase in traffic because they would not involve the expansion of the facilities or operations; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops. Improvements required by these revisions would be interior to the subject property parcels; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops. With regard to per capita vehicle miles traveled (VMT), although construction activities for implementation of the required improvements would result in a minor increase in transport of construction equipment and on-road equipment to parcels where improvements would be required to be constructed in conjunction with the proposed development standards, such activities would be expected to apply to approximately 2,700 existing industrial land use parcels a year over a 7-year period of time, and less than 1 percent of all ministerial and discretionary permits in the County between 2021 and 2041. Therefore, the required movement of labor and equipment would be insufficient to result in a discernible increase to per capita VMT in the unincorporated territory of the County. Similarly, implementation of the improvements required to be operated and maintained as a result of the development standards in the proposed program largely consist of features such as walls, enclosures, landscaping, and air filtration systems that would be limited to minor routine

maintenance and would not involve an increase in per capita VMT. Landscaped setbacks could require as much as weekly visits for routine maintenance; however, such improvements would apply to very low percentage of parcels in the unincorporated territory of the County and would be insufficient to result in a discernible increase to per capita VMT. The proposed program would result in no impacts regarding population growth or displacement. The proposed program would require improvements to specified land uses, but would not change the underlying pattern of general plan land use designations or zoning designations; therefore, the Green Zones Program would not introduce or facilitate development beyond that contemplated in the County General Plan, and would not increase per capita VMT. Where a new land use subject to the Green Zones Program is proposed, the new development project would be required to undergo CEQA evaluation of the specific project, including VMT analysis. With regard to road design, the Green Zones Program proposes additional standards that are designed improve circulation safety for vehicles, bicyclists, and pedestrians in the program area, such as on-site vehicle circulation, loading and unloading in rear or side of structures, reduction in potential parking overflow onto public streets, preserving required existing parking spaces and associated maneuvering areas, and maintaining the required line of sight for safe pedestrian and vehicular movement. Improvements required by the Green Zones Program would be interior to the subject property parcels; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops. The proposed program would not facilitate or cause changes to the design of existing roads. With regard to emergency access, as the Green Zones Program would not result in changes to any existing roadways, and development standards would be placed behind property lines outside of public rights-of-way, so there would be no effect on emergency access. Additionally, as stated in Section 2.20, *Wildfire*, of the Initial Study, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, the proposed program would result in less than significant impacts to transportation.

## **11. Wildfire**

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in a less than significant impact to wildfire (see Appendix B, *Initial Study*, Section 2.20, *Wildfire*). The proposed program would not result in significant adverse impacts to wildfire because the development standards of each element would result in minor additions to existing land uses. The implementation of these development standards and measures would not differ substantially from existing conditions such that they would result in any impacts by increasing wildfire risk or hindering emergency response because the proposed improvements are not located in or near State Responsibility Areas (SRAs) or classified as Very High Fire Hazard Severity Zones (VHFHSZs) or classified as other levels of Fire Hazard Severity Zones (FHSZs). Improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. In addition, the existing development standards for fire and existing building code would apply. Public Works maintains a list of disaster routes in the Los Angeles County Operational Area by city that have been preidentified for use during times of crisis. Emergency response and evacuation routes are already in place throughout the County where current Fire Department services already provide as fire, safety and emergency medical services to all the unincorporated areas. The Operational Area Emergency Response Plan (OAERP) strengthens short and long-term emergency response and recovery capability and identifies emergency procedures and emergency management routes in the County. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in the County would facilitate the evacuation process during a wildfire. The measures such as construction of solid walls and planting trees would comply with enclosure standards including site setback, maintenance and operation standards, access and vehicle circulation standards, in addition to County fire and building codes and standards for fire prevention that would avoid rather than expose people to pollutants. The development standards would not exacerbate fire risk. In addition to the County General Plan, fire prevention regulations per the County Fire Department, Public Works, and Building and Safety would also apply, consisting of vegetation management, pre-fire management and planning, fuel modification program, brush clearance inspections, enforcement of fire and building codes per Title 20, 21, 26, and 32 requirements of the fire code for development in FHSZs. Other fire prevention and building regulations under Title 20, 21, and 26 include access and circulation standards, fire access and road clearances, fire flow and fire hydrant standards, brush clearances around structures within hillsides areas considered primary wildland fire risk areas, defensible spaces, utility easement access for fire protection, building standards within Wildland-Urban Interface (WUI), plan review and approval process for land development projects within VHFHSZs, and integrated Vegetation Management Program (VMP). Therefore, the proposed program would result in less than significant impacts to wildfire.

## SECTION VII

### LIST OF PREPARERS

---

The following individuals contributed to the preparation of this document.

#### A. LEAD AGENCY

County of Los Angeles  
 Department of Regional Planning  
 320 West Temple Street, 13<sup>th</sup> Floor  
 Los Angeles, CA 90012-3208

- Tahirah Farris, AICP, Regional Planner
- Christina Tran, Senior Regional Planner
- Joseph Decruyenaere, Senior Biologist
- Patricia Hachiya, AICP, Supervising Regional Planner

#### B. SAPPHOS ENVIRONMENTAL, INC.

430 North Halstead St.  
 Pasadena, CA 91107

<i>Contributor:</i>	<i>Title:</i>	<i>Area of Responsibility:</i>
Marie C. Campbell	President	Principal-in-Charge
Eric Charlton	Senior Environmental Compliance Specialist / GIS Manager	Project management / Draft PEIR author / GIS analysis
Laura Male	Environmental Compliance Specialist / Assistant CEQA Team Manager	Project management / Draft PEIR author
Laura Razo	Senior Environmental Design and Compliance Associate	Draft PEIR author
Carrie Chasteen	Historic Resources Manager	Draft PEIR review
Jolene Mason	Biological Resources Manager	Draft PEIR review
Daniel Woodward	Archaeological Resources Manager	Draft PEIR review
Aimee Frappied	Environmental Compliance Specialist	Draft PEIR author
Jonathan Cain	Environmental Compliance Specialist	Draft PEIR author
Megna Murali	Environmental Compliance Coordinator	Draft PEIR author
Isis-Amanda Amoah	Environmental Compliance Coordinator	Draft PEIR author
Rory Baker	Environmental Compliance Intern	Draft PEIR author
Kasey Conley	Architectural Historian Coordinator	Draft PEIR author
Diana Gray	Senior Archaeological Resources Coordinator	Draft PEIR author
Brandon Lotts	Biological Resources Coordinator	Draft PEIR author
Matthew Adams	Senior Technical Editor	Document production
Alexandria Lorenzana	Senior Technical Editor	Document production
Deshawn Brown	GIS Analyst	GIS analysis
Alexandra Hamilton	GIS Analyst	GIS analysis
Eugene Ng	Senior Graphic Designer	Graphics

## SECTION VIII

### REFERENCES

---

- Antelope Valley Air Quality Management District. August 2016. California Environmental Quality Act (CEQA) And Federal Conformity Guidelines. <https://avaqmd.ca.gov/files/e5b34d385/AV%20CEQA%20Guides%202016.pdf>
- Antelope Valley Air Quality Management District. January 8, 2020. EPA-Approved Antelope Valley Air District Regulations in the California SIP. <https://www.epa.gov/sips-ca/epa-approved-antelope-valley-air-district-regulations-california-sip#doc>
- Antelope Valley Air Quality Management District. n.d. Los Angeles County within the Mojave Desert Air Basin. <https://avaqmd.ca.gov/files/620c3957c/AV+Full+SIP+Table+2020+16+Jan.pdf>
- Antelope Valley AQMD. 2017. 2017 Attainment Status. <https://avaqmd.ca.gov/files/e0986ab83/AVAQMD+2017+Attainment+Status+Table.pdf>
- California Air Resources Board. April 2005. Air Quality and Land Use Handbook: A Community Health Perspective. <http://www.arb.ca.gov/ch/handbook.pdf>
- California Air Resources Board. July 21, 2011. Nitrogen Dioxide – Overview. <http://www.arb.ca.gov/research/aaqs/caaqs/no2-1/no2-1.htm>
- California Air Resources Board. 2017. California’s 2017 Climate Change Scoping Plan. <https://ww3.arb.ca.gov/cc/scopingplan/scopingplan.htm>
- California Air Resources Board. September 28, 2018. AB 32 Global Warming Solutions Act of 2006. <https://ww2.arb.ca.gov/resources/fact-sheets/ab-32-global-warming-solutions-act-2006>
- California Air Resources Board. n.d. Assembly Bill 32 Overview. <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>
- California Coastal Commission. 2002. City of Malibu Local Coastal Program Land Use Plan. <https://www.coastal.ca.gov/ventura/malibu-lup-final.pdf>
- California Code of Regulations, Title 14, Chapter 3: Guidelines for the Implementation of the California Environmental Quality Act as Amended October 6, 2005, Section 15064.5(a).
- California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.
- California Department of Fish and Wildlife. 2016. Rarefind 5: California Natural Diversity Database.
- California Department of Fish and Wildlife. n.d. Natural Community Conservation Planning Program. <https://wildlife.ca.gov/Conservation/Climate-Science/Case-Studies/NCCP#:~:text=The%20Natural%20Community%20Conservation%20Planning,of%20wildlife%20to%20climate%20change>
- California Department of Health Services, Office of Noise Control. February 1976. Guidelines for the Preparation and Content of Noise Elements of the General Plan.
- California Department of Water Resources. 2020. SGMA Groundwater Management. <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>
- California Department of Water Resources. n.d. California Water Today, Volume 1 – The Strategic Plan. [http://www.waterplan.water.ca.gov/docs/cwpu2013/Final/04\\_Vol1\\_Ch03\\_Ca\\_Water\\_Today.pdf](http://www.waterplan.water.ca.gov/docs/cwpu2013/Final/04_Vol1_Ch03_Ca_Water_Today.pdf)
- California Department of Water Resources. n.d. Urban Water Management Plans. <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Urban-Water-Management-Plans>
- California Emissions Estimation Model (CalEEMod™). 2016. Version 2016.3.2. <http://www.caleemod.com/>

California Energy Commission. 2019. Building Energy Efficiency Program. <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiencystandards>

California Fish and Game Code §§ 3503 & 3513 (2019).

California Highway Patrol, Enforcement and Planning Division, Special Projects Section. January 2014. California Highway Patrol Strategic Plan 2014-2015.

California Legislative Information. n.d. AB341 Solid Waste Diversion. [http://www.leginfo.ca.gov/pub/11-12/bill/asm/ab\\_0301-0350/ab\\_341\\_bill\\_20111006\\_chaptered.html](http://www.leginfo.ca.gov/pub/11-12/bill/asm/ab_0301-0350/ab_341_bill_20111006_chaptered.html)

California Legislative Information. n.d. AB-939 Administrative Procedure Act: Major Regulations. [https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=201920200AB939](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB939)

California Legislative Information. n.d. California Solid Waste Reuse and Recycling Access Act of 1991 (PRC 42900-42901). [https://leginfo.legislature.ca.gov/faces/codes\\_displayexpandbranch.xhtml?tocCode=PRC&division=30.&title=&part=3.&chapter=18.&article=](https://leginfo.legislature.ca.gov/faces/codes_displayexpandbranch.xhtml?tocCode=PRC&division=30.&title=&part=3.&chapter=18.&article=)

California Legislative Information. n.d. SB-535 California Global Warming Solutions Act of 2006: Greenhouse Gas Reduction Fund. [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201120120SB535](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120SB535)

California Legislative Legal Information. n.d. Senate Bill No. 1000. [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

California Native Plant Society. 2020. CNPS Electronic Inventory. [www.cnps.org](http://www.cnps.org)

California Office of Environmental Health Hazard Assessment. June 2017. SB 535 Disadvantaged Communities. <https://oehha.ca.gov/calenviroscreen/sb535>

California Public Resources Code, Division 13, Section 21083.2(g).

California Regional Conservation Plans. October 2017. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>

California Regional Water Quality Control Board. May 2018. Central Valley Basin Plan. [https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/tlbp\\_201805.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/tlbp_201805.pdf)

California Regional Water Quality Control Board Central Valley Region. May 2018. Water Quality Control Plan for the Tulare Lake Basin. Third Edition. [https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/tlbp\\_201805.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/tlbp_201805.pdf)

California State Water Resources Control Board. Adopted April 7, 2017. Governor's Conservation Executive Orders and Proclamations. [https://www.waterboards.ca.gov/water\\_issues/programs/conservation\\_portal/executive\\_orders.html](https://www.waterboards.ca.gov/water_issues/programs/conservation_portal/executive_orders.html)

California Water Boards. 1995. Water Quality Control Plan for the Lahontan Region (Basin Plan). [https://www.waterboards.ca.gov/lahontan/water\\_issues/programs/basin\\_plan/references.html](https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html)

California Water Boards. April 2018. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). [http://www.waterboards.ca.gov/water\\_issues/programs/owts/index.shtml](http://www.waterboards.ca.gov/water_issues/programs/owts/index.shtml)

California Water Boards. n.d. Los Angeles and Lahontan Regional Water Quality Control Board (RWQCB) Basin Plans. [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/](https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/)

California Water Boards. n.d. Los Angeles County MS4 Permit. [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/losangeles.html](https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/losangeles.html)

California Water Boards .n.d. State of California Santa Ana Regional Water Quality Control Board. <https://www.waterboards.ca.gov/santaana/>

California Water Code § 10720.8, Adjudicated Basins, Cal. Water Code § 10720.8(a)

Central Basin Municipal Water District. 2011. 2010 Urban Water Management Plan. <http://www.centralbasin.org> › File › 2011 › Water Resources 05-03-2011

County of Los Angeles. 2013. Los Angeles Regional Board's 2012 MS4 Permit, County's Low Impact Development (LID) and Hydromodification Ordinance. [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)

County of Los Angeles. 2014. "Environmental Analysis – Land Use and Planning." In the Los Angeles County General Plan Update Draft EIR. <http://planning.lacounty.gov/generalplan/eir>

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

County of Los Angeles. June 2014. Draft Environmental Impact Report: Appendix J, List of 303(d) Impaired Water Bodies. Retrieved from: [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_deir.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf)

County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042, Chapter 13: Public Services and Facilities Element. [http://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch13.pdf](http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf)

County of Los Angeles. 2018. County of Los Angeles Countywide Integrated Waste Management Plan. [https://dpw.lacounty.gov/epd/tf/Attachments/Minutes\\_Attachments/2019\\_Attachments/CIWMPAnnualReport\\_2018.pdf](https://dpw.lacounty.gov/epd/tf/Attachments/Minutes_Attachments/2019_Attachments/CIWMPAnnualReport_2018.pdf)

County of Los Angeles. n.d. GIS Data Portal: Disaster Routes. <https://egis3.lacounty.gov/dataportal/2016/01/19/disaster-routes/>

County of Los Angeles. n.d. Historical Landmarks & Records Commission. <http://hlrc.lacounty.gov/Landmark-Registration/Los-Angeles-County-Landmark-Registration>

County of Los Angeles. n.d. History. <https://lacounty.gov/government/about-la-county/history/>

County of Los Angeles. n.d. SEA Ordinance. <http://file.lacounty.gov/SDSInter/bos/supdocs/142693.pdf>

County of Los Angeles Chief Executive Office. n.d. Emergency Management. <https://ceo.lacounty.gov/emergencydisaster-plans-and-annexes/>

County of Los Angeles Department of Parks and Recreation. 2016. County Parks and Open Space GIS Data. <https://egis3.lacounty.gov/dataportal/2016/10/25/department-of-parks-and-recreation-county-parks-and-open-space/>

County of Los Angeles Department of Public Works. 2006. Hydrology Manual. [https://dpw.lacounty.gov/wrd/publication/engineering/2006\\_Hydrology\\_Manual/2006%20Hydrology%20Manual-Divided.pdf](https://dpw.lacounty.gov/wrd/publication/engineering/2006_Hydrology_Manual/2006%20Hydrology%20Manual-Divided.pdf)

County of Los Angeles Department of Public Works. 2013. Los Angeles Regional Board's 2012 MS4 Permit, County's Low Impact Development (LID) and Hydromodification Ordinance. [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)

County of Los Angeles Department of Public Works. September 2016. Comprehensive Flood Plain Management Plan. <https://dpw.lacounty.gov/wmd/nfip/FMP/documents/Los%20Angeles%20County%20FMP%20Final%20-%20No%20appendices.pdf>

County of Los Angeles Department of Public Works. n.d. Building Permit Viewer. Accessed July 2020. <https://dpw.lacounty.gov/bsd/bpv/>

County of Los Angeles Department of Public Works. n.d. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

County of Los Angeles Department of Public Works. n.d. Los Angeles County Operational Area: Disaster Routes.  
<https://dpw.lacounty.gov/dsg/DisasterRoutes/>

County of Los Angeles Department of Public Works. n.d. Sediment Management. Retrieved from:  
<https://dpw.lacounty.gov/lacfd/sediment/bkg.aspx>

County of Los Angeles Department of Public Works. n.d. Spreading Grounds.  
<https://dpw.lacounty.gov/wrd/spreadingground/>

County of Los Angeles Department of Public Works. n.d. Are you Prepared for a Flood?  
<https://dpw.lacounty.gov/wmd/NFIP/documents/AreYouPreparedforaFlood.pdf>

County of Los Angeles Department of Regional Planning. December 31, 1969. Marina Del Rey Land Use Plan.  
[https://planning.lacounty.gov/view/marina\\_del\\_rey\\_land\\_use\\_plan](https://planning.lacounty.gov/view/marina_del_rey_land_use_plan)

County of Los Angeles Department of Regional Planning. September 1, 1981. Rowland Heights Community Plan.  
[https://planning.lacounty.gov/view/rowland\\_heights\\_community\\_plan](https://planning.lacounty.gov/view/rowland_heights_community_plan)

County of Los Angeles Department of Regional Planning. July 10, 1986. Altadena Community Plan.  
[https://planning.lacounty.gov/view/altadena\\_community\\_plan](https://planning.lacounty.gov/view/altadena_community_plan)

County of Los Angeles Department of Regional Planning. September 24, 1987. Walnut Park Neighborhood Plan.  
[https://planning.lacounty.gov/view/walnut\\_park\\_neighborhood\\_plan](https://planning.lacounty.gov/view/walnut_park_neighborhood_plan)

County of Los Angeles Department of Regional Planning. June 23, 1988. East Los Angeles Community Plan.  
[https://planning.lacounty.gov/view/east\\_los\\_angeles\\_community\\_plan](https://planning.lacounty.gov/view/east_los_angeles_community_plan)

County of Los Angeles Department of Regional Planning. March 15, 1989. West Athens-Westmont Community Plan.  
[https://planning.lacounty.gov/view/west\\_athens\\_westmont\\_community\\_plan](https://planning.lacounty.gov/view/west_athens_westmont_community_plan)

County of Los Angeles Department of Regional Planning. May 9, 1991. Twin Lakes Community Plan.  
[https://planning.lacounty.gov/view/twin\\_lakes\\_community\\_plan](https://planning.lacounty.gov/view/twin_lakes_community_plan)

County of Los Angeles Department of Regional Planning. October 2000. Santa Monica Mountains North Area Plan.  
<https://planning.lacounty.gov/smmnap>

County of Los Angeles Department of Regional Planning. May 24, 2011. Hacienda Heights Community Plan.  
[https://planning.lacounty.gov/view/hacienda\\_heights\\_community\\_plan](https://planning.lacounty.gov/view/hacienda_heights_community_plan)

County of Los Angeles Department of Regional Planning. Adopted November 27, 2012. “Santa Clarita Valley Area Plan – One Valley One Vision.” [http://planning.lacounty.gov/view/santa\\_clarita\\_valley\\_area\\_plan](http://planning.lacounty.gov/view/santa_clarita_valley_area_plan)

County of Los Angeles Department of Regional Planning. June 2014. Los Angeles County General Plan Update Draft Environmental Impact Report. <http://planning.lacounty.gov/generalplan/eir>

County of Los Angeles Department of Regional Planning. May 2014. Los Angeles County General Plan 2035. Figure 13.1: Landfills. Available at : [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_2014-FIG\\_13-1\\_Landfills.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_13-1_Landfills.pdf)

County of Los Angeles Department of Regional Planning. October 10, 2014. Santa Monica Mountains Coastal Zone.  
<https://planning.lacounty.gov/coastal/smm>

County of Los Angeles Department of Regional Planning. 2015. Antelope Valley Area Plan – Town & Country: A Component of the Los Angeles County General Plan. <http://planning.lacounty.gov/tnc>

County of Los Angeles Department of Regional Planning. 2015. Town & Country: Latest News.  
<http://planning.lacounty.gov/tnc>

County of Los Angeles Department of Regional Planning. October 2015. Hillside Management Area (HMA) Ordinance. HOA.117.245.6. [http://planning.lacounty.gov/assets/upl/project/hma\\_adopted-ordinance.pdf](http://planning.lacounty.gov/assets/upl/project/hma_adopted-ordinance.pdf)

County of Los Angeles Department of Regional Planning. October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. <http://planning.lacounty.gov/generalplan/generalplan>

County of Los Angeles Department of Regional Planning. October 2015. Los Angeles County General Plan 2035: Chapter 11: Noise Element. <http://planning.lacounty.gov/generalplan/generalplan>

County of Los Angeles Department of Regional Planning. October 2015. Los Angeles County General Plan 2035: Chapter 6: Land Use Element. <http://planning.lacounty.gov/generalplan/generalplan>

County of Los Angeles Department of Regional Planning. October 2015. Los Angeles County General Plan 2035: Chapter 13: Public Services and Facilities Element. <http://planning.lacounty.gov/generalplan/generalplan>

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

County of Los Angeles Department of Regional Planning. October 2015. Los Angeles County General Plan 2035: Figure 12.6: Disaster Routes Map. [http://planning.lacounty.gov/assets/upl/project/gp\\_2035\\_2014-FIG\\_12-6\\_Disaster\\_Routes.pdf](http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_12-6_Disaster_Routes.pdf)

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

County of Los Angeles Department of Regional Planning. November 2018. Green Building Final Ordinance. [http://planning.lacounty.gov/assets/upl/data/ord\\_green-building-final-ordinances.pdf](http://planning.lacounty.gov/assets/upl/data/ord_green-building-final-ordinances.pdf)

County of Los Angeles Department of Regional Planning. September 3, 2019. Florence-Firestone Community Plan. <https://planning.lacounty.gov/ffcp>

County of Los Angeles Department of Regional Planning. n.d. Green Building Program. <http://planning.lacounty.gov/green>

County of Los Angeles Department of Regional Planning. n.d. Los Angeles County Airport Land Use Commission (ALUC): Airports, Plans, and Maps. Accessed April 9, 2020. <http://planning.lacounty.gov/aluc/airports>

County of Los Angeles Department of Water. September 2016. Comprehensive Flood Plain Management Plan. Retrieved from: <https://dpw.lacounty.gov/wmd/nfip/FMP/documents/Los%20Angeles%20County%20FMP%20Final%20-%20No%20appendices.pdf>

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

Executive Department, State of California. May 2016. Executive Order B-37-16: Making Water Conservation a California Way of Life. [https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/5.9.16\\_Attested\\_Drought\\_Order.pdf](https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/5.9.16_Attested_Drought_Order.pdf)

Executive Department, State of California. April 2017. Executive order B-40-17. [https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/4.7.17\\_Attested\\_Exec\\_Order\\_B-40-17.pdf](https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/4.7.17_Attested_Exec_Order_B-40-17.pdf)

Executive Order 11988: Floodplain Management. May 1977. <https://www.fema.gov/executive-order-11988-floodplain-management>

Federal Emergency Management Agency. 1997. The National Flood Insurance Act of 1968, As Amended and the Flood Disaster Protection Act of 1973, As Amended. [https://www.fema.gov/media-library-data/20130726-1545-20490-9247/frm\\_acts.pdf](https://www.fema.gov/media-library-data/20130726-1545-20490-9247/frm_acts.pdf)

Federal Emergency Management Agency. n.d. Participation in the National Flood Insurance Program. <https://www.fema.gov/participation-national-flood-insurance-program>

Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment.

- ICC Digital Codes. 2019 California Green Building Standards Code.  
<https://codes.iccsafe.org/content/CAGBSC2019/chapter-5-nonresidential-mandatory-measures>
- Inyo-Mono Integrated Regional Water Management Program. 2013. South Lahontan Hydrologic Region Report. Retrieved from: [https://inyo-monowater.org/wp-content/uploads/2013/09/Vol2\\_South\\_Lahontan\\_PRD\\_Forum\\_FG.pdf](https://inyo-monowater.org/wp-content/uploads/2013/09/Vol2_South_Lahontan_PRD_Forum_FG.pdf)
- Kern River Watershed Coalition Authority. 2015. Groundwater Quality Assessment Report.  
[http://www.krwca.org/files/Reports/2015-0204\\_KRWCA%20GAR%20Final%20Submitted.pdf](http://www.krwca.org/files/Reports/2015-0204_KRWCA%20GAR%20Final%20Submitted.pdf)
- Los Angeles Almanac. n.d. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County.  
<http://www.laalmanac.com/population/po39.php>
- Los Angeles County. 2018. Location Management System (LMS) GIS Data.
- Los Angeles County Code of Ordinances, ch. 12.08 Noise Control.  
[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT12ENPR\\_CH12.08NOCO\\_PT1GEPR](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.08NOCO_PT1GEPR)
- Los Angeles County Code of Ordinances, ch. 12.80 – Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code.  
[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT12ENPR\\_CH12.80STRUPOCO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.80STRUPOCO)
- Los Angeles County Code of Ordinances, ch. 12.80.400 - Standards, guidelines and criteria. 2020.  
[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT12ENPR\\_CH12.80STRUPOCO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.80STRUPOCO)
- Los Angeles County Code of Ordinances, ch. 20.87 – Construction and Demolition Debris Recycling and Reuse.  
[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT20UT\\_DIV4SOWA\\_CH20.87CODEDERERE](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT20UT_DIV4SOWA_CH20.87CODEDERERE)
- Los Angeles County Code of Ordinances, sec. 22.176.070.6a.
- Los Angeles County Code of Ordinances, Title 22 – Planning and Zoning.  
[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT22PLZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO)
- Los Angeles County Code of Ordinances, Title 26 – Building Code, Chapter 1 – Administration, Section 100 – Adoption by Reference.  
[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT26BUCO\\_CH1AD\\_S100ADRE](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT26BUCO_CH1AD_S100ADRE)
- Los Angeles County Code of Ordinances, title 32 – Fire Code.  
[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TTT32FICO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT32FICO)
- Los Angeles County Fire Department. May 2018. 2017-2021 Strategic Plan: Act. Action. Accomplish.  
<https://www.fire.lacounty.gov/wp-content/uploads/2018/10/LACoFD-Strategic-Plan-2017-2021.pdf>
- Los Angeles County GIS Data Portal. n.d. Airport Land Use Commission (ALUC) Layers.  
<https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>
- Los Angeles County Sanitation Districts. Accessed October 8, 2020. Facilities. <https://www.lacsd.org/facilities/?tab=4>
- Los Angeles Regional Water Quality Control Board. n.d. LARWQCB Basin Plan.  
[https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/basin\\_plan/](https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/)
- Migratory Bird Treaty Act, 50 § FR 13710 (Apr. 5, 1985).
- Native American Heritage Commission. March 23, 2020. Email to Sapphos Environmental, Inc. Subject: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill

52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, Los Angeles County Green Zones Program Project, Los Angeles County.

Native American Heritage Commission. March 23, 2020. Native American Contact List. Provided to Sapphos Environmental, Inc.

Noise Control Act of 1772, 42 U.S.C. 4901-4918.

Office of Historic Preservation. n.d. California Historical Landmarks Registration Program. <http://ohp.parks.ca.gov>

Office of Historic Preservation. n.d. California Points of Historical Interest, Registrations Programs. <http://ohp.parks.ca.gov>

Office of Planning and Research. n.d. General Plan Guidelines Chapter 4: Required Elements  
[https://opr.ca.gov/docs/20200706-GPG\\_Chapter\\_4\\_EJ.pdf](https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf)

Price Economics. 2020. California Lawn Watering Economics. <https://priceconomics.com/california-lawn-watering-economics/>

Sanitation Districts of Los Angeles County. n.d. Wastewater Collection Systems.  
<https://www.lacsd.org/services/wastewater/wwfacilities/>

Sarsby, R. 2000. Environmental Geotechnics. Table 2-4, Impacts of Waste Disposal. Thomas Telford Publishing.

Scheuler, T.R. 2000. The Importance of Imperviousness. Watershed Protection Techniques 1(3): 100-111.

Secretary of the Interior, National Park Service. n.d. National Historic Preservation Act.  
<https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm>

Senator Connie M. Leyva. 2016. Senator Leyva Introduces “Planning for Healthy Communities Act.”  
<https://sd20.senate.ca.gov/news/2016-02-10-senator-leyva-introduces-planning-healthy-communities-act>

Sharp, Robert P. 1993. Geology Underfoot in Southern California. Mountain Press.

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

South Coast Air Quality Management District. 2008. Localized Significance Threshold Methodology. Website (<http://www.aqmd.gov/docs/defaultsource/ceqa/handbook/localized-significance-thresholds/final-lst-methodologydocument.pdf?sfvrsn=2>) accessed October 6, 2020.

South Coast Air Quality Management District. 2013. Final 2012 AQMP. <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan>

South Coast Air Quality Management District. May 2015. Multiple Air Toxics Exposure Study in the South Coast Air Basin: MATES-IV, Final Report. 21865 Copley Drive Diamond Bar, CA 91765.

South Coast Air Quality Management District. 2016. Draft Final 2016 AQMP. <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-draft-2016-aqmp>

South Coast Air Quality Management District. 2016. Final 2016 AQMP-CARB/EPA/SIP Submittal.  
<https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp>

South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan.  
<http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

South Coast Air Quality Management District. 2019. Air Quality Significance Thresholds. Website (<http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-airquality-significance->

thresholds.pdf?sfvrsn=2) accessed October 6, 2020.

South Coast Air Quality Management District. n.d. Air Quality Analysis Handbook. <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>

South Coast Air Quality Management District. n.d. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf?sfvrsn=14>

Southern California Association of Governments. 2016. 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. <http://scagtrpccs.net/Pages/default.aspx>

Southern California Association of Governments. 2019. Profile of Unincorporated Los Angeles County. Retrieved from: <https://www.scag.ca.gov/Documents/UnIncAreaLosAngelesCounty.pdf>

Southern California Association of Governments. September 2020. Adopted Final Connect SoCal. <https://www.connectsocal.org/Pages/Connect-SoCal-Final-Plan.aspx>

Southern California Edison. July 2018. 2017 Power Content Label. [https://www.sce.com/sites/default/files/inline-files/2017PCL\\_0.pdf](https://www.sce.com/sites/default/files/inline-files/2017PCL_0.pdf)

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

State of California. September 24, 2006. Senate Bill No. 1000. [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201520160SB1000](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000)

State of California. 2011. <http://www.calema.ca.gov/hazardousmaterials/pages/hazardous-materials.aspx>

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

State of California. September 19, 2016. Senate Bill No. 1383. [http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=201520160SB1383](http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB1383)

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

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

State of California, Office of Historic Preservation. n.d. About the Office of Historic Preservation. [https://ohp.parks.ca.gov/?page\\_id=27961](https://ohp.parks.ca.gov/?page_id=27961)

State of California, Office of Historic Preservation. n.d. PRC 5024 & 5024.5 – State Agency Compliance. [https://ohp.parks.ca.gov/?page\\_id=27964](https://ohp.parks.ca.gov/?page_id=27964)

State Water Resources Control Board. April 2012. Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County, Except Those Discharges Originating from the City of Long Beach MS4. [https://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/losangeles.html](https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/losangeles.html)

State Water Resource Control Board. June 2012. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). [https://www.waterboards.ca.gov/water\\_issues/programs/owts/docs/owts\\_policy.pdf](https://www.waterboards.ca.gov/water_issues/programs/owts/docs/owts_policy.pdf)

- State Water Resource Control Board. January 2013. 2009-0009-DWQ Construction General Permit. [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/constpermits/wqo\\_2009\\_0009\\_complete.pdf](https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/wqo_2009_0009_complete.pdf)
- State Water Resources Control Board. December 2017. Frequently Asked Questions: Public Water System Data on the Human Right to Water Portal. [http://www.waterboards.ca.gov/water\\_issues/programs/hr2w/docs/general/faqs.pdf](http://www.waterboards.ca.gov/water_issues/programs/hr2w/docs/general/faqs.pdf)
- Thomas Reuters Westlaw. n.d. § 18837. Mandatory Recycling of Commercial Solid Waste by Businesses. [https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1)
- Transportation Research Board. 1976. National Cooperative Highway Research Report 174m Highway Noise: A Design Guide for Prediction and Control. [http://onlinepubs.trb.org/Onlinepubs/nchrp/nchrp\\_rpt\\_174.pdf](http://onlinepubs.trb.org/Onlinepubs/nchrp/nchrp_rpt_174.pdf)
- U.S. Department of Interior. 1991. Ground Water in the Central Valley, California A Summary Report. <https://pubs.usgs.gov/pp/1401a/report.pdf>
- U.S. Environmental Protection Agency. March 1974. Information on Levels of Environmental Noise Requisite to Protect Public Health with an Adequate Margin of Safety. Prepared by the U.S. Environmental Protection Agency Office of Noise Abatement and Control.
- U.S. Environmental Protection Agency. 2004. Understanding the Safe Drinking Water Act. Retrieved from: United States Environmental Protection Agency.
- U.S. Environmental Protection Agency. January 2005. NPDES General Permit for Storm Water Discharges from Construction Activities - Fact Sheet. [https://www3.epa.gov/npdes/pubs/cgp2003\\_fs.pdf](https://www3.epa.gov/npdes/pubs/cgp2003_fs.pdf)
- U.S. Environmental Protection Agency. August 2019. Summary of the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq. (1976).
- U.S. Environmental Protection Agency. 2020. Clean Water Act Section 401: State Certification of Water Quality. Retrieved from: <https://www.epa.gov/cwa-401/basic-information-cwa-section-401-certification>
- U.S. Environmental Protection Agency. 2020. National Pollutant Discharge Elimination System (NPDES): NPDES Stormwater Program . Retrieved from: <https://www.epa.gov/npdes/npdes-stormwater-pollution-additional-documents>
- U.S. Environmental Protection Agency. 2020. Overview of Identifying and Restoring Impaired Waters under Section 303(d) of the CWA. Retrieved from: <https://www.epa.gov/tmdl/overview-identifying-and-restoring-impaired-waters-under-section-303d-cwa>
- U.S. Environmental Protection Agency. 2020. Permit Program under CWA Section 404. Retrieved from: <https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>
- U.S. Environmental Protection Agency. 2020. Storm Water Discharges from Industrial Activities. Retrieved from: <https://www.epa.gov/npdes/stormwater-discharges-industrial-activities>
- U.S. Environmental Protection Agency. n.d. Clean Air Act Title V – Permits. Accessible at: <https://www.epa.gov/clean-air-act-overview/clean-air-act-title-v-permits>
- U.S. Environmental Protection Agency. n.d. New Source Performance Standards. Standards of Performance. Accessible at: <https://www.epa.gov/stationary-sources-air-pollution/new-source-performance-standards>
- U.S. Environmental Protection Agency. n.d. Summary of the Clean Air Act. 42 U.S.C. §7401 et seq. (1970). Accessible at: <https://www.epa.gov/laws-regulations/summary-clean-air-act>
- U.S. Fish and Wildlife Service. 2020. Environmental Conservation Online System: Information for Planning and Conservation. <https://ecos.fws.gov/ipac/>

- U.S. General Services Administration. May 8, 2020. "Sustainable Design." <https://www.gsa.gov/real-estate/design-construction/design-excellence/sustainability/sustainable-design>
- U.S. Geological Survey. 29 November 2016. Groundwater Quality in the Antelope Valley, California. Retrieved from: <https://pubs.usgs.gov/fs/2012/3033/>
- U.S. Geological Survey. n.d. Metals and Other Trace Elements. Retrieved from: [https://www.usgs.gov/mission-areas/water-resources/science/metals-and-other-trace-elements?qt-science\\_center\\_objects=0#qt-science\\_center\\_objects](https://www.usgs.gov/mission-areas/water-resources/science/metals-and-other-trace-elements?qt-science_center_objects=0#qt-science_center_objects)

## SECTION IX

### ACRONYMS, ABBREVIATIONS, AND DEFINITIONS

---

#### Acronyms and Abbreviations

µmhos/cm	micromhos per centimeter
1,2,3-TCP	1,2,3-trichloropropane
AB	Assembly Bill
ACHP	Advisory Council on Historic Preservation
afy	acre-foot per year
ALUC	Los Angeles County Airport Land Use Commission
ALUCP	Airport Land Use Commission Plan
APCD	Air Pollution Control District
AQMP	Air Quality Management Plan
ARA	Agricultural Resource Area
ASBS	Areas of Special Biological Significance
BAAQMD	Bay Area Air Quality Management District
BACT	best available control technology
BGEPA	Bald and Golden Eagle Protection Act
BMPs	best management practices
Board	County Board of Supervisors
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
Cal ARP	California Accidental Release Prevention Program
Cal OES	California Governor's Office of Emergency Services
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
CalSites	Site Mitigation and Brownfields Reuse Program Database
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CBOs	community-based organizations
CCAP	Community Climate Action Plan
CCR	California Code of Regulations
CDAA	California Disaster Assistance Act
CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
CEQA	California Environmental Quality Act

CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CGP	Construction General Permit
CGS	California Geological Survey
CH <sub>4</sub>	methane
CHP	California Highway Patrol
CHRIS	California Historical Resource Inventory System
C-MJ	Major Commercial Zone
CNDDB	California Natural Diversity Database
CNEL	community noise exposure level
CNPS	California Native Plant Society
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
County General Plan	Los Angeles County General Plan 2035
County Register	Los Angeles County Register of Landmarks and Historic Districts
County	County of Los Angeles
C-R	Commercial Recreation Zone
CRA	Community Redevelopment Agency
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Ranks
C-RU	Rural Commercial Zone
CSMD	Consolidated Sewer Maintenance District
CUP	conditional use permit
CUPA	Certified Unified Program Agency
CVP	federal Central Valley Project
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibels
DDW	Division of Drinking Water
DHS	U.S. Department of Homeland Security
DMA	Disaster Mitigation Act
DOT	United States Department of Transportation
DPH	California Department of Public Health
Draft PEIR	Draft Programmatic Environmental Impact Report
DRP	County of Los Angeles Department of Regional Planning
DSOS	California Division of Safety of Dams
DTSC	California Department of Toxic Substances Control
DWR	Department of Water Resources

EEP	Energy Efficiency Plan
EJ	environmental justice
EJSM	Environmental Justice Screening Method
EO	Executive Order
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
ESA	Endangered Species Act
ESCP	Erosion and Sediment Control Plan
EWMPs	Enhanced Watershed Management Programs
FAA	Federal Aviation Administration
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FRA	Federal Responsibility Area
ft <sup>2</sup>	square feet
FTA	U.S. Department of Transportation Federal Transit Administration
GHG	greenhouse gases
GIS	geographic information system
GLAC	Greater Los Angeles County
GMED	Geotechnical and Materials Engineering Division
gpm	gallons per minute
Green Zones Program	Los Angeles County Green Zones Program
GSA	Groundwater Sustainability Agencies
GSP	Groundwater Sustainability Plan
GWH	gigawatt-hours
H&SC	California Health and Safety Code
H <sub>2</sub> S	hydrogen sulfide
HAP	hazardous air pollutant
HCP	Habitat Conservation Plan
HEC-6	one dimensional movable boundary open channel flow and sediment
HEC-RAS	Hydrologic Engineering Center River Analysis System
HIA	Health Impact Assessment
HMA	Hillside Management Area
HMTA	Hazardous Materials Transportation Act
HUD	U.S. Department of Housing and Urban Development

HVAC	heating, ventilating, and air-conditioning
IH	Heavy Industrial
IL	Light Industrial
IPaC	Information for Planning and Consultation
IRWM	Integrated Regional Water Management
LACFCD	Los Angeles County Flood Control District
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sanitation Districts
LARWQCB	Los Angeles Regional Water Quality Control Board
LAX	Los Angeles International Airport
LCP	Local Coastal Programs
$L_{dn}$	day-night average sound level
LEED	Leadership in Energy and Environmental Design
$L_{eq}$	equivalent sound level
LID	low impact development
$L_{max}$	maximum sound level
LRA	Local Responsibility Area
LST	localized significance threshold
LTS	less than significant
LU	land use
m <sup>2</sup>	square meters
MACT	maximum achievable control technology
MATES	multiple air toxic exposure
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant level
MCL	maximum contaminant level
M-CUP	master conditional use permit
MDAB	Mojave Desert Air Basin
MEP	maximum extent practicable
MFR	Materials Recovery Facility
mg/L	milligrams per liter
mgd	million gallons per day
MICR	maximum individual cancer risk
MRF	materials recovery facility
MRLF	Mesquite Regional Landfill
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MT	metric tons

MWD	Metropolitan Water District of Southern California
MWEL0	Model Water Efficient Landscape Ordinance
MXD	Mixed-Use Development Zone
MXD-RU	Rural Mixed-Use Development Zone
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
NCP	National Contingency Plan
NDMA	N-nitrosodimethylamine
NEPA	National Environmental Policy Act
NESHAPS	National Emission Standards for Hazardous Air Pollutants
NFIP	National Flood Insurance Program
NFRAP	No Further Remedial Action Planned
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NO	nitrous oxide
NO <sub>2</sub>	nitrogen dioxide
NOP	Notice of Preparation
NO <sub>x</sub>	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPDWRs	National Primary Drinking Water Regulations
NPS	National Park Service
NRF	National Response Framework
NRHP	National Register of Historic Places
NSPS	New Source Performance Standards
OAERP	Operational Area Emergency Response Plan
OHP	California Office of Historic Preservation
ONAC	Office of Noise Abatement and Control
OPR	California Office of Planning and Research
OSHA	Occupational Safety and Health Act
OWTS	Onsite Wastewater Treatment Systems
PACE	Property Assessed Clean Energy
Pb	lead
PCE	perchloroethylene
PEIR	Programmatic Environmental Impact Report
PM <sub>10</sub>	Respirable particulate matter
PM <sub>2.5</sub>	Fine particulate matter

PMF	Probable Maximum Flood
PMP	Probable Maximum Precipitation
ppb	parts per billion
PPD-8	Presidential Policy Directive 8: National Preparedness
PPV	peak particle velocity
PRC	Public Resources Code
PRPs	potentially responsible parties
PTC	Permit to Construct
PTE	potential to emit
PTO	Permit to Operate
Public Works	Los Angeles County Department of Public Works
RCP	reinforced concrete piping
RCRA	Resource Conservation and Recovery Act
RCRIS or RCRAInfo	Resource Conservation and Recovery Act Information System
RMPP	California Risk Management and Prevention Program
ROG	reactive organic gases
RPS	renewable portfolio standard
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SAMS	Sediment Assessment and Monitoring Sheet
SARA	Superfund Amendment and Reauthorization
SB	Senate Bill
SBA	U.S. Small Business Administration
SCAB	Southern California Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SDWA	Safe Drinking Water Act
SEA	Significant Ecological Area
SEATAC	Significant Ecological Areas Technical Advisory Committee
SERAs	Sensitive Environmental Resource Areas
SGMA	California Sustainable Groundwater Management Act
SHL	California Historical Landmarks
SHMP	State Hazard Mitigation Plan
SHPI	California Points of Historical Interest
SHPO	State Historic Preservation Officer
SHRC	State Historical Resources Commission
SIP	state implementation plan

SJVAPCD	San Joaquin Valley Air Pollution Control District
SO <sub>2</sub>	Sulfur Dioxide
SPCC	spill prevention control and countermeasure plan
SPR	site plan review
SRA	State Responsibility Area
SSC	species of special concern
SUSMP	Standard Urban Stormwater Mitigation Plan
SWP	State Water Project
SWPPP	Stormwater Pollution Prevention Plan
SWQDV	Stormwater Quality Design Volume
SWRCB	State Water Resources Control Board
TACs	toxic air contaminants
TCE	trichloroethylene
Title 22	County Municipal Zoning Code
TMDL	Total Maximum Daily Load
Unified Program	Unified Hazardous Waste and Hazardous Materials Management Regulatory Program
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
VdB	vibration decibels
VHFHSZ	Very High Fire Hazard Severity Zone
VMP	Vegetation Management Program
VMT	vehicle miles traveled
VOC	volatile organic compounds
WEAP	Worker Environmental Awareness Program
WUI	Wildland-Urban Interface

## Definitions

### *Air Quality*

**Ozone (O<sub>3</sub>):** Ozone is a secondary pollutant formed by the chemical reaction of volatile organic compounds and nitrogen oxides (NO<sub>x</sub>) under favorable meteorological conditions such as high temperature and stagnation episodes. An elevated level of ozone irritates the lungs and breathing passages, causing coughing and pain in the chest and throat, thereby increasing susceptibility to respiratory infections and reducing the ability to exercise. Effects are more severe in people with asthma and other respiratory ailments. Long-term exposure may lead to scarring of lung tissue and may lower the lung efficiency.

**Volatile Organic Compounds (VOCs):** These are compounds comprised primarily of atoms of hydrogen and carbon. Internal combustion associated with motor vehicle usage is the major source of hydrocarbons, as are architectural coatings. Emissions of VOCs themselves are not “criteria” pollutants; however, they contribute to formation of O<sub>3</sub> and are regulated as O<sub>3</sub> precursor emissions.

**Nitrogen Dioxide (NO<sub>2</sub>):** Nitrogen dioxide is a reddish-brown, reactive gas that is formed in the ambient air through the oxidation of nitric oxide (NO). The principal form of NO<sub>2</sub> produced by combustion is NO, but NO reacts quickly to form NO<sub>2</sub>, creating the mixture of NO and NO<sub>2</sub> referred to as nitrogen oxides (NO<sub>x</sub>). Major sources of NO<sub>x</sub> include power plants, large industrial facilities, and motor vehicles. Emissions of NO<sub>x</sub> can potentially irritate the nose and throat and may increase susceptibility to respiratory infections, especially in people with asthma. According to the California Air Resources Control Board (CARB), NO<sub>2</sub> is an oxidizing gas capable of damaging cells lining the respiratory tract. Exposure to NO<sub>2</sub> along with other traffic-related pollutants, is associated with respiratory symptoms, episodes of respiratory illness and impaired lung functioning. Studies in animals have reported biochemical, structural, and cellular changes in the lung when exposed to NO<sub>2</sub> above the level of the current state air quality standard. Clinical studies of human subjects suggest that NO<sub>2</sub> exposure to levels near the current standard may worsen the effect of allergens in allergic asthmatics, especially in children.

**Carbon Monoxide (CO):** Carbon monoxide is primarily emitted from combustion processes and motor vehicles due to incomplete combustion of fuel. Elevated concentrations of CO weaken the heart's contractions and lower the amount of oxygen carried by the blood. It is especially dangerous for people with chronic heart disease. Inhalation of CO can cause nausea, dizziness, and headaches at moderate concentrations and can be fatal at high concentrations.

**Sulfur Dioxide (SO<sub>2</sub>):** Major sources of SO<sub>2</sub> include power plants, large industrial facilities, diesel vehicles, and oil-burning residential heaters. Emissions of sulfur dioxide aggravate lung diseases, especially bronchitis. It also constricts the breathing passages, especially in asthmatics and people involved in moderate to heavy exercise. Sulfur dioxide potentially causes wheezing, shortness of breath, and coughing. High levels of particulates appear to worsen the effect of sulfur dioxide, and long-term exposures to both pollutants leads to higher rates of respiratory illness.

**Particulate Matter (PM<sub>10</sub> and PM<sub>2.5</sub>):** The human body naturally prevents the entry of larger particles into the body. However, small particles including fugitive dust, with an aerodynamic diameter equal to or less than 10 microns (PM<sub>10</sub>) and even smaller particles with an aerodynamic diameter equal to or less than 2.5 microns (PM<sub>2.5</sub>), can enter the body and are trapped in the nose, throat, and upper respiratory tract. These small particulates could potentially aggravate existing heart and lung diseases, change the body's defenses against inhaled materials, and damage lung tissue. The elderly, children, and those with chronic lung or heart disease are most sensitive to PM<sub>10</sub> and PM<sub>2.5</sub>. Lung impairment can persist for 2 to 3 weeks after exposure to high levels of particulate matter. Some types of particulates could become toxic after inhalation due to the presence of certain chemicals and their reaction with internal body fluids.

**Lead (Pb):** Lead is emitted from industrial facilities and from the sanding or removal of old lead-based paint. Smelting or processing the metal is the primary source of lead emissions, which is primarily a regional pollutant. Lead affects the brain and other parts of the body's nervous system. Exposure to lead in very young children impairs the development of the nervous system, kidneys, and blood forming processes in the body.

### ***Biological Resources***

**Critical Habitat:** A designated area defined by the United States Fish and Wildlife Services (USFWS) as being important for the survival of species listed pursuant to the federal ESA. The USFWS evaluates the collection of the environmental conditions (i.e., plant communities, range, elevation, food source, etc.) essential to the continued conservation and preservation of each species listed as federally threatened and endangered.

**Federally Designated Sensitive Species:** Species that are not listed by the federal government as endangered, threatened, or candidate species but are categorized by the federal government as a federal species of concern. Federal species of concern is a term-of-art that describes a taxon (organism or group of organisms) whose conservation status may be of concern to the USFWS but does not have official status. In addition, federally designated sensitive species include those that are designated as such by the Bureau of Land Management (BLM) and U.S. Forest Service (USFS) on lands that fall under their jurisdiction.

**Federally Listed Species:** Species provided with special legal protection under the federal ESA. A federally listed endangered species is a species that is in danger of extinction throughout all or a significant portion of its range. A federally threatened species is one likely to become endangered in the absence of special protection or management efforts provided by the listing. A candidate species is one that is proposed by the federal government for listing as endangered or threatened.

**Federal Wetlands:** Defined by the U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (EPA) as: “Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”<sup>1</sup>

**Habitat Conservation Plans (HCPs):** Required by the USFWS as part of an application for an “incidental take” permit for species listed pursuant to the federal ESA. HCPs describe the anticipated effects of the proposed taking, how the impacts will be minimized and mitigated, and how the HCP is to be funded.

**Locally Important Species:** Species that are not monitored by the resource agencies, but monitored by private organizations or local municipal governments. For the purposes of this EIR, locally important species include those plant species recognized by the California Native Plant Society (CNPS), a private organization dedicated to the conservation of native plants, as well as those recognized by the Audubon Society.

**Natural Community Conservation Plan (NCCP):** Defined by CDFW as a plan for the conservation of natural communities that identifies and provides for the regional or areawide protection and perpetuation of plants, animals, and their habitats.

**Nursery Site:** Considered habitat in which native wildlife may establish nests, maternity roosts, dens, or otherwise engage in breeding and/or the rearing of offspring.

**Sensitive Plant Community:** A native plant community listed on CDFW Natural Communities List as being rare within California or threatened by human actions.

**Special Status Species:** Species that have been afforded special recognition by federal, state, and/or local resource agencies or jurisdictions, or recognized resource conservation organizations. Special status wildlife species include those that are federally or state-listed as endangered, threatened, or candidate species pursuant to the federal ESA, the California ESA, or other regulations enforced by a federal or state agency; or those species considered by the scientific community to be rare. For this purposes of this analysis, special status species include listed, sensitive, and locally important species.

**Species of Special Concern (SSC):** Species, subspecies, or distinct population of an animal (bird, mammal, fish, reptile, and amphibian) native to California that currently satisfies one or more of the following criteria: (a) is extirpated from the state or, in the case of birds, in its primary seasonal or breeding role; (b) is listed as federally-, but not state-, threatened or endangered; (c) meets the state definition of threatened or endangered but has not formally been listed; (d) is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status; (e) has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for state threatened or endangered status.

**State-designated Sensitive Species:** Species that are not listed by the state government as endangered, threatened, or candidate species but are categorized by the state as a species of special concern or fully protected species. A California species of special concern is defined by the California Department of Fish and Wildlife (CDFW) as being a wildlife species that has declining population levels, a limited range, and/or continuing threats that have made it vulnerable to extinction.

**State-Listed Species:** Species provided special legal protection under the California ESA. A state-listed endangered species is a species that is in danger of extinction throughout all or a significant portion of its range. A state-listed threatened species is one likely to become endangered in the absence of special protection or management efforts provided by the listing. A candidate species is one that is proposed by the federal or state government for listing as endangered or threatened.

**State Wetlands/Streams:** Defined by the California Fish and Game Code. A *stream* is defined as a body of water that flows at least periodically, or intermittently, through a bed or channel having banks and supporting fish or other aquatic life. *Wetlands* are defined as areas having riparian vegetation, without regard to wetland vegetation, soils, or hydrology.

---

<sup>1</sup> U.S. Army Corps of Engineers. 1987. Corps of Engineers Wetland Delineation Manual. Vicksburg, MS.

**Waters of the United States:** Surface waters such as navigable waters and their tributaries, all interstate waters and their tributaries, natural lakes, all wetlands adjacent to other waters, and all impoundments of these waters. On April 21, 2014, the U.S. EPA proposed to refine the definition of waters of the United States to include all tributaries of traditional navigable waters, interstate waters, territorial seas, and impoundments of such tributaries; wetlands adjacent to the foregoing; and waters other than wetlands that are adjacent to other jurisdictional waters.

**Wildlife Movement Corridors:** Characterized as areas of habitat that are used by wildlife for the purpose of moving between locations.

### *Cultural Resources*

**Archaeological site:** Defined by the National Register of Historic Places (NRHP) as the place or places where the remnants of a past culture survive in a physical context that allows for the interpretation of these remains. Archaeological remains usually take the form of artifacts (e.g., fragments of tools, vestiges of utilitarian, or non-utilitarian objects), features (e.g., remnants of walls, cooking hearths, or midden deposits), and ecological evidence (e.g., pollen remaining from plants that were in the area when the activities occurred). The Office of Historic Preservation (OHP) defines an archaeological “site” as consisting of three or more related resources discovered in one locality. In the event of archaeological discovery, the resources are collected, documented, and curated at an educational institution, such as a school or a museum. These can include prehistoric (pre-European contact), historic (post-contact), or combination thereof.

**Historical Resource:** Defined by CEQA as any object, building, structure, site (including archaeological sites), area, place, record, or manuscript that is listed in, or is eligible for listing in, the California Register of Historical Resources (CRHR); officially designated or recognized as historically significant by a local government pursuant to a local initiative or resolution; or identified as significant in a historic resource survey conducted in accordance with the requirements of the CRHR statute (PRC Section 5024.1(g)). Properties listed in, or determined eligible for listing in, the NRHP are automatically listed in the CRHR and are therefore historical resources under CEQA.

**Historic Property:** Defined by Section 106 as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an “Indian” (Native American) tribe or Native Hawaiian organization and that meet the National Register criteria.

**Prehistoric Period:** The era prior to AD 1769. The later part of the prehistoric period (post–AD 1542) is also characterized as the protohistoric period in some areas, which marks a transitional period during which native populations began to be influenced by European presence resulting in gradual changes to their lifeways.

**Secretary of the Interior’ Standards and Guidelines:** The **Standards** are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The **Guidelines** offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property. The **Standards** and **Guidelines** can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property’s landscape features, site, environment, as well as related new construction. Federal agencies use the **Standards** and **Guidelines** in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the **Standards** and **Guidelines** to guide their design review processes. The **Standards** offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each. The **Standards for the Treatment of Historic Properties** are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund. The **Standards for Rehabilitation**, codified in 36 CFR 67, are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives program. The **Guidelines** are advisory, not regulatory.

**Unique Archaeological Resource:** Pursuant to Section 21083.2 of the PRC, a unique archaeological resource includes artifacts or sites that meet any one or all of the following criteria:

- It has made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;

- It is associated with the lives of persons important to California's past;
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and/or
- It has yielded, or may be likely to yield, information important to the prehistory or history of California.

### ***Hazards and Hazardous Materials***

**Acutely Hazardous:** Waste that contains such dangerous chemicals that it could pose a threat to human health and the environment even when properly managed.<sup>2</sup>

**Hazard:** An event or physical condition that has the potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural loss, damage to the environment, interruption of business, or other types of harm or loss.<sup>3</sup>

**Hazardous:** Capable of posing an unreasonable risk to health, safety, or the environment; capable of causing harm.<sup>4</sup>

**Hazardous Waste:** Hazardous wastes are by-products of society that can pose a substantial or potential risk or hazard to human health or the environment when improperly managed. Hazardous wastes possess at least one of four characteristics: ignitability, corrosivity, reactivity, or toxicity. In addition, this analysis considers those materials classified as hazardous material on lists maintained by the EPA.<sup>5</sup>

**Risk:** The estimated impact that a hazard would have on people, services, facilities, and structures in a community; the likelihood of a hazard event resulting in an adverse condition that causes injury or damage.

### ***Hydrology and Water Quality***

**Best Management Practices (BMPs):** A BMP is defined by the Stormwater Quality Task Force as any program, technology, process, siting criteria, operating method, measure, or device that controls, prevents, removes, or reduces storm water pollution. Generally, BMPs focus on water quality problems caused by increased impervious surfaces from land development. BMPs are designed to reduce stormwater volume, peak flows, and/or nonpoint source pollution through evapotranspiration, infiltration, detention, and filtration or biological and chemical actions.

A **County Floodway** is the narrower portion of the County Floodplain where floodwaters during the Capital Flood are deepest and fastest moving and where development is most restricted pursuant to County ordinances. The limits of a County Floodway are determined by calculating the point where the velocity of Capital Flood flows is 10 feet per second or the water surface elevation is 1 foot above the Capital Flood water surface elevation. The first of either criterion reached determines the County Floodway width. Where the flow velocity in the County Floodplain exceeds 10 feet per second for the entire width of the floodplain, the County Floodway boundaries are the same as the County Floodplain boundaries. A County Floodway must remain free of obstruction and construction unless engineering analysis demonstrates that the obstruction/construction will not result in any increase in the Capital Flood water surface elevation and a flow velocity of no greater than 10 feet per second. Development in a County Floodway is generally restricted to uses that do not interrupt or significantly speed the natural flow of the water (tennis courts (within reason), swimming pools, stilts, etc.). County Code Section 11.60.020 identifies Floodways, Water Surface Elevations, and Areas of Special Flood Hazard. County Floodway Map Nos. 43-ML26.1, 43-ML27.1, and 43-ML28 are identified in County Code Section 11.60.020. Additionally, County Floodways are shown in Appendix G of the County's Comprehensive Floodplain Management Plan.

A **County Flood Fringe** is the area outside of the County Floodway but still within the County Floodplain. This area can be completely utilized for construction and/or fill, provided the finished floors of new structures, including their basements, lie above the anticipated Capital Flood water surface level.

<sup>2</sup> U.S. Environmental Protection Agency. September 2005. Introductoin to Hazardous Waste Identification. <https://www.epa.gov/sites/production/files/2015-09/documents/hwid05.pdf>

<sup>3</sup> Wayne Blanchard, Ph.D., CEM. 22 January 2008. Guide to Emergency Management and Related Terms, Definitions, Concepts, Acronyms, Organizations, Programs, Guidance and Legislation: A Tutorial on Emergency Management, Broadly Defined, Past, Present, and Future.

<sup>4</sup> Blanchard, Wayne, Ph.D., CEM. 22 January 2008. Guide to Emergency Management and Related Terms, Definitions, Concepts, Acronyms, Organizations, Programs, Guidance and Legislation: A Tutorial on Emergency Management, Broadly Defined, Past, Present, and Future.

<sup>5</sup> Title 40, Code of Federal Regulations (CFR), Chapter 1, Part 261.

**Ephemeral Drainages:** An ephemeral stream has flowing water only during, and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Runoff from rainfall is the primary source of water for stream flow.

**FEMA Flood Zone Designations:** Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. These zones can be categorized as: Moderate to Low Risk Areas, High Risk Areas, High Risk Coastal Areas, and Undetermined Risk Areas.

**Floodplain:** The lowlands adjoining natural watercourses which will be inundated during the Capital Flood. The County Floodplain is the area that will be flooded to varying depths in a Capital Flood. Any portion of the floodplain may be subject to damaging flows or water depths. The floodplain is composed of two parts: the floodway and the flood fringe.

**Floodplain Hazard:** Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

**Hydrologic Unit Code (HUC):** The United States is divided and sub-divided into successively smaller hydrologic units which are classified into four levels: regions, sub-regions, accounting units, and cataloging units. The hydrologic units are arranged or nested within each other, from the largest geographic area (regions) to the smallest geographic area (cataloging units). Each hydrologic unit is identified by a unique hydrologic unit code (HUC) consisting of two to eight digits based on the four levels of classification in the hydrologic unit system.

1. The first level of classification divides the Nation into 21 major geographic areas, or regions. These geographic areas contain either the drainage area of a major river, such as the Missouri region, or the combined drainage areas of a series of rivers, such as the Texas-Gulf region.
2. The second level of classification divides the 21 regions into 221 subregions. A subregion includes the area drained by a river system, a reach of a river and its tributaries in that reach, a closed basin(s), or a group of streams forming a coastal drainage area.
3. The third level of classification subdivides many of the subregions into accounting units. These 378 hydrologic accounting units are nested within, or can be equivalent to the subregions.
4. The fourth level of classification is the cataloging unit, the smallest element in the hierarchy of hydrologic units. A cataloging unit is a geographic area representing part of all of a surface drainage basin, a combination of drainage basins, or a distinct hydrologic feature. There are 2264 Cataloging Units in the Nation.

**Impaired Waters:** Under section 303(d) of the Clean Water Act, states, territories, and authorized tribes are required to develop lists of impaired waters. These are waters that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. The law requires that these jurisdictions establish priority rankings for waters on the lists and develop Total Maximum Daily Loads for these waters.

**Los Angeles County Capital Flood (Qcap):** is the flooding produced by a 50-year frequency rainfall falling on a saturated watershed under burned watershed conditions, where portions of the watershed are subject to burn. The County's hydrologic method for determining its Capital Flood flow also takes into account possible future land uses consistent with the zoning in and land use designation in the County General Plan.

**Low Impact Development (LID):** As defined by the U.S. EPA, the term low impact development (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.<sup>6</sup> EPA currently uses the term green infrastructure to refer to the management of wet weather flows using these processes, and to refer to the patchwork of natural areas that provide habitat, flood protection, cleaner air and cleaner water. At both the site and regional scale, LID and green infrastructure practices aim to

---

<sup>6</sup> United States Environmental Protection Agency. Accessed October 16, 2020. *Urban Runoff: Low Impact Development*. Available at: <https://www.epa.gov/nps/urban-runoff-low-impact-development>

preserve, restore and create green space using soils, vegetation, and rainwater harvest techniques. LID is an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions.

**Mudflow:** Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

**Non-Point Source Runoff:** Runoff that occurs on surfaces before reaching a channel is also called a nonpoint source. If a nonpoint source contains man-made contaminants, the runoff is called nonpoint source pollution. A land area which produces runoff that drains to a common point is called a drainage basin. When runoff flows along the ground, it can pick up soil contaminants including, but not limited to, petroleum, pesticides, or fertilizers that become discharge or nonpoint source pollution.

**Perennial Stream:** A perennial stream has flowing water year-round during a typical year. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow.

**Runoff:** Runoff is the water flow that occurs when the soil is infiltrated to full capacity and excess water from rain, meltwater, or other sources flows over the land. This is a major component of the water cycle, and the primary agent in water erosion. In addition to causing water erosion and pollution, surface runoff in urban areas is a primary cause of urban flooding, which can result in property damage, damp and mold in basements, and street flooding.

**Regional Water Quality Control Board:** As a result of the Porter-Cologne Act, nine RWQCBs were established that exercise rulemaking and regulatory activities by basin. Each RWQCB conducts a broad range of activities to protect ground and surface water resources within their respective jurisdictions.

*Region 3—Central Coast RWQCB.* The Central Coast RWQCB jurisdiction includes Santa Clara (south of Morgan Hill), San Mateo (southern portion), Santa Cruz, San Benito, Monterey, Kern (small portions), San Luis Obispo, Santa Barbara, Ventura (northern portion) counties.

*Region 4—Los Angeles RWQCB.* The Los Angeles RWQCB jurisdiction includes the coastal watersheds of Los Angeles and Ventura Counties, along with very small portions of Kern and Santa Barbara Counties.

*Region 6—Lahontan RWQCB.* The jurisdiction of the Lahontan RWQCB extends from the Oregon border to the northern Mojave Desert and includes all of California east of the Sierra Nevada crest, including San Bernardino County and northeastern Los Angeles County.

**Tsunami:** A tsunami hazard zone is a place that has risk to be flooded due to a tsunami (which is when you get a series of very large waves that continue to build in height as they travel towards shore that are caused by seismic events in the ocean, like earthquakes or undersea volcanic eruptions).

**Seiche Zone:** A seiche is when an enclosed or partially enclosed body of water like a lake experiences oscillations in the water level and standing waves usually due to changes in atmospheric pressure, wind, or a small earthquake. It is like what happens when you slosh water back and forth in a bathtub but on a much larger scale. Strong winds can push water across a lake, so that the elevation of the water is different at each end of the lake. To try to reach equilibrium again, the lake water sloshes back and forth across the lake, creating large standing waves due to the combination of waves moving in the opposite directions, and flooding at the shores as the water comes in and recedes out. A Seiche Zone therefore is an area that has potential for flooding due to these seiche events. For the baseline data, GIS again is usually contacted as they have access to that location. Depending on where your project is located, some municipalities may also have designated seiche runup zones in their General Plan Safety Element.

## *Land Use and Planning*

**Hillside Management Areas (HMAs):** Areas with 25 percent or greater natural slopes. The Hillside Design Guidelines are required for development in HMAs, unless exempted under the Ordinance's provisions. In hillside areas with less than 25 percent slope, use of the Guidelines is optional but encouraged.<sup>7</sup> The Guidelines include specific and measurable design techniques that can be applied to residential, commercial, industrial, and other types of projects. Some design techniques may be more appropriate or feasible than others, depending on the type of project, location, size, complexity, site constraints, and other design techniques incorporated into the project.

**Land Use Designation:** A land use classification with associated land use or management policies. Land use designations are applied to specific areas through the county land use planning processes and culminate in the adoption of a land use element to the General Plan. Some land use designations have been established through legislation (e.g., National Forest), while other designations such as SEAs have been established through policy or planning processes.

**Ordinance:** A law set forth by a governmental authority; a municipal regulation.

**Significant Ecological Areas (SEAs):** Officially designated areas within Los Angeles County with irreplaceable biological resources.<sup>8</sup> The County's SEA Program objective is to conserve genetic and physical diversity within the County by designating biological resource areas that are capable of sustaining themselves into the future.

**Zoning Designation:** The regulation of the use of real property by local government, which restricts a particular territory to residential, commercial, industrial, or other uses. The local governing body considers the character of the property as well as its fitness for particular uses. It must enact the regulations in accordance with a well-considered and comprehensive plan intended to avoid arbitrary exercise of government power. A comprehensive plan is a general design to control the use of properties in the entire municipality, or at least in a large portion of it. Individual pieces of property should not be singled out for special treatment. For example, one or two lots may not be placed in a separate zone and subjected to restrictions that do not apply to similar adjoining lands.

## *Noise*

**Ambient Noise:** The level of the total noise in an area.

**CNEL:** The Community Noise Equivalent Level (CNEL) is the average sound level over a 24-hour period, with a penalty of 5 decibels (dB) added between the hours of 7:00 p.m. and 10:00 p.m., and a penalty of 10 dB added for the nighttime hours between 10:00 p.m. and 7:00 a.m. These increases account for reduced ambient noise levels during these time periods and increased human sensitivity to noise during the quieter periods of the day.

**dBA:** A-weighted decibels (dBA) are an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced compared with unweighted decibels, in which no correction is made for audio frequency.

**Leq:** The equivalent-continuous sound (Leq) is the level of a constant sound, expressed in decibels (dB), which in a given time period ( $T = T_2 - T_1$ ) has the same energy as a time varying sound.

**Point Source:** A single identifiable, localized source of noise.

**Sensitive Receptors:** These include, but are not limited to, hospitals, schools, daycare facilities, playgrounds, long-term health care facilities, elderly housing and convalescent facilities. These are areas where the occupants are more susceptible to noise impacts.

---

<sup>7</sup> Los Angeles County Department of Regional Planning. Effective November 5, 2015. Hillside Management Area (HMA) Ordinance. Available at: <http://planning.lacounty.gov/hma>

<sup>8</sup> Los Angeles County Department of Regional Planning. Update effective January 16, 2020. Significant Ecological Areas Program. Available at: <http://planning.lacounty.gov/site/sea/maps/>

## ***Tribal Cultural Resources***

**Cultural Landscape:** The National Park Service defines a cultural landscape as a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.<sup>9</sup>

**Tribal Cultural Resource:** Tribal cultural resources are defined in PRC §21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources, or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. A cultural landscape that meets these criteria is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape. A historical resource described in PRC §21084.1, a unique archaeological resource as defined in subdivision (g) of PRC §21083.2, or a “nonunique archaeological resource” as defined in subdivision (h) of §21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

## ***Utilities and Service Systems***

**Lahontan Regional Water Quality Control Board:** The jurisdiction of the Lahontan Regional Water Quality Control Board (RWQCB) extends from the Oregon border to the northern Mojave Desert and includes all of California east of the Sierra Nevada crest. The name of the Region is derived from prehistoric Lake Lahontan, which once covered much of the State of Nevada. Most of the waters of the North Lahontan Basin drain into closed basins which were previously part of Lake Lahontan. Waters of the South Lahontan Basin also drain into closed basin remnants of prehistoric lakes. The Lahontan RWQCB is responsible for implementing the Water Quality Control Plan for the Lahontan Region.

**Los Angeles Regional Water Quality Control Board:** The Los Angeles RWQCB is one of nine statewide regional boards. The Los Angeles RWQCB protects ground and surface water quality in the Los Angeles Region, including the coastal watersheds of Los Angeles and Ventura Counties, along with very small portions of Kern and Santa Barbara Counties. The Los Angeles RWQCB is responsible for implementing the Water Quality Control Plan for the Los Angeles Region.

**Non-hazardous Municipal Solid Waste:** More commonly known as trash or garbage—consists of everyday items that are used and then thrown away, such as product packaging, grass clippings, furniture, clothing, bottles, food scraps, newspapers, appliances, paint, and batteries. This comes from homes, schools, hospitals, and businesses.<sup>10</sup>

**Septic Tank:** An underground vessel for treating wastewater from a single dwelling or building by a combination of settling and anaerobic digestion. Effluent is usually disposed of through a dispersal system which consists of one or a combination of leach fields, seepage pits, and/or subsurface drip dispersal system. Settled solids in septic tank are pumped out periodically and hauled to a treatment facility for disposal.<sup>11</sup> A septic system is an onsite (or decentralized) wastewater treatment system.

**Storm Water and Stormwater:** In layman’s terms, stormwater is defined as an abnormal amount of surface water due to a heavy rain or snowstorm. The term *storm water* is used when employed by the cited source of information. In all other instances, *stormwater* is used, consistent with the provision of Appendix G of the CEQA Guidelines and as defined by the EPA. Stormwater runoff is generated when precipitation from rain and snowmelt events flows over land or impervious surfaces and does not percolate into the ground. As the runoff flows over the land or impervious surfaces (paved streets, parking lots, and building rooftops), it accumulates debris, chemicals, sediment, or other pollutants that could adversely affect water quality if the runoff is discharged untreated.

**Wastewater:** The spent or used water of a community or industry that contains dissolved and suspended matter.<sup>12</sup>

---

<sup>9</sup> U.S. Department of the Interior, National Park Service. Accessed October 16, 2020. *Preservation Briefs*. 36: Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm>

<sup>10</sup> U.S. Environmental Protection Agency. n.d. Wastes – Non-Hazardous Waste – Municipal Solid Waste. <http://www.epa.gov/waste/nonhaz/municipal/>

<sup>11</sup> California Association of Sanitation Agencies. n.d. Definition of Terms – S. <http://www.casaweb.org/definition-of-terms/s>

<sup>12</sup> California Association of Sanitation Agencies. n.d. Definition of Terms – S. <http://www.casaweb.org/definition-of-terms/s>