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**IV. ENVIRONMENTAL IMPACT ANALYSIS**  
**K. UTILITIES AND SERVICE SYSTEMS**  
**3. SOLID WASTE**

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**INTRODUCTION**

This subsection addresses the potential impacts of the Project on solid waste facilities. This analysis includes a description of the City's solid waste facilities that would serve the Project and relevant solid waste reduction regulations and programs. An estimation of the amount of solid waste that would be generated by the Project during construction and operation is also included in this subsection.

**ENVIRONMENTAL SETTING**

**Solid Waste Collection and Disposal**

Within the City of Los Angeles, solid waste management, including collection and disposal services and landfill operation, is administered by various public agencies and private companies. Refuse from single-family residential and limited multi-family residential uses on public streets is collected by the Bureau of Sanitation and disposed of at City-operated landfills. Waste generated by the majority of multi-family residential sources and all commercial and industrial sources is collected by private contractors. Construction waste is also collected by private contractors. Private contractors can dispose of waste at a City-operated landfill or a landfill of their choosing.

The Project site is currently improved with 245 residential units, a 2,161-square foot community center, and a 3,454-square foot retail convenience facility, all of which are currently vacant.

***Landfills***

Waste disposal sites or landfills are operated by the City and County of Los Angeles ("County"), as well as by private companies. In addition, transfer stations are utilized to temporarily store debris until larger haul trucks are available to transport the materials directly to the landfills. Landfill availability is limited by several factors, including: (1) restrictions to accepting waste generated only within a landfill's particular jurisdiction and/or watershed boundary; (2) tonnage permit limitations; (3) types of waste; and (4) operational constraints.

Planning to serve long-term disposal needs is continuously being conducted at the regional level (e.g., siting new landfills within the County and transporting waste outside the region). In February of 2005, the County issued its *Los Angeles County Integrated Waste Management Plan 2003 Annual Report* ("2003 Annual Report"), which found that the County would be able to provide for the disposal capacity needs of its residents and businesses during a 15-year planning period through a combination of in-County and out-of-County landfill capacity (along with adherence to AB 939 recycling diversion

requirements).<sup>1</sup> Proposed expansions to the Antelope Valley Landfill, Lancaster Landfill and Recycling Center, and Peck Road Gravel Pit are currently undergoing permitting and approval processes.<sup>2</sup> The Sanitation Districts (which include numerous cities in addition to unincorporated County territory) have acquired the Mesquite Regional Landfill in Imperial County. The 2003 Annual Report also noted that the County currently contains approximately 30 permitted large volume transfer stations which have the option to utilize rail transport to ship waste to out-of-County landfills.

In addition, the County is currently revising its Countywide Siting Element and Countywide Integrated Waste Management Summary Plan in order to re-evaluate and update the documents to include the promotion of waste conversion technologies and the development of infrastructure to support the export of waste to out-of-county landfills.<sup>3</sup> The updated Siting Element and Summary Plan are anticipated to be complete in the fall of 2007. The County has also supported State legislation (such as AB 1939 in 2000 and AB 2770 in 2002) that encourages the development of waste conversion technologies.

Most commonly, the City of Los Angeles is serviced by the Sunshine Canyon Landfill, Bradley Landfill, and Chiquita Canyon Landfill. All three landfills accept residential, commercial, and construction waste. Over 90 percent of the solid waste generated in the City of Los Angeles is disposed at the Sunshine Canyon Landfill in Sun Valley.<sup>4</sup>

The Sunshine Canyon Landfill is owned and operated by Browning-Ferris Industries, which jointly contracts with the City and the County (each utilizes separate portions of the landfill). In December 1999, the City approved Ordinance 172,933, which amended the Los Angeles Municipal Code (LAMC) to allow the City to expand the Sunshine Canyon Landfill and combine the City and County portions of the landfill.<sup>5</sup> The plan, approved in Ordinance 172,933, will allow the City to: (1) work with the County to combine the City and County portions of the landfill;<sup>6</sup> (2) expand the landfill footprint to 194 acres in the City and 257 acres in the County; (3) increase capacity to 55 million tons in the City portion and increase the combined capacity of the City/County landfill to 90 million tons; (4) permit a maximum daily intake of 5,500 tons prior to the combining of the City and County portions of the landfill; (5) permit a combined City/County daily maximum intake of 11,000 tons following combining the City and County portions of the landfill; and (6) extend the estimated closure date to approximately 2029.<sup>7</sup> The City has recently approved, and the California Integrated Waste Management Board (CIWMB) has concurred

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<sup>1</sup> *County of Los Angeles Department of Public Works (LADPW), Los Angeles County Integrated Waste Management Plan, 2003 Annual Report, p.18, February 2005. (Hereinafter, "CIWMB 2003 Annual Report").*

<sup>2</sup> *Ibid, pp.22-23.*

<sup>3</sup> *Ibid, cover letter.*

<sup>4</sup> *Phone conversation with Joe Maturino, Environmental Supervisor, City of Los Angeles Bureau of Sanitation, February 17, 2005.*

<sup>5</sup> *City of Los Angeles Ordinance 172,933 (amending LAMC Section 12.04) and its [Q] Qualified Conditions of Approval, approved December 10, 1999.*

<sup>6</sup> *Ibid.*

<sup>7</sup> *City of Los Angeles, Draft Subsequent Environmental Impact Report Sunshine Canyon Landfill, SEIR 91-0377-ZC/GPA, State Clearinghouse No. 92041053, July 1997.*

with, the solid waste facility permit for Phase I of that plan<sup>8</sup>, which initially permits a maximum capacity of 16 million tons (see Table IV.K-8).<sup>9</sup>

The City's contract with Browning-Ferris Industries is due to expire on June 30, 2006. On March 17, 2006, the City Council voted to extend the contract with Browning-Ferris Industries for another five years. Though the bulk of the City's solid waste would still be disposed of at the Sunshine Canyon landfill under this agreement, approximately 600 tons each day would be diverted to other landfills in other cities, in an effort to address the surrounding community's concern over the continued use of Sunshine Canyon Landfill. Preliminary negotiations indicate that the diverted solid waste will likely be deposited at El Sobrante Landfill in Riverside County and Avenal Landfill in Kings County; however, formal agreements have yet to be reached at the time of this Draft EIR.

The Bradley Landfill is currently permitted to intake 10,000 tons per day of solid waste; however, it only has a remaining capacity to accept 383,140 tons of solid waste before its operational permit expires in 2007.<sup>10</sup> Therefore, the City is exploring plans to expand the Bradley Landfill in a two-phase process. The first phase is a transitional 43-foot vertical landfill expansion that will provide additional short-term disposal capacity within the boundaries of the existing landfill.<sup>11</sup> The second phase will construct a 6,000-tons-per-day transfer station and a 1,000-tons-per-day Material Recovery Facility adjacent to the existing landfill to begin operation in 2007, after the landfill's permit expires.<sup>12</sup> The permit for the Bradley Landfill expires in 2007 and it is not known whether or not the City's proposed plans for expansion will be accepted.

The Chiquita Canyon Landfill has a remaining permitted capacity of 15,695,039 tons with a daily permitted intake of 6,000 tons. The Chiquita Canyon Landfill currently accepts an average of 4,940 tons per day and, therefore, has a remaining daily capacity intake of 1,060 tons (see Table IV.K-8).

Because Sunshine Canyon Landfill accepts over 90 percent of the solid waste generated in the City, and the potential diversion of waste to other locations is uncertain and beyond the scope of this EIR, it is assumed that waste from the Project would be disposed of at Sunshine Canyon or the Chiquita Canyon Landfill, which also accepts waste generated in the City. Since the permit for the Bradley Landfill expires in 2007 and it is not known whether or not the City's proposed plans for expansion will be accepted, for purposes of this analysis it is assumed that Bradley Landfill would not serve the Project. Additionally, since the City has not yet reached formal agreements with El Sobrante and Avenal Landfills to accept the approximately 600 daily tons of solid waste that would be diverted from Sunshine Canyon Landfill, it is conservatively assumed that these landfills also would not serve the Project.

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<sup>8</sup> *Solid Waste Facility Permit No. 19-AR-0002-2.*

<sup>9</sup> *California Integrated Waste Management Board (CIWMB) Resolution 2003-289, May 13, 2003.*

<sup>10</sup> *CIWMB 2003 Annual Report, op. cit.*

<sup>11</sup> *Ibid.*

<sup>12</sup> *Ibid.*

**Table IV.K-8  
Landfill Capacity and Intake**

<b>Landfill Facility</b>	<b>Estimated Closure Date</b>	<b>Permitted Daily Intake (tons per day)</b>	<b>Average Daily Intake (tons per day)</b>	<b>Remaining Permitted Daily Intake (tons per day)</b>
Sunshine Canyon Landfill <sup>1</sup>	2029	11,000	5,781	5,219
Chiquita Canyon Landfill	2013	6,000	4,940	1,060
<b>Total Remaining Intake</b>				<b>6,279</b>
<p><sup>1</sup> As complete buildout of the Project would occur by 2012, both the City and County portions of the landfill will be fully operational at that time. Therefore, data for the combined City and County portions of the landfill are shown.</p> <p>Source: Los Angeles County Department of Public Works (LADPW), Environmental Programs Division, Los Angeles County Integrated Waste Management Plan, 2003 Annual Report, February 2005.</p>				

### **Recycling Facilities**

Waste generated in the City may also be diverted from landfills and recycled. The Bureau of Sanitation, Solid Resources Citywide Recycling Division (SRCRD) develops and implements source reduction, recycling, and composting programs in the City.<sup>13</sup> The SRCRD provides technical assistance to public and private recyclers, oversees the City's recycling program, manages the Household Hazardous Waste program, and helps create markets for recyclable materials (see below for more information on the Household Hazardous Waste and recycling programs).<sup>14</sup> In order to provide more information to public and private sectors regarding construction waste diversion, the SRCRD publishes the *Construction and Demolition Recycling Guide* (the "Guide") (updated June 2005), which is a directory of recyclers and certified mixed-debris processors that serve the Greater Los Angeles area. The Guide, in addition to an alphabetical listing of companies, also provides listings by materials accepted (i.e. wood waste, scrap metal, drywall, etc.) so that developers and contractors can tailor their recycling choices to suit different project needs. While some of the recycling companies listed in the Guide also recycle operational waste, the Los Angeles County Department of Public Works (LADPW) maintains a list of all types of landfill and recycling facilities in the County.<sup>15</sup> The CIWMB provides additional facility details for recycling companies in the County.<sup>16</sup>

While the final choice in recycling facility rests with the Project applicant, there are several facilities in the vicinity of the Project site that may be utilized. The American Waste Transfer Station, located approximately 12 miles north of the Project site at 1449 W. Rosecrans Avenue in Gardena, accepts agricultural, construction/demolition, green materials, industrial, inert, manure, metals, and mixed

<sup>13</sup> City of Los Angeles Department of Public Works Bureau of Sanitation, *Construction and Demolition Recycling Guide*, June 28, 2005.

<sup>14</sup> *Ibid.*

<sup>15</sup> LADPW, "Solid Waste Facilities in Los Angeles County," website: <http://ladpw.org/swims/general/facilities/nearestfacilitylist.asp>, February 23, 2006.

<sup>16</sup> CIWMB, "Solid Waste Facility Listings," website: <http://www.ciwmb.ca.gov/SWIS/detail.asp>, February 23, 2006.

municipal waste. The facility has a permitted capacity of 4,032 tons per day and is open to the public. The Browning Ferris Industries Recycling and Transfer Station, located approximately 12 miles north of the Project site at 2509 W. Rosecrans Avenue in Los Angeles, accepts construction/demolition, green materials, industrial, and mixed municipal wastes. It has a permitted capacity of 4,000 tons per day and is open to the public. The Carson Transfer Station and Materials Recovery Facility, located approximately eight miles north of the Project site at 321 W. Francisco Street in Carson, accepts construction/demolition, industrial, and mixed municipal wastes. The facility has a permitted capacity of 5,300 tons per day and is open to the public. The Coastal Material Recovery and Transfer Station, located approximately 11 miles from the Project site at 357 W. Compton Boulevard in Gardena, accepts construction/demolition, inert, mixed municipal, tires, and wood waste. The facility has a permitted capacity of 500 tons per day and is not open to the public. The Falcon Refuse Center Inc., located approximately six miles east of the Project site at 3031 East I Street in Wilmington, accepts construction/demolition, industrial, mixed municipal wastes. It has a permitted capacity of 3,500 tons per day and is open to the public. The Southeast Resource Recovery Facility, located approximately six miles to the east of the Project site at 120 Henry Ford Avenue in Long Beach, accepts green materials, mixed municipal, other hazardous wastes. The facility has a permitted capacity of 2,240 tons per day and is not open to the public.

Additionally, the Sanitation Districts of Los Angeles County (“Sanitation Districts”), which operates solid waste management facilities for the disposal of solid wastes throughout Los Angeles County, has indicated that several solid waste management facilities operated by the Sanitation Districts are also available to accept waste from the Project. These facilities include the South Gate Transfer Station, the Commerce Refuse-to-Energy Station (CREF), the Downey Area Recycling and Transfer Facility (DART), and the Puente Hills Material Recovery Facility (PHMRF).<sup>17</sup> The following information is based on correspondence with the Sanitation Districts. The South Gate Transfer Station is permitted to accept up to 1,000 tons per day of refuse and currently receives approximately 500 tons per day of refuse. CREF is a transformation facility that is permitted to accept up to 1,000 tons per day, not to exceed 2,800 tons per week. CREF currently received approximately 420 tons per day of refuse. DART is a materials recover/transfer facility that is permitted to accept up to 5,000 tons per day and currently received approximately 1,200 tons per day of refuse. The PHMRF began operating in July 2005 and is permitted to accept 4,400 tons per day, not to exceed 24,000 tons per week of municipal solid waste. PHMRF currently received approximately 200 tons per day from select commercial waste upon a pre-approved basis or upon satisfactory inspection at the facility.

### ***Household Hazardous Waste***

The City operates a Household Hazardous Waste (HHW) Collection Program in cooperation with the LADPW. The program is a way for private residents to safely dispose of household chemicals such as household cleaning products, paint substances, automotive products, pool chemicals, fertilizers,

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<sup>17</sup> *Sanitation Districts of Los Angeles County (“Sanitation Districts”), written correspondence from John Kilgore, Supervising Engineer, Planning Section, February 13, 2006.*

pesticides, batteries, and fluorescent light bulbs.<sup>18</sup> City and County residents can bring their HHW to “Hazmobile” collection sites. These mobile collection sites are held at various locations throughout the City and County, each remaining in the same location for two to three days.<sup>19</sup> These sites are staffed with employees trained in hazardous waste handling who safely unload residents’ waste into trucks and trailers onsite.<sup>20</sup> The Bureau of Sanitation has also established five permanent hazardous waste collection sites throughout the City, known as S.A.F.E. (Solvents/Automotive/Flammables/Electronics) Centers, which are open every weekend to allow residents to conveniently dispose of their HHW (commercial drop-offs are not accepted). The Gaffey Street (San Pedro) S.A.F.E. Center is located approximately 2.5 miles from the Project site at 1400 N. Gaffey Street and accepts paint and solvents; used motor oil and filters, anti-freeze, and other automotive fluids; cleaning products; pool and garden chemicals; aerosol cans; all medicine; auto batteries; household batteries; and electronic waste including computers, monitors, printers, network equipment, cables, telephones, televisions, microwaves, video games, cell phones, radios, stereos, VCRs, and electronic toys.<sup>21</sup>

Additionally, the CIWMB has certified used oil collection locations throughout the State. These locations accept uncontaminated oil throughout the year. A list of the locations can be obtained from the Bureau of Sanitation or directly from the CIWMB.<sup>22</sup>

### **Construction and Demolition Debris**

The U.S. Environmental Protection Agency (EPA) report, *Characterization of Building-Related Construction and Demolition Debris in the United States*, characterizes the quantity and composition of building-related construction and demolition (C&D) debris generated in the United States, and summarizes the waste management practices for this waste stream.<sup>23</sup> The report also includes building-related C&D debris generation rate estimates based on empirical data for new construction sites gathered by the National Association of Homebuilders (NAHB) Research Center; the Metropolitan Service District (METRO) in Portland, Oregon; Woodbin 2, a non-profit organization in Wake County, North Carolina; McHenry County, Illinois; and Cornell University. The following information is based on this U.S. EPA report.

The California State definition of C&D debris includes concrete, asphalt, wood, drywall, metals, and many miscellaneous and composite materials generated by demolition and new construction of structures such as residential and commercial buildings and roadways. Construction debris from building sites typically consists of trim scraps of construction materials, such as wood, sheetrock, masonry, and roofing

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<sup>18</sup> Los Angeles City Bureau of Sanitation, “Household Hazardous Waste Collection Program,” website: [www.lacity.org/SAN/hhw.htm](http://www.lacity.org/SAN/hhw.htm), February 23, 2006.

<sup>19</sup> *Ibid.*

<sup>20</sup> *Ibid.*

<sup>21</sup> Los Angeles City Bureau of Sanitation, “S.A.F.E. Center Recycling,” website: <http://www.lacity.org/SAN/safe-gaffey.htm>, February 23, 2006.

<sup>22</sup> *Ibid.*

<sup>23</sup> U.S. EPA Report No EPA530-98-010, *Characterization of Building Related Construction and Demolition Debris in the United States*, July 1998, website: <http://www.epa.gov/epaoswer/hazwaste/sqg/c&d-rpt.pdf>, February 23, 2006.

materials. There is typically much less concrete in construction debris than demolition debris, although some construction projects produce considerable quantities of concrete, depending on the technology used to build the concrete walls. Scrap from residential construction sites typically represents between six and eight percent of the total weight of the building materials delivered to the site, excluding the foundation, concrete floors, driveways, patios, etc. There is typically very little waste concrete to dispose of from residential construction projects. When buildings are demolished, large quantities of waste may be produced in a relatively short period of time, depending on the demolition technique used. The demolition project duration can vary depending on the technique used (e.g., implosion with explosives, use of crane and wrecking ball, or deconstruction of structures). In actual practice, the vast majority of demolition projects use a combination of the last two basic techniques depending on the materials used in the original project, the physical size of the structure, the surrounding buildings that cannot be disturbed or impacted, and the time allocated for the project. One hundred percent of the weight of a building, including the concrete foundations, driveways, patios, etc., may be generated as C&D debris when a building is demolished. On a per building basis, demolition waste quantities may be 20 to 30 times as much as construction debris.

As discussed in Section IV.D (Hazardous Materials and Risk of Upset) of this Draft EIR, preliminary asbestos surveys conducted on several of the former Navy housing duplex units on the Project site found asbestos in floor tiles and the thermal system insulation. Asbestos-containing materials (ACMs) are carcinogenic and can cause lung disease. ACM handling and clean-up procedures, as well as storage, disposal, and landfilling requirements are regulated at the regional level by the South Coast Air Quality Management District (SCAQMD)'s Rule 1403. Implementation of Mitigation Measure D-3 in Section IV.D (Hazardous Materials and Risk of Upset) of this Draft EIR would ensure that the Project would comply with requirements set forth Rule 1403 as well as all other applicable City, State, and federal regulations. As such, impacts related to the disposal of ACMs during construction of the Project would be less than significant.

### **Regulatory Framework**

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, AB 939 requires City and County jurisdictions to identify an implementation schedule to divert 50 percent of the total waste stream from landfill disposal by 2000. AB 939 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 past the year 2000. The City surpassed the State-mandated 50 percent diversion rate for the year 2000 and achieved a 58.8 percent diversion rate.<sup>24</sup> In 2001 and 2002, the City achieved a diversion rate of 63 and 62 percent, respectively.<sup>25</sup> In addition, in

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<sup>24</sup> City of Los Angeles, *AB 939 2000 Report*, August 2001, page ES-1.

<sup>25</sup> CIWMB, *Profiles: Los Angeles*, website: <http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile2.asp?RG=C&JURID=272&JUR=Los+Angeles>, February 23, 2006.

1999, the Mayor directed City departments to develop strategies to achieve the citywide recycling goal of 70 percent by 2020.<sup>26</sup>

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 AB 939, including 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 characteristics 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 CIWMB to update it on their progress toward the AB 939 goals (i.e., source reduction, recycling and composting, and environmentally safe land disposal).<sup>27</sup> To date, implementation of AB 939 has proven to be a successful method of reducing landfill waste in the City. Furthermore, the City of Los Angeles Solid Waste Management Policy Plan (CiSWMPP) (adopted November 1994) provides additional goals, objectives, and policies for solid waste management in the City.<sup>28</sup> The Framework Element of the *General Plan of the City of Los Angeles* (“General Plan Framework”) also supports AB 939 and its goals by encouraging “an integrated solid waste management system that maximizes source reduction and materials recovery and minimizes the amount of waste requiring disposal.”<sup>29</sup>

In its efforts to reach AB 939 goals and conform to the General Plan Framework, the Bureau of Sanitation prepared the *Solid Resources Infrastructure Strategy Facilities Plan* in 2000, which outlines several objectives, including but not limited to the following:

- Continue to research and develop the use of Material Recovery Facilities to preprocess all residual waste prior to delivery to a disposal site; and
- Develop a comprehensive and continual public education and community outreach program designed to educate and inform the public about the City’s solid resources programs and strategies.<sup>30</sup>

In addition to the preceding list of objectives, the Bureau of Sanitation also operates programs such as bulky item pick-ups, e-waste collection events, and curbside recycling.<sup>31</sup> The curbside recycling program collects recyclables from all single-family homes in the City, but does not provide service to multi-family buildings of four units or more.<sup>32</sup> However, the Bureau of Sanitation conducted a Multi-Family

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<sup>26</sup> *City of Los Angeles Solid Resources Program Fact Sheet, November 2000, p. III.*

<sup>27</sup> *California Public Resources Code, §40050 et seq.*

<sup>28</sup> *City of Los Angeles, Draft LA CEQA Thresholds Guide, May 1998, p. K.3-1.*

<sup>29</sup> *City of Los Angeles, Department of City Planning, The Citywide General Plan Framework, 1996, p. 9-11.*

<sup>30</sup> *City of Los Angeles Department of Public Works, Solid Resources Infrastructure Strategy Facilities Plan, November 2000.*

<sup>31</sup> *City of Los Angeles Department of Public Works Bureau of Sanitation, “Bureau Services,” website: <http://www.lacity.org/SAN/services/services.htm>, February 23, 2006.*

<sup>32</sup> *City of Los Angeles, Solid Resources Program Fact Sheet, November 2000.*

Recycling Pilot Program involving approximately 655,000 multi-family residences during the year 2005. The results of this pilot program have not yet been released; however, it was estimated that the program has the potential to divert up to 100,000 tons of recyclables from area landfills.<sup>33</sup>

## **ENVIRONMENTAL IMPACTS**

### **Thresholds of Significance**

In accordance with Appendix G to the State CEQA Guidelines, the Project would have a significant solid waste impact would occur if any of the following would occur:

- (a) The Project is not served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or
- (b) The Project did not comply with federal, state, and local statutes and regulations related to solid waste.

As discussed in the Initial Study prepared for the NOP (see Appendix I-1 to this Draft EIR), the Project would have a less-than-significant impact with respect to State CEQA Threshold (b) listed above. Accordingly, the following discussion focuses on Threshold (a).

### **Project Impacts**

As previously noted in the "Environmental Setting" discussion, the Project site is currently improved with 245 residential units, a 2,161-square foot community center, and a 3,454-square foot retail convenience facility, all of which are currently vacant. The Project includes the demolition of all existing structures on the Project site and the construction of 2,300 residential townhome and condominium units, 10,000 square feet of retail uses, landscaped common areas and parks, recreation centers, a community clubhouse, and two potential little league baseball fields. Solid waste would be generated at the Project site by both short-term construction activities and long-term operation of the residential, retail, and recreational land uses.

The solid waste collection and disposal needs during the construction and operation of the Project would be met by private contractors, as the Bureau of Sanitation only collects waste from single-family and limited multi-family uses on public streets. The Project will comply with all applicable adopted recycling and waste diversion policies of the City of Los Angeles (see Mitigation Measure K-7, below).

### **Construction Impacts**

The construction phase of the Project is expected to occur from 2007 to 2012 (see Table II-1 in Section II [Project Description] of this Draft EIR). Construction waste would be generated during demolition and

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<sup>33</sup> City of Los Angeles Department of Public Works Bureau of Sanitation, *Fact Sheet for Multi-Family Recycling Pilot Program, January 4, 2005.*

construction activities. While site grading can also be a source of construction waste for a project, the Project's grading operations are designed to balance onsite; therefore, no excavated soil would be exported to a landfill. It is anticipated that grading and demolition activities would be completed within the first year of Project construction.

Based on demolition and construction waste generation rates estimated by the U.S. EPA's *Characterization of Building-Related Construction and Demolition Debris in the United States* (see "Environmental Setting" discussion, above), the Project is predicted to generate a total of approximately 38,564 tons of solid waste over the six-year construction period of the Project (see Table IV.K-9). This would include approximately 31,428 tons of demolition waste generated during the first year of construction and 7,136 tons of construction waste generated during the subsequent six years. Due to the adherence of AB 939, at least 50 percent of the construction waste would be recycled/reused. Therefore, a maximum of approximately 19,282 tons ( $38,564 \div 2$ ) of the demolition/construction waste would be disposed of in the landfills listed in see Table IV.K-8, including 15,714 ( $31,428 \div 2$ ) tons of demolition waste and 3,568 ( $7,136 \div 2$ ) tons of construction waste. Assuming that construction would occur 22 days each month for seven years and that demolition activities would be completed within the first year of Project construction, the Project would dispose of an average of 8.5 tons ( $15,714 \text{ tons} \div 1,848 \text{ days}$ ) of solid waste per day during the first year of the construction phase, and an average of 1.9 tons ( $3,568 \text{ tons} \div 1,848 \text{ days}$ ) of solid waste per day during each year thereafter.

The remaining combined daily intake of the Sunshine Canyon and Chiquita Canyon Landfill is 6,279 tons per day. As such, the landfills would have adequate capacity to accommodate the average daily construction waste generated by the Project over its multi-year construction period. Therefore, a less-than-significant impact associated with construction waste would occur. Furthermore, as discussed above in the "Environmental Setting" discussion, at least seven recycling facilities in the vicinity of the proposed Project (American Waste Transfer Station, Browning Ferris Industries Recycling and Transfer Station, Carson Transfer Station and Materials Recovery Facility, Falcon Refuse Center Inc., CREF, DART, and PHMRF) would be available to receive construction waste. Additional recycling facilities and inert waste landfills (which are able to accept fill dirt, concrete, glass, etc.) are listed in the Bureau of Sanitation's *Construction and Demolition Recycling Guide* and would be utilized at the discretion of the Project applicant.

**Table IV.K-9  
Project Solid Waste Generation – Construction**

<b>Land Use</b>	<b>Size (sf)</b>	<b>Generation Rate (lbs/sf)<sup>1</sup></b>	<b>Total Daily Solid Waste Generation (lbs)</b>
<b>Demolition</b>			
Residential Units	539,000 <sup>2</sup>	115	61,985,000
Community Center	2,161	155	334,955
Retail Convenience Facility	3,454	155	535,370
<b>Subtotal Demolition</b>			<b>62,855,325 (31,428 tons)</b>
<b>Construction</b>			
Residential Units	3,220,000 <sup>3</sup>	4.38	14,103,600
Retail	10,000	3.89	38,900
Clubhouse	15,000	3.89	58,350
Recreation Center	2,500	3.89	9,725
Recreation Center	500	3.89	1,945
Senior Recreation Center	15,000	3.89	58,350
Ancillary Little League Ballfield Structure	500	3.89	1,945
<b>Subtotal Construction</b>			<b>14,272,815 (7,136 tons)</b>
<b>Total Construction Waste</b>			<b>77,128,140 (38,564 tons)</b>
<p><i>sf = square feet</i></p> <p><sup>1</sup> U.S. EPA Report No EPA530-98-010, <i>Characterization of Building Related Construction and Demolition Debris in the United States, July 1998. Applied generation rates are averages of empirical waste assessments of residential demolition, non-residential demolition, residential construction, and non-residential construction waste streams in the United States.</i></p> <p><sup>2</sup> Average square footage of each residential unit is 2,200 square feet (includes 500-square foot attached garage).</p> <p><sup>3</sup> The proposed residential units would range in size from 700 to 3,000 square feet with an approximate average unit size of 1,400 square feet.</p> <p>Source: Christopher A. Joseph &amp; Associates (CAJA), 2006.</p>			

### **Operational Impacts**

As shown in Table IV.K-10, the Project would generate approximately 9,417.5 pounds (4.7 tons) of solid waste per day during its operation. In accordance with AB 939, 50 percent of the solid waste generated by the Project would be diverted from the landfill waste stream, resulting in a net generation of 4,709 pounds (2.4 tons) of solid waste per day.

The remaining combined daily intake of the Sunshine Canyon Landfill and the Chiquita Canyon Landfill is 6,279 tons per day. As such, they would have adequate capacity to accommodate the daily operational waste (2.4 tons) generated by the Project. Furthermore, in order to help meet City waste diversion goals, the Project would include an operational recycling program, the details of which would be determined

before Project occupancy (this Project feature is highlighted below as Mitigation Measure K-7). Since the City does not collect recycling from private gated communities, a private recycling waste hauler would be retained to haul recyclables from the Project site to the facility of choice. Therefore, a less-than-significant impact associated with operational solid waste would occur.

**Table IV.K-10**  
**Project Solid Waste Generation – Operation**

Land Use	Size (sf)	Generation Rate (lbs/1,000 sf/day) <sup>1</sup>	Total Daily Solid Waste Generation (lbs/day)
Multi-Family Residential Units	2,300 DU	4 lbs/unit/day	9,200
Retail	10,000	5	50
Clubhouse	15,000	5 <sup>2</sup>	75
Recreation Center	2,500	5 <sup>2</sup>	12.5
Recreation Center	500	5	2.5
Senior Recreation Center	15,000	5	75
Ancillary Little League Ballfield Structure	500	5 <sup>2</sup>	2.5
<b>Total Daily Waste</b>			<b>9,417.5 (4.7 tons)</b>
<i>sf = square feet</i> <i>DU = dwelling unit</i>  <sup>1</sup> City of Los Angeles Bureau of Sanitation, "Solid Waste Generation," 1981. <sup>2</sup> Solid waste generation rates are not available for recreation-related uses. Accordingly, the retail/commercial rate (the closest available rate), was applied.  <i>Source: CAJA, 2006.</i>			

## MITIGATION MEASURES

Because the Project would have a less-than-significant impact on solid waste services and facilities, mitigation measures are not required pursuant to CEQA Guidelines Section 15126.4. However, Mitigation Measure K-7 has been added to further reduce Project-specific impacts to landfill capacity:

- (K-7)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. The Project shall comply with all applicable adopted recycling and waste diversion policies of the City of Los Angeles.

## CUMULATIVE IMPACTS

Implementation of the Project in combination with the 174 related projects would further increase regional demands on landfill capacities. As shown in Table IV.K-11, the Project and the related projects would generate approximately 78.6 tons (approximately 157,168.5 pounds) of solid waste per day. Similar to the Project, the related projects would participate in regional source reduction and recycling programs, further reducing the amount of solid waste to be disposed of at the landfills described above. As the related projects are located in the same vicinity as the Project, they would also likely utilize the

American Waste Transfer Station, Browning Ferris Industries Recycling and Transfer Station, Carson Transfer Station and Materials Recovery Facility, Falcon Refuse Center Inc., CREF, DART, and PHMRF recycling facilities during construction and operation. However, each related project would have the option of choosing its own recycling facility from the over 55 facilities listed by the Bureau of Sanitation, the LADPW, and the CIWMB.

The Project and the related projects would dispose of approximately 39.3 tons ( $78.6 \div 2$ ) or 78,600 pounds per day. The remaining combined daily intake of the Sunshine Canyon Landfill and the Chiquita Canyon Landfill is 6,279 tons per day. As such, these landfills would have adequate capacity to accommodate the 39.3 tons per day disposal needs of the Project and the related projects. Therefore, cumulative solid waste impacts would be less than significant.

It should also be noted that solutions to meet future disposal needs are continuously being developed at the regional level (e.g., siting new landfills within the County and transporting waste outside the region). As discussed previously, the County's 2003 Annual Report found that the County would be able to provide for the disposal capacity needs of its residents and businesses during a 15-year planning period through a combination of in-County and out-of-County landfill capacity (along with adherence to AB 939 recycling diversion requirements). Proposed expansions to the Antelope Valley Landfill, Lancaster Landfill and Recycling Center, and Peck Road Gravel Pit are currently undergoing permitting and approval processes. The Sanitation Districts (which include numerous cities in addition to unincorporated County territory) have acquired the Mesquite Regional Landfill in Imperial County. The 2003 Annual Report also noted that the County currently contains approximately 30 permitted large volume transfer stations which have the option to utilize rail transport to ship waste to out-of-County landfills. In addition, the County is currently revising its Countywide Siting Element and Countywide Integrated Waste Management Summary Plan in order to re-evaluate and update the documents to include the promotion of waste conversion technologies and the development of infrastructure to support the export of waste to out-of-county landfills. The updated Siting Element and Summary Plan are anticipated to be complete in the fall of 2007. The County has also supported State legislation (such as AB 1939 in 2000 and AB 2770 in 2002) that encourages the development of waste conversion technologies.

**Table IV.K-11**  
**Cumulative Solid Waste Generation**

Map No.	Land Use	Size	Generation Rate	Total (lbs/day)
1	Mixed Use – Food/Retail	7,180 sf	5 lbs/1000 sf/day	36
2	Church	10,000 sf	.007 lb/sf/day <sup>a</sup>	70
	School	4,000 sf	7 lbs/1,000 sf/day	28
3	Commercial	13,904 sf	5 lbs/1000 sf/ day	70
4	Addition to Ralphs	15,000 sf	3.12 lb/100 sf/day <sup>b</sup>	468
	Addition to Ralphs	8,960 sf	3.12 lb/100 sf/day <sup>b</sup>	279.6
5	Gas Station	12 Fuel Station	-- <sup>c</sup>	0
	Convenience Market	1,200 sf	5 lbs/1,000 sf/day	6
6	Land Development	2,047,320 sf	5 lbs/1,000 sf/day	10,236.6
7	Restaurant	6,600 sf	0.005 lb/sf/day <sup>d</sup>	33
8	Gas Station	6 Fueling station	-- <sup>c</sup>	0
	Mini Mart	1,390 sf	0.06 lbs/sf/day <sup>b</sup>	83.4

**Table IV.K-11  
Cumulative Solid Waste Generation**

Map No.	Land Use	Size	Generation Rate	Total (lbs/day)
9	Single Family	63 DU	10 lbs/unit/day	630
10	Existing Restaurant	3,000 sf	0.005 lb/sf/day <sup>d</sup>	15
	Restaurant Addition	1,816 sf	0.005 lb/sf/day <sup>d</sup>	9.1
11	Condominium	160 DU	4 lbs/unit/day	640
12	Retail	5,000 sf	5 lbs/1,000 sf/day	25
	Apartment	87 DU	4 lbs/unit/day	348
13	Warehouse	400,000 sf	5 lbs/1,000 sf/day	2,000
14	Condominium	140 DU	4 lbs/unit/day	560
15	Apartments	116 DU	4 lbs/unit/day	464
	Retail	22,000 sf	5 lbs/1,000 sf/day	110
16	School	700 Students	1 lb/student/day <sup>a</sup>	700
17	Townhouse	85 DU	4 lbs/unit/day	340
	Mid-Rise Apartments	79 DU	4 lbs/unit/day	316
	High Rise Apartments	166 DU	4 lbs/unit/day	664
	Retail	8,800 sf	5 lbs/1,000 sf/day	44
17	Restaurant	3,000 sf	0.005 lb/sq ft/day <sup>d</sup>	15
18	Supermarket	126,000 sf	3.12 lbs/100 sq ft/day <sup>b</sup>	3931.2
19	Retail	591,500 sf	5 lbs/1,000 sf/day	2,957.5
	Office	100,000 sf	6 lbs/1,000 sf/day	600
	Cruise Ship	200,000 sf	3.12 lb/100 sf/day <sup>d</sup>	6240
	Retail	131,104 sf	5 lbs/1,000 sf/day	655.5
	Office	12,500 sf	6 lbs/1,000 sf/day	75
	Conference Center	75,000 sf	3.12 lb/100 sf/day <sup>d</sup>	2,340
	Yacht Club	10,000 sf	3.12 lb/100 sf/day <sup>d</sup>	312
19	Aquatic Center	30,000 sf	3.12 lb/100 sf/day <sup>d</sup>	936
20	High School	650 Students	1 lb/student/day <sup>a</sup>	650
21	Single Family	135 DU	10 lbs/unit/day	1,350
22	Loft	26 DU	4 lbs/unit/day	104
23	Apartment	220 DU	4 lbs/unit/day	880
24	Loft	144 DU	4 lbs/unit/day	576
25	Condominium	12 DU	4 lbs/unit/day	48
26	Condominium	16 DU	4 lbs/unit/day	64
27	Townhome	30 DU	4 lbs/unit/day	120
28	Condominium	25 DU	4 lbs/unit/day	100
29	Condominium	90 DU	4 lbs/unit/day	360
30	Single Family	27 DU	10 lbs/unit/day	270
31	Police Headquarters	155,000 sf	6 lbs/1,000 sf/day	930
	Office	12,500 sf	6 lbs/1,000 sf/day	75
31	Charter School	1,000 Students	7 lbs/1,000 sf/day	7
32	Preschool	100 Students	7 lbs/1,000 sf/day	0.7
33	Condominium	12 DU	4 lbs/unit/day	48
34	Townhome	7 DU	4 lbs/unit/day	28
35	Condominium	21 DU	4 lbs/unit/day	84
36	Condominium	4 DU	4 lbs/unit/day	16
37	Condominium	5 DU	4 lbs/unit/day	20
38	Condominium	4 DU	4 lbs/unit/day	16
39	Condominium	14 DU	4 lbs/unit/day	56
40	Condominium	4 DU	4 lbs/unit/day	16
41	Condominium	4 DU	4 lbs/unit/day	16
42	Condominium	62 DU	4 lbs/unit/day	248
43	Condominium	107 DU	4 lbs/unit/day	428
44	Apartment	35 DU	4 lbs/unit/day	140
45	Condominium	3 DU	4 lbs/unit/day	12

**Table IV.K-11  
Cumulative Solid Waste Generation**

Map No.	Land Use	Size	Generation Rate	Total (lbs/day)
46	Condominium	4 DU	4 lbs/unit/day	16
47	Condominium	4 DU	4 lbs/unit/day	16
48	Library	14,650 sf	0.007 lb/sq ft /day <sup>a</sup>	102.6
49	Single-Family	75 DU	10 lbs/unit/day	750
	Affordable Housing	4 DU	4 lbs/unit/day	16
	Golf Course	18 Holes	-- <sup>e</sup>	0
50	Single Family	79 DU	10 lbs/unit/day	790
51	Resort	400 Rooms	2 lbs/room/day	800
52	Resort	400 Rooms	2 lbs/room/day	800
53	Office	2,000 sf	6 lbs/1,000 sf/day	12
54	Single Family	13 DU	10 lbs/unit/day	130
55	Gymnasium	144,110 sf	3.12 lbs/100 sf/day <sup>d</sup>	4,496.2
	Residence Hall	270 Students	4 lbs/unit/day <sup>f</sup>	1080
56	Senior Center	12000 sf	3.12 lb/100 sf /day <sup>d</sup>	374.4
	Senior Condominium	109 DU	4 lbs/unit/day	436
57	Condominium	95 DU	4 lbs/unit/day	380
58	Sanctuary	2,250 Seats <sup>g</sup>	0.007 lb/sq ft /day <sup>a</sup>	525
	Golf Course	18 Holes	-- <sup>e</sup>	0
59	Clubhouse	29,000 sf	3.12 lb/100 sf /day <sup>d</sup>	904.8
60	Senior Housing	41 DU	4 lbs/unit/day	164
61	Condominium	18 DU	4 lbs/unit/day	72
62	Condominium	23 DU	4 lbs/unit/day	92
63	Condominium	58 DU	4 lbs/unit/day	232
	Retail	6,000 sf	5 lbs/1,000 sf/day	30
64	Condominium	120 DU	4 lbs/unit/day	480
	Retail	10,000 sf	5 lbs/1,000 sf/day	50
65	Condominium	16 DU	4 lbs/unit/day	64
66	Single-Family	13 DU	10 lbs/unit/day	130
67	Mixed-Use – Office/Retail	5,670 sf	6 lbs/1,000 sf/day	34
68	Church	5,800 sf	0.007 lb/sq ft /day <sup>a</sup>	40.6
69	Single Family	101 DU	10 lbs/unit/day	1,010
	Condominium	81 DU	4 lbs/unit/day	324
70	Condominium	147 DU	4 lbs/unit/day	588
71	Condominium	7 DU	4 lbs/unit/day	28
72	Single-Family	45 DU	10 lbs/unit/day	450
73	Condominium	40 DU	4 lbs/unit/day	160
74	Senior Housing	64 DU	4 lbs/unit/day	256
75	Condominiums	11 DU	4 lbs/unit/day	44
76	Condominium	7 DU	4 lbs/unit/day	28
77	Office	126,400 sf	6 lbs/1,000 sf/day	758.4
78	Dealership	162,308 sf	0.06 lbs/sf/day <sup>b</sup>	9,738.5
79	Retail	41,000 GLSF	5 lbs/1,000 sf/day	205
80	Mixed Use	13,085 sf	5 lbs/1,000 sf/day	65.4
	Light Industrial Park	384,922 sf	62.5 lbs/1,000 sf/day	24,057.6
	Light Industrial	170,243 sf	62.5 lbs/1000 sf/day	10,640.2
81	Child Care Facility	120 Children	0.5 lb/student/day <sup>a</sup>	60
82	Commercial Mixed Use (Entertainment, Retail, Restaurant)	350,000 sf	5 lbs/1,000 sf/day	1,750
	Retail	450,000 sf	5 lbs/1,000 sf/day	2,250
83	Condominium	320 DU	4 lbs/unit/day	1,280
84	Apartments	34 DU	4 lbs/unit/day	136
	Retail	6,400 sf	5 lbs/1,000 sf/day	32
85	Library	16,000 sf	0.007 lb/sq ft /day <sup>a</sup>	112

**Table IV.K-11  
Cumulative Solid Waste Generation**

Map No.	Land Use	Size	Generation Rate	Total (lbs/day)
86	Condominium	391 DU	4 lbs/unit/day	1,564
	Mid-Rise Apartment	409 DU	4 lbs/unit/day	1,636
	Retail	15,000 sf	5 lbs/1,000 sf/day	75
87	Shopping Center Expansion	42,536 GLSF	5 lbs/1,000 sf/day	212.7
88	Hotel	39 Rooms	2 lbs/room/day <sup>d</sup>	78
89	Condominium	6 DU	4 lbs/unit/day	24
90	Senior Housing	60 DU	4 lbs/unit/day	240
	Townhome	100 DU	4 lbs/unit/day	400
91	Medical Office	15,240 sf	7 lbs/1,000 sf/day	106.7
	Office	94,760 sf	6 lbs/1,000 sf/day	568.6
92	Self Storage	21,819 sf	5 lbs/1,000 sf/day	109.1
93	Condominium	4 DU	4 lbs/unit/day	16
94	Condominium	13 DU	4 lbs/unit/day	52
95	Condominium	13 DU	4 lbs/unit/day	52
	Retail	3,962 sf	5 lbs/1,000 sf/day	19.8
96	Condominium	20 DU	4 lbs/unit/day	80
97	Condominium	5 DU	4 lbs/unit/day	20
98	Condominium	32 DU	4 lbs/unit/day	128
99	Condominium	8 DU	4 lbs/unit/day	32
100	Senior Housing	112 DU	4 lbs/unit/day	448
101	Senior Housing	43 DU	4 lbs/unit/day	172
	Condominium	48 DU	4 lbs/unit/day	192
102	Office	34,800 sf	6 lbs/1,000 sf/day	208.8
	Self Storage	203,000 sf	5 lbs/1,000 sf/day	1,015
103	Condominium	13 DU	4 lbs/unit/day	52
104	Condominium	104 DU	4 lbs/unit/day	416
105	Townhomes	265 DU	4 lbs/unit/day	1,060
		60 DU	4 lbs/unit/day	240
106	Condominium	81 DU	4 lbs/unit/day	324
107	Medical Office	131,560 sf	7 lbs/1,000 sf/day	920.9
108	Church	5,400 sf	0.007 lb/sf/day <sup>a</sup>	37.8
109	Senior Housing	44 DU	4 lbs/unit/day	176
110	Condominium	7 DU	4 lbs/unit/day	28
111	Condominium	21 DU	4 lbs/unit/day	84
112	Office	3,600 sf	6 lbs/1,000 sf/day	21.6
	Restaurant	1,030 sf	0.005 lb/sf/day <sup>d</sup>	5.2
	Condominium	14 DU	4 lbs/unit/day	56
113	Condominium	16 DU	4 lbs/unit/day	64
114	Condominium	128 DU	4 lbs/unit/day	512
115	Warehouse	156,000 sf	5 lbs/1,000 sf/day	780
116	Auto Dealership Expansion	4,450 sf	0.06 lbs/sf/day <sup>b</sup>	267
117	School Expansion	14,300 sf	.007 lb/ sf/day <sup>a</sup>	100.1
118	Condominium	226 DU	4 lbs/unit/day	904
119	Condominium	22 DU	4 lbs/unit/day	88
120	Auto Dealership	31,500 sf	0.06 lbs/sf/day <sup>b</sup>	1,890
121	Single Family	63 DU	10 lbs/unit/day	630
	Condominium	346 DU	4 lbs/unit/day	1,384
	Retirement Community	85 DU	4 lbs/unit/day	340
122	Retail	15,000 sf	5 lbs/1,000 sf/day	75
123	Condominium	41 DU	4 lbs/unit/day	164
124	Warehouse	15,000 sf	5 lbs/1,000 sf/day	75
125	Warehouse	22,854 sf	5 lbs/1,000 sf/day	114.3

**Table IV.K-11  
Cumulative Solid Waste Generation**

Map No.	Land Use	Size	Generation Rate	Total (lbs/day)
126	Condominium	23 DU	4 lbs/unit/day	92
	Retail	6,867 sf	5 lbs/1,000 sf/day	34.3
127	Medical Office	70,343 sf	7 lbs/1,000 sf/day	492.4
128	Office	949 sf	6 lbs/1,000 sf/day	5.7
	Single-Family	1 DU	10 lbs/unit/day	10
129	Office	988 sf	6 lbs/1,000 sf/day	5.9
	Automobile Service	5 Bays	-- <sup>h</sup>	0
130	Restaurant	6,512 sf	0.005 lb/sq ft/day <sup>d</sup>	32.6
131	Coffee Shop	940 sf	5 lbs/1,000 sf/day	4.7
132	Assisted Living	103 Beds	5 lbs/person/day <sup>a</sup>	515
133	Restaurant	1,800 sf	0.005 lb/sq ft/day <sup>d</sup>	9
	Market	2,327 sf	3.12 lbs/100 sq ft/day <sup>b</sup>	72.6
134	Office Expansion	810 sf	6 lbs/1,000 sf/day	4.9
135	Condominium	9 DU	4 lbs/unit/day	36
136	Health Gym	13,533 sf	3.12 lb/100 sq ft /day <sup>d</sup>	422.2
137	Single Family	7 DU	10 lbs/unit/day	70
	Commercial	10,140 sf	5 lbs/1,000 sf/day	50.7
138	Senior Housing	24 DU	4 lbs/unit/day	96
139	Single Family	6 DU	10 lbs/unit/day	60
140	Senior Housing	42 DU	4 lbs/unit/day	168
141	Commercial Expansion	1,192 sf	5 lbs/1,000 sf/day	5.96
142	Condominium	6 DU	4 lbs/unit/day	24
143	Auto Rental & Sales	1,014 sf	0.06 lbs/sq ft/day	60.8
144	Office	11,000 sf	6 lbs/1,000 sf/day	66
	Commercial	17,300 sf	5 lbs/1,000 sf/day	86.5
145	Senior Housing	6 DU	4 lbs/unit/day	24
146	Senior Housing	24 DU	4 lbs/unit/day	96
147	Condominium	16 DU	4 lbs/unit/day	64
148	Medical Office	1,650 sf	7 lbs/1,000 sf/day	11.6
149	Assisted Living	15 person	5 lbs/person/day <sup>a</sup>	75
150	Condominium	3 DU	4 lbs/unit/day	12
151	Beauty Salon	888 sf	5 lbs/1,000 sf/day	4.4
152	Condominium	3 DU	4 lbs/unit/day	12
153	Condominium	5 DU	4 lbs/unit/day	20
154	Senior Housing	46 DU	4 lbs/unit/day	184
155	Office	7,548 sf	6 lbs/1,000 sf/day	45.3
156	Single Family	5 DU	10 lbs/unit/day	50
157	Pharmacy w/ drive through	13,013 sf	7 lbs/1,000 sf/day	91.1
158	Condominium	40 DU	4 lbs/unit/day	160
159	Medical Office Expansion	2,915 sf	7 lbs/1,000 sf/day	20.4
160	Tutoring Center	1,000 sf	0.007 lb/sq ft /day <sup>a</sup>	7
161	Coffee House	2,048 sf	5 lbs/1,000 sf/day	10.2
162	Warehouse	1,900 sf	5 lbs/1,000 sf/day	9.5
163	Office	9,228 sf	6 lbs/1,000 sf/day	55.4
164	Retail	18,285 sf	5 lbs/1,000 sf/day	91.4
165	Retail	900 sf	5 lbs/1,000 sf/day	4.5
166	Restaurant	6,726 sf	0.005 lb/sq ft/day <sup>d</sup>	33.6
167	Senior Housing	4 DU	4 lbs/unit/day	16
168	Condominium	112 DU	4 lbs/unit/day	448
169	Adult Business/ Bar	21,760 sf	0.06 lbs/sf/day <sup>d</sup>	1,305.6

**Table IV.K-11  
Cumulative Solid Waste Generation**

Map No.	Land Use	Size	Generation Rate	Total (lbs/day)
170	Office	1,914 sf	6 lbs/1,000 sf/day	11.5
	Residence	1,300 sf	10 lbs/unit/day	13,000
	Storage	130,283 sf	5 lbs/1,000 sf/day	651.4
171	Condominium	16 DU	4 lbs/unit/day	64
172	Single Family	5 sf	10 lbs/unit/day	50
173	Condominium	79 DU	4 lbs/unit/day	316
174	Condominium	58 DU	4 lbs/unit/day	232
<b>Related Projects Total</b>				<b>147,751</b>
<b>Plus Project</b>				<b>9,417.5</b>
<b>Cumulative Total</b>				<b>157,168.5 (78.6 tons)</b>
<p><i>sf = square feet</i>  <i>DU = dwelling unit</i>  <i>GLSF = gross leasable square feet</i></p> <p><sup>a</sup> CIWMB, <i>Estimated Solid Waste Generation Rates for Institutions</i>, website:  <a href="http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/Institution.htm">http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/Institution.htm</a>, November 8, 2005.</p> <p><sup>b</sup> CIWMB, <i>Estimated Solid Waste Generation Rates for Commercial Establishments</i>, website:  <a href="http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/Commercial.htm">http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/Commercial.htm</a>, November 8, 2005.</p> <p><sup>c</sup> The amount of solid waste generated by a gas station is minimal, as individuals only use the site for a short amount of time while fueling up their vehicles.</p> <p><sup>d</sup> CIWMB, <i>Estimated Solid Waste Generation Rates for Service Establishments</i>, website:  <a href="http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/Service.htm">http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/Service.htm</a>, November 8, 2005.</p> <p><sup>e</sup> The golf course is expected to generate almost entirely green waste which would be sent to a mulching/composting facility and not a solid waste facility. Therefore, no notable solid waste is generated. However, the clubhouse and maintenance buildings associated with the golf course would potentially generate solid.</p> <p><sup>f</sup> It is assumed that each dwelling unit would be occupied by one student.</p> <p><sup>g</sup> Assumes 300 seats per 10,000 square feet.</p> <p><sup>h</sup> Bays assumed in square footage.</p> <p>Source: City of Los Angeles Bureau of Sanitation, <i>Solid Waste Generation, 1981</i>; CAJA, 2006.</p>				

## LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project-specific impacts to solid waste services and facilities would be less than significant.