

5. SOLID WASTE

ENVIRONMENTAL SETTING

Assembly Bill 939 (AB939) is the California Solid Waste Management Act. This legislation, signed into law in 1989, requires local governments within the State to divert from landfills 25 percent of the waste generated within their jurisdictions by 1995, and 50 percent by 2000. AB939 also established the California Integrated Waste Management Board (CIWMB) to oversee local compliance with the law. The law sets forth guidelines by which each local government is to prepare a Source Reduction and Recycling Element, in essence a plan for achieving the AB939 diversion goals. According to the City of Los Angeles Solid Resources Infrastructure Strategy Facilities Plan (2000), programs established across the City had contributed to a waste diversion rate of 49 percent in 1999 and the City was expected to surpass the 50 percent reduction goal in 2000.

Currently, solid waste generated within the City of Los Angeles is disposed of within the City and County of Los Angeles. Refuse generated by commercial, industrial, and multi-family land use (over four dwelling units) in the City of Los Angeles is collected by private contractors. The City of Los Angeles Bureau of Sanitation collects household refuse for residential development of up to four multi-family dwelling units. Landfill capacity in Los Angeles County is limited.

Landfills operated by the City of Los Angeles accept only waste produced by residential uses and do not accept privately collected waste. Currently, private collectors operating throughout the City of Los Angeles dispose of refuse at approximately six landfills in Los Angeles County. The existing conditions, limitations, and operations of landfills vary throughout Los Angeles County.¹¹⁰ **Table 121: Existing Waste Disposal Sites** identifies landfills that have the capacity to serve the project area and would likely be used due to location. This table identifies the remaining capacity, number of operating days per week, expiration dates of current permits, permitted daily and annual quantities, and actual annual collection quantities of potential landfills for the project area.

Los Angeles City Mayor James Hahn has initiated a Request for Qualifications (RFQ) to solicit proposals for providing alternative disposal and/or transfer services for final refuse disposal. According to the RFQ, the Mayor is seeking to secure disposal options outside City limits by 2006. It should be noted that the City currently handles only single family residential and limited multifamily residential waste, that would be affected by the waste diversion. It is assumed that implementation of any of these options would be contingent upon finding disposal sites with capacity to handle disposal needs of the City in conformance with the General Plan Framework, including a growth factor for the Project Site and Add Area.

¹¹⁰Solid Waste Management Plan, Phase I Report, Existing Conditions, February 1989.

TABLE 121
EXISTING WASTE DISPOSAL SITES

Facility	Location	Permitted Daily Capacity (tons)	Permitted Capacity (cu. yds)	Remaining Capacity (cu. yds)	Remaining Capacity Date	Estimated Closure Date
Scholl Canyon ⁴	Glendale	3,400	69,200,000	8,600,000 ²	1/2002	1/1/2024 ²
Calabasas	Agoura	3,500	69,700,000	11,300,000 ¹	1/2002	1/1/2035 ¹
Sunshine Canyon	Sylmar	6,600	23,720,000	16,000,000	5/2001	1/1/2004
Puente Hills	Whittier	13,200	106,400,000	4,300,000 ³	1/2002	11/1/2003
Chiquita Canyon	Valencia	6,000	45,889,550	26,024,360	6/15/2001	11/24/2019

¹Based on acceptance of 1,100 tons per day.
²Based on acceptance of 1,200 tons per day.
³Based on acceptance of 12,000 tons per day, 6 days a week until permit expiration date 11/1/2003.
⁴Currently, Scholl Canyon Landfill only accepts waste from its own watershed which primarily includes the City of Glendale.

Project Site

Table 122: Existing Daily Project Site Solid Waste Generation shows the solid waste generated by the existing land uses. Currently, development at the Project Site generates approximately 2,658 pounds of solid waste per day, or 415 tons per year.¹¹¹

TABLE 122
EXISTING DAILY PROJECT SITE SOLID WASTE GENERATION

Land Use	Generation Rate (lbs)	Units	Waste Generation (lbs)
Industrial	62.5 / 1000 sf	12,450 sf	778
Office	6 / 1000 sf	310,000 sf	1,860
Warehouse	5 / 1000 sf	4,000 sf	20
Total			2,658

SOURCE: City of Los Angeles Bureau of Sanitation, "Solid Waste Generation," 1981.

¹¹¹Based on a six-day work week.

Add Area

Table 123: Existing Daily Add Area Solid Waste Generation shows the solid waste generated by the existing land uses. Currently, development at the Add Area generates approximately 8,630 pounds of solid waste per day, or 1,346 tons per year.

TABLE 123
EXISTING DAILY ADD AREA SOLID WASTE GENERATION

Land Use	Generation Rate (lbs)	Units	Waste Generation (lbs)
Industrial	62.5 / 1000 sf	42,165 sf	2,635
Manufacturing	62.5 / 1000 sf	83,050 sf	5,191
Office	6 / 1000 sf	27,427 sf	165
Storage	5 / 1000 sf	97,554 sf	488
Warehouse	5 / 1000 sf	30,231 sf	151
Total			8,630
SOURCE: City of Los Angeles Bureau of Sanitation, "Solid Waste Generation," 1981.			

THRESHOLDS OF SIGNIFICANCE

According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following factors:

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

A significant impact is defined as an increase in solid waste disposal which causes a landfill to reach or exceed capacity, thus requiring expansion or development of new waste facilities.

ENVIRONMENTAL IMPACTS

Project Site

Construction Impacts

During the construction phase of the proposed Project at the Project Site, existing structures would be demolished and one of the proposed development scenarios would be constructed. As shown in **Table 124: Project Site Demolition Phase Waste Generation**, as a result of the demolition phase, approximately 24,578 tons of debris would be created at the Project Site. A portion of the materials could be recycled. The remainder of the demolition debris will be disposed of at a landfill.

TABLE 124
PROJECT SITE DEMOLITION PHASE WASTE GENERATION

Land Use	Unit	Generation Rate	Pounds	Tons
Industrial	322,450 sf	152 lb/sf	49,012,400	24,506
Storage	4,000 sf	36 lb/sf	144,000	72
Total Project Site Demolition			49,156,400	24,578

As shown in **Table 125: Project Site Construction Phase Waste Generation**, construction of the proposed development scenarios will result in a maximum of 1,824 tons of debris. Based on the materials utilized during construction, it is assumed that a portion of the debris could be recycled. The remainder of the construction debris will be disposed of within a landfill.

Any waste generation resulting from the construction phase of the proposed Project at the Project Site would be temporary in nature and would not result in long-term disposal of waste into any one landfill. Based on the temporary nature of the construction phase and the limited amount of debris generated, the proposed Project at the Project Site would result in a less than significant impact to solid waste generation during the construction phase.

TABLE 125
PROJECT SITE CONSTRUCTION WASTE GENERATION

Land Use	Unit	Generation Rate	Pounds	Tons
Scenario 1				
Retail	340,000	4.0 lb/sf	1,360,000	680
Senior Housing ^a	848,000	4.05 lb/sf	3,434,400	1,717
Total			4,794,000	2,397
Scenario 2				
Office	930,000	3.92 lb/sf	3,645,600	1,823
Senior Housing ^a	848,000	4.05 lb/sf	3,434,400	1,717
Total			7,080,000	3,540
Scenario 3				
Retail	250,000	4 lb/sf	1,000,000	500
Senior Housing ^a	848,000	4.05 lb/sf	3,434,400	1,717
Condominiums ^a	600,000	4.05 lb/sf	2,430,000	1,215
Total			6,864,000	3,432
Scenario 4				
Office	690,000	3.92 lb/sf	2,704,800	1,352
Senior Housing ^a	848,000	4.05 lb/sf	3,434,400	1,717
Condominiums ^a	600,000	4.05 lb/sf	2,430,000	1,215
Total			8,568,800	4,284

Operational Impacts

Existing development on the Project Site generates approximately 2,658 pounds per day of solid waste. The proposed Project at the Project Site will generate a maximum of 7,486 pounds per day of solid waste as a result of Scenario 2: Office, as shown in **Table 126: Proposed Daily Project Site Solid Waste Generation**. This is an increase of solid waste generation of approximately 4,828 pounds per day, or approximately 753 tons per year.

To completely assess the impact on landfill capacity of an increase in solid waste generation at the Project Site would require detailed information from the contracted private waste collector. However, at this time, precise information for waste collection is not available and precise impacts to solid waste disposal cannot be determined. For assessment purposes, a worst-case

TABLE 126
PROPOSED DAILY PROJECT SITE SOLID WASTE GENERATION

Land Use	Generation Rate (lbs)	Units	Waste Generation (lbs)
Scenario 1: Retail			
Retail	5 / 1000 sf	340,000 sf	1,700
Senior Housing Units	4 / du	389 du	1,556
Assisted Living Units	10 / bed	35 beds	350
Total			3,606
Scenario 2: Office			
Office	6 / 1000 sf	930,000 sf	5,580
Senior Housing Units	4 / du	389 du	1,556
Assisted Living Units	10 / bed	35 beds	350
Total			7,486
Scenario 3: Retail/Residential			
Retail	5 / 1000 sf	250,000 sf	1,250
Condominium	4 / du	300 du	1,200
Senior Housing Units	4 / du	389 du	1,556
Assisted Living Units	10 / bed	35 beds	350
Total			4,356
Scenario 4: Office/Residential			
Office	6 / 1000 sf	690,000 sf	4,140
Condominium Units	4 / du	300 du	1,200
Senior Housing Units	4 / du	389 du	1,556
Assisted Living Units	10 / bed	35 beds	350
Total			7,246
SOURCE: City of Los Angeles Bureau of Sanitation, "Solid Waste Generation", 1981.			

analysis can be performed that assumes all project-generated waste would be disposed of exclusively at one of the landfills currently accepting privately collected solid waste.

Utilizing a worst case assessment scenario, the impacts of each of the possible disposal sites would be as follows.

Scholl Canyon: Currently, Scholl Canyon Landfill does not accept waste from outside its watershed, which primarily includes the City of Glendale. For this reason, potential disposal capacity at Scholl Canyon Landfill is not included in this analysis.

Calabasas: If the Calabasas landfill were utilized exclusively for disposal of Project Site waste, the proposed Project at the Project Site would reduce the annual potential permitted disposal capacity by approximately 753 tons, or .069 percent. This would reduce the remaining capacity at the Calabasas Landfill by approximately .007 percent.

Sunshine Canyon: If Sunshine Canyon landfill were utilized exclusively for disposal of Project Site waste, the proposed Project at the Project Site would reduce the annual potential permitted disposal capacity by approximately 753 tons, or .04 percent. This would reduce the remaining capacity at Sunshine Canyon Landfill by approximately .005 percent.

Puente Hills: If Puente Hills landfill were utilized exclusively for disposal of Project Site waste, the proposed Project at the Project Site would reduce the annual potential permitted disposal capacity by approximately 753 tons, or .018 percent. This would reduce the remaining capacity at the Puente Hills Landfill by approximately .018 percent.

Chiquita Canyon: If Chiquita Canyon Landfill were utilized exclusively for disposal of Project Site waste, the proposed Project at the Project Site would reduce the annual potential permitted disposal capacity by approximately 753 tons, or .04 percent. This would reduce the remaining capacity of the Chiquita Canyon Landfill by approximately .003 percent.

It is probable that the contribution to individual landfills would be smaller than represented above because it is unlikely that all of the project-generated waste at the Project Site would be disposed of at one single landfill.¹¹² These percentages would not cause any of the individual landfills to reach or exceed their capacities and will not require expansion of existing facilities or the construction of new facilities. Therefore, the proposed Project at the Project Site would result in a less than significant impact on solid waste facilities.

¹¹²Private waste carriers within the City of Los Angeles utilize different disposal facilities depending on their current operating contracts. Therefore, waste from the Project Site would be taken to different facilities depending on the carrier and current contracts. Further, if the parcel is subdivided, individual parcels and uses are likely to have their own waste haulers and disposal facilities.

Add Area

Construction Impacts

During the construction phase of any of the development scenarios analyzed for the Add Area, existing structures would be demolished and one of the scenarios may be constructed. As shown in **Table 127: Add Area Demolition Phase Waste Generation**, as a result of the demolition phase, approximately 13,199 tons of debris would be created at the Add Area. A portion of the materials could be recycled. The remainder of the demolition debris will be disposed of at a landfill.

TABLE 127
ADD AREA DEMOLITION PHASE WASTE GENERATION

Land Use	Unit	Generation Rate	Pounds	Tons
Industrial	125,200 sf	152 lb/sf	19,030,400	9,515
Office	27,400 sf	101 lb/sf	2,767,400	1,384
Storage	127,800	36 lb/sf	4,600,800	2,300
Total Add Area Demolition			26,398,000	13,199

As shown in **Table 128: Add Area Construction Phase Waste Generation**, construction of the proposed development scenarios will result in a maximum of 1,824 tons of debris. Based on the materials utilized during construction, it is assumed that a portion of the debris could be recycled. The remainder of the construction debris will be disposed of within a landfill.

Any waste generation resulting from the construction phase of development scenarios analyzed for the Add Area would be temporary in nature and would not result in long-term disposal of waste into any one landfill. Based on the temporary nature of the construction phase and the limited amount of debris generated, development scenarios analyzed for the Add Area would result in a less than significant impact to solid waste generation during the construction phase.

TABLE 128
ADD AREA CONSTRUCTION WASTE GENERATION

Land Use	Unit	Generation Rate	Pounds	Tons
Scenario 1				
Retail	200,000	4.0 lb/sf	800,000	400
Total			800,000	400
Scenario 2				
Office	586,000	3.92 lb/sf	2,297,120	1,149
Total			2,297,120	1,149
Scenario 3				
Retail	150,000	4 lb/sf	600,000	300
Condominiums ^a	200,000	4.05 lb/sf	810,000	405
Total			1,410,000	705
Scenario 4				
Office	435,000	3.92 lb/sf	1,705,200	853
Condominiums ^a	200,000	4.05 lb/sf	810,000	405
Total			2,516,000	1,258

Operational Impacts

Existing development within the Add Area generates approximately 8,630 pounds per day of solid waste. Development scenarios analyzed for the Add Area will generate a maximum of 3,516 pounds per day of solid waste as a result of Scenario 2: Office, as shown in **Table 129: Proposed Daily Add Area Solid Waste Generation**. This is a decrease of solid waste generation at the Add Area of approximately 5,114 pounds per day, or approximately 798 tons per year.

New development at the Add Area would result in a decrease in solid waste generation. This will result in a decrease of waste disposal at any of the landfills. Utilizing a worst case assessment scenario, the impacts of each of the possible disposal sites would be as follows.

Scholl Canyon: Currently, Scholl Canyon Landfill does not accept waste from outside its watershed, which primarily includes the City of Glendale. For this reason, potential disposal capacity at Scholl Canyon Landfill is not included in this analysis.

TABLE 129
PROPOSED DAILY ADD AREA SOLID WASTE GENERATION

Land Use	Generation Rate (lbs)	Units	Waste Generation (lbs)
Scenario 1: Retail			
Retail	5 / 1,000 sf	200,000 sf	1,000
Total			1,000
Scenario 2: Office			
Office	6 / 1,000 sf	586,000 sf	3,516
Total			3,516
Scenario 3: Retail/Residential			
Retail	5 / 1,000 sf	150,000 sf	750
Condominiums	4 / du	100 du	400
Total			1,150
Scenario 4: Office/Residential			
Office	6 / 1,000 sf	435,000 sf	2,610
Condominiums	4 / du	100 du	400
Total			3,010
SOURCE: City of Los Angeles Bureau of Sanitation, "Solid Waste Generation", 1981.			

Calabasas: If the Calabasas landfill were utilized exclusively for disposal of Add Area waste, the annual potential permitted disposal capacity would be increased by approximately 798 tons , or .073 percent. This would increase the remaining capacity at the Calabasas Landfill by approximately .007 percent.

Sunshine Canyon: If Sunshine Canyon landfill were utilized exclusively for disposal of Add Area waste, the annual potential permitted disposal capacity would be increased by approximately 798 tons, or .039 percent. This would increase the remaining capacity at Sunshine Canyon Landfill by approximately .005 percent.

Puente Hills: If Puente Hills landfill were utilized exclusively for disposal of Add Area waste, the annual potential permitted disposal capacity would be increased by approximately 798 tons, or .019 percent. This would increase the remaining capacity at the Puente Hills Landfill by approximately .018 percent.

Chiquita Canyon: If Chiquita Canyon Landfill were utilized exclusively for disposal of Add Area waste, the annual potential permitted disposal capacity would be increased by approximately 798 tons, or .043 percent. This would increase the remaining capacity of the Chiquita Canyon Landfill by approximately .003 percent.

Development scenarios analyzed for the Add Area would result in a decrease in solid waste generation due to the projected change of use. Therefore, development scenarios analyzed for the Add Area would result in a less than significant impact on solid waste.

MITIGATION MEASURES

Although a significant impact to solid waste was not identified due to project implementation, any potential impacts will be further reduced to a less than significant level by the following mitigation measures:

92. The project applicant shall salvage and recycle construction and demolition materials to the maximum extent feasible. Documentation of a recycling program will be provided to the LADPW. (O, C, R)
93. Prior to the issuance of the certificate of occupancy for building permits issued for new building construction at the Project Site or Add Area, the applicant shall institute an on-site recycling/conservation program to reduce the volume of solid waste going to landfills in compliance with the City of Los Angeles goal of a 50 percent reduction in the amount of waste going to landfills. (O, C, R)

LEVEL OF IMPACT AFTER MITIGATION

Less than significant.

CUMULATIVE IMPACTS

Related Projects

Related projects will increase solid waste generation in the project area by approximately 61,623 pounds per day, or approximately 9,614 tons per year. This increase is shown in **Table 130: Related Project Daily Solid Waste Generation.**

Utilizing a worst case assessment scenario, the impacts of each of the possible disposal sites would be as follows.

TABLE 130
RELATED PROJECTS DAILY SOLID WASTE GENERATION

Project No.	Land Use	Generation Rate (lbs)	Unit	Waste Generation (Lbs)
1	Retail	5.0 / 1,000 sf	28,404 sf	142
2	Retail	5.0 / 1,000 sf	16,580 sf	83
3	Church	1.0 / 1,000 sf	100,000 sf	100
	Senior Housing	4.0 / du	58 du	232
	Pre school	.5 / student	45 students	23
4	Office	6.0 / 1,000 sf	560,000 sf	3,360
	Medical Office	7.5 / 1,000 sf	80,000 sf	600
	Hotel	2.0 / room	300 rooms	600
	Retail	5.0 / 1,000 sf	1,615,000 sf	11,375
	Restaurants	10.0 / seat	1,286 seats ¹	12,860
	Residential	10.0 / du	2,518 du	25,180
5	Residential	10.0 / du	484 du	4,840
6	High school	.5 / student	888 students	444
7	Office	6.0 / 1,000 sf	171,000 sf	1,026
9	Office	6.0 / 1,000 sf	80,000 sf	480
10	High school	.5 / student	550 students	278
Total				61,623

Scholl Canyon: Currently, Scholl Canyon Landfill does not accept waste from outside its watershed, which primarily includes the City of Glendale. For this reason, potential disposal capacity at Scholl Canyon Landfill is not included in this analysis.

Calabasas: If the Calabasas landfill were utilized exclusively for disposal of related project waste, the annual potential permitted disposal capacity would be reduced by approximately 9,614 tons, or .880 percent. This would reduce the remaining capacity at the Calabasas Landfill by approximately .085 percent.

Sunshine Canyon: If Sunshine Canyon landfill were utilized exclusively for disposal of related project waste, the annual potential permitted disposal capacity would be reduced by approximately 9,614 tons, or .467 percent. This would reduce the remaining capacity at Sunshine Canyon Landfill by approximately .060 percent.

Puente Hills: If Puente Hills landfill were utilized exclusively for disposal of related project waste, the annual potential permitted disposal capacity would be reduced by approximately 9,614 tons, or .233 percent. This would reduce the remaining capacity at the Puente Hills Landfill by approximately .224 percent.

Chiquita Canyon: If Chiquita Canyon Landfill were utilized exclusively for disposal of related project waste, the annual potential permitted disposal capacity would be reduced by approximately 9,614 tons, or .514 percent. This would reduce the remaining capacity of the Chiquita Canyon Landfill by approximately .037 percent.

It is probable that the contribution to individual landfills would be smaller than represented above because it is unlikely that all of the waste generated by related projects would be disposed of at one landfill exclusively. These percentages would not cause any of the individual landfills to reach or exceed their capacities and will not require expansion of existing facilities or the construction of new facilities. Therefore, related projects would result in a less than significant impact on solid waste disposal capacity.

Proposed Project, Add Area, and Related Projects

The proposed Project at the Project Site and development scenarios analyzed for the Add Area, in combination with related projects, will increase solid waste generation by approximately 61,337 pounds per day, or approximately 9,569 tons per year.

Utilizing a worst case assessment scenario, the impacts of each of the possible disposal sites would be as follows.

Scholl Canyon: Currently, Scholl Canyon Landfill does not accept waste from outside its watershed, which primarily includes the City of Glendale. For this reason, potential disposal capacity at Scholl Canyon Landfill is not included in this analysis.

Calabasas: If the Calabasas landfill were utilized exclusively for disposal of Project and related project waste, the annual potential permitted disposal capacity would be reduced by approximately 9,569 tons, or .876 percent. This would reduce the remaining capacity at the Calabasas Landfill by approximately .085 percent.

Sunshine Canyon: If Sunshine Canyon landfill were utilized exclusively for disposal of Project and related project waste, the annual potential permitted disposal capacity would be reduced by approximately 9,569 tons, or .468 percent. This would reduce the remaining capacity at Sunshine Canyon Landfill by approximately .060 percent.

Puente Hills: If Puente Hills landfill were utilized exclusively for disposal of Project and related project waste, the annual potential permitted disposal capacity would be reduced by approximately 9,569 tons, or .232 percent. This would reduce the remaining capacity at the Puente Hills Landfill by approximately .224 percent.

Chiquita Canyon: If Chiquita Canyon Landfill were utilized exclusively for disposal of Project and related project waste generation, the annual potential permitted disposal capacity would be reduced by approximately 9,569 tons, or .511 percent. This would reduce the remaining capacity of the Chiquita Canyon Landfill by approximately .037 percent.

It is probable that the individual contributions to landfill would be smaller than represented above because it is unlikely that all of the waste generated by the Project and related projects would be disposed of at one landfill exclusively. These percentages would not cause any of the individual landfills to reach or exceed their capacities and will not require expansion of existing facilities or the construction of new facilities. Therefore, a significant cumulative impact to solid waste is not anticipated.