CEQA Initial Study Checklist

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title and Summary:**

   Potential Industries Solid Waste Facility Permit for a Recycling Transfer Station

   Site: 8.4 acres
   Expansion: Addition of 5,485 sq. ft. of office space and a 38,950 sq. ft. MRF with 113 subterranean parking to area within an existing site.
   Tons Per Day: 5,000 TPD

2. **Lead agency name and address:**

   City of Los Angeles
   Local Enforcement Agency
   Los Angeles Department of Building and Safety
   3550 Wilshire Blvd., 18th Floor
   Los Angeles, CA 90010

3. **Contact person and phone number:**

   Wayne Tsuda, 213-252-3971

4. **Project location:**

   922 East “E” Street
   Los Angeles, CA 90744

5. **Project sponsor's name and address:**

   Potential Industries
   922 East “E” Street
   Los Angeles, CA 90744

6. **General Plan Designation:**

   Light Manufacturing

7. **Zoning:**

   [Q]M2-1VL-O
8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Potential Industries is applying for a Solid Waste Facility Permit to allow the amount of non-recyclable material received at the facility to exceed the 10% non-recyclable material threshold which requires a Solid Waste Facility Permit for a “Processing or Transfer Permit” as required by CalRecycle.

The Solid Waste Facility Permit is being requested due to the addition of 5,485 sq. ft. of office space, and a 38,950 sq. ft. Material Recovery Facility building with subterranean parking that will replace a 36,000 sq. ft. warehouse at their 8.4 acre site. These additions will enable Potential Industries to increase their capacity from receiving approximately 1,000 tons of material per day to receiving 5,000 tons per day, and begin accepting recyclable material from multi-family uses as well as segregated as well as various types of commingled commercial material.


The site is currently developed with an office building, a maintenance shop, two bale/sort buildings, one material recovery facility, two warehouse buildings (one will be demolished as part of the proposed project), truck scales and entrances and exits, and accessory structures.

Included in this description by reference are the following documents included as attachments:

1. **Vicinity Map.**
2. **Radius Map.**
3. **Building Area and Parking Analysis**- Shows design plans, drawn to scale, layout of the site including existing and proposed structures, as well as parking spaces and emergency vehicle access lanes.
4. **Material Pile and Composition Capacity Plan**- Shows location of all equipment, material storage piles, includes volumetric capacity of all material storage piles, and buffer zones around storage piles for equipment access and unloading areas. Buffer zones and equipment access lanes are identified and drawn to scale.
5. **Traffic Flow and Queuing Plan**- Includes depictions of incoming traffic queuing on-site, unloading lanes, on-site truck maneuvering areas, and emergency vehicle access lanes.
6. **Existing and Proposed Sources of Recyclable Materials** - Provides existing (typical for year 2010) recyclable materials sources and composition and proposed recyclable materials sources.

7. **LA Department of Transportation Letter** - States that a traffic study is not required.


9. **Surrounding land uses and setting**: Briefly describe the project's surroundings:

   The 8.4 acre site is irregularly shaped and generally flat. The site is located within the City of Los Angeles, in the Harbor District within the 232 acre Wilmington Harbor Industrial Park. The site is bounded by “E” Street and light industrial uses to the north; the Harbor Pacific Railroad Track, which runs diagonally along the site’s southeastern border and separates the site from Alameda Street and heavy industrial uses in the [Q]M3-1 zone, and McFarland Ave., a rail corridor, separates the site from light industrial uses to the west. The site is not located within 1,000 sq. ft. of an M1 or more restrictive zone. The site is within the ZI-2130 Harbor State Enterprise Zone, ZI-910 Los Angeles Harbor/ Wilmington Industrial Park Redevelopment Project, ZI-1195 State of California (Division of Oil and Gas) Approval, ZI-1192 2000 ft. Buffer Zone for BZP Site (210 South Avalon Boulevard) Fire District No. 2, a Methane Zone, 3.19 km to the nearest fault. Oil wells are located on site.

10. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.)

    Building Permit from the Dept. of Building and Safety
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<table>
<thead>
<tr>
<th>Aesthetics</th>
<th>Agriculture Resources</th>
<th>Air Quality</th>
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</thead>
<tbody>
<tr>
<td>Biological Resources</td>
<td>Cultural Resources</td>
<td>Geology /Soils</td>
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<tr>
<td>Hazards &amp; Hazardous Materials</td>
<td>Hydrology / Water Quality</td>
<td>Land Use / Planning</td>
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<tr>
<td>Mineral Resources</td>
<td>Noise</td>
<td>Population / Housing</td>
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<td>Public Services</td>
<td>Recreation</td>
<td>Transportation/Traffic</td>
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<tr>
<td>Utilities / Service Systems</td>
<td>Mandatory Findings of Significance</td>
<td></td>
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</tbody>
</table>

INITIAL STUDY CHECKLIST
Background

Proponent Name: Potential Industries

Phone Number: (310) 549-5901

Agency Requiring Checklist: 922 East “E” Street
Wilmington, CA 90744

Agency Requiring Checklist: Environmental Affairs Department

Date Submitted: March 1, 2012

Proposal Name (If applicable) Potential Industries
DETERMINATION:
On the basis of this initial evaluation:

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
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<tbody>
<tr>
<td>I</td>
<td>I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.</td>
</tr>
<tr>
<td>X</td>
<td>I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.</td>
</tr>
<tr>
<td></td>
<td>I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.</td>
</tr>
<tr>
<td></td>
<td>I find that the proposed project MAY have a &quot;potentially significant impact&quot; or &quot;potentially significant unless mitigated&quot; impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.</td>
</tr>
<tr>
<td></td>
<td>I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.</td>
</tr>
</tbody>
</table>

Signature

Date

Signature

Date
EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question; and
b) The mitigation measure identified, if any, to reduce the impact to less than significance.