

PSI- Potentially Significant Impact  
 LTSMI- Less Than Significant with Mitigation Incorporated  
 LTSI- Less Than Significant Impact  
 NI- No Impact

	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
<b>1. AESTHETICS:</b> <i>Would the project:</i>						
a. Have a substantial adverse effect on a scenic vista?				X	The site does not contain any scenic vistas. There are no scenic resources located within the Wilmington Harbor Industrial park.	Not Applicable
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	The site does not contain any scenic resources. There are no scenic resources located within the Wilmington Harbor Industrial park.	Not Applicable
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X		The site consists of several small lots which had been unimproved prior to Potential Industries developing the site. Over the past twenty years, Potential Industries has eliminated blighted and unsafe conditions by developing the site in an aesthetically pleasing manner. A perimeter wall that is 8 ft. in height, with gates at site entrances, serves to screen the site from public view. The perimeter	Aesthetics (Graffiti) Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to the public rights-of-way. However, this potential impact will be mitigated to a level of insignificance by the following mitigation measures: <ul style="list-style-type: none"> <li>• Every building, structure or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from</li> </ul>

				<p>building walls are painted with two-tone complimentary colors to improve the façade of the site from the public right-of-way. Mechanical equipment that is not screened by the perimeter wall is screened by the building walls that house the equipment. The façade of the site is further improved by a 25 ft. deep setback along E Street that is landscaped and includes mature trees.</p> <p>The only direct lines of sight into the facility are at the site's 2 gated entrances along E Street that generally remain open during receiving and shipping hours. The eastern entrance provides a view of the parking lot with a building in the background and the western entrance provides a view of truck scales with buildings in the background.</p> <p>The site and buildings are compatible with existing industrial uses in the vicinity. Potential Industries' site development and landscaping has been used as an example of the type of improvements that are desired by the City of Los Angeles Community Redevelopment Agency. There are no residential uses in the vicinity and there are no residential uses nearby at an elevation that would provide a view into the facility. Signage compliance requirements and graffiti abatement</p>	<p>graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.</p> <ul style="list-style-type: none"> <li>The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15. Graffiti on exterior walls and fences shall be removed within 48 hours.</li> </ul> <p>Aesthetics (Signage). Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a level of insignificance by the following measures:</p> <ul style="list-style-type: none"> <li>On-site signs shall be limited to the maximum allowable under Title 14 Section 17409.4 or Code, whichever is least restrictive.</li> <li>Multiple temporary signs along the building walls are not permitted.</li> </ul>
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				<p>will be required and together will reduce aesthetic impacts to a less than significant level. Furthermore, the construction impacts affecting aesthetics will be temporary and addressed by the implementation of the referenced mitigation measures. The facility is located in the Wilmington Harbor Industrial Park.</p>	
<p>d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?</p>			<p>X</p>	<p>The proposed new project buildings will create a new source of potential glare. The exterior of the building and the type of material used for the final construction exterior will need to be mitigated as referenced in order to reduce potential impacts to a less than significant level. Existing and proposed lighting is shielded and directed downward and away from adjacent uses. Night lighting is provided for security and safety and is directed on site. There are no residential uses within a 1,000 ft. radius of the site; therefore there will be no impact from lighting or glare on residential uses. The facility is located in the Wilmington Harbor Industrial Park.</p>	<p>Aesthetics (Glare). Environmental impacts to adjacent uses may result from the proposed project. However, the potential impacts will be mitigated to a level of insignificance by the following measure:</p> <p>The exterior of the proposed buildings shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces that are painted or otherwise finished to compliment the existing walls and buildings.</p>

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<b>2. AGRICULTURE RESOURCES:</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>						
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	The site is zoned for Industrial use and does not contain farmland of any kind. No impact will result.	Not applicable
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	The site is zoned for Industrial use and does not conflict with the Williamson Act contract. No impact will result.	Not applicable
c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland,				X	No impacts related to off-site agriculture are anticipated for off-site agriculturally zoned properties. The project would not result in the off-site	Not applicable

to non-agricultural use?					conversion of farmland to a non-agricultural use. As a result, no impacts exist.	
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<b>3. AIR QUALITY</b> <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>						
a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?				X	The proposed project does not conflict with either plan mentioned. No impact exists.	Not Applicable
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X			The project may contribute to violations of air quality standards during the construction phase; however, construction mitigation measures provided in section 6 would reduce the impact to a less than significant level. During operation dust may contribute to existing or projected air quality; however, the misting system already in place at existing buildings and the dust mitigation	<p><b>Dust:</b> Environmental impacts may result from project implementation due to Erosion/Grading/Short Term Construction Impacts. Please see Discussion and Mitigation Measures for 6e. Environmental impacts may result from project implementation due to dust during ongoing project operation. However, this potential impact will be mitigated to a level of insignificance by the following mitigation measures:</p> <ul style="list-style-type: none"> <li>All loads shall be secured by tarping, baling,</li> </ul>

				<p>measures would reduce the impact to a less than significant level. An Air Quality and Noise Impact Report was prepared for the Potential Industries facility by Terry A. Hayes Associates LLC on May 17, 2011. The report is included in this CEQA document by reference. Mitigation measures identified by the report have been incorporated into the mitigation measures below. Mitigation Measure AQ2 identified in the report is mitigated by the existing paving on site which extends up to 100 ft. long and 20 ft. wide.</p>	<p>compacting, watering, misting, or other appropriate means to prevent spillage and dust.</p> <ul style="list-style-type: none"> <li>• All material transported on or off-site shall be either sufficiently compacted, baled, watered or securely covered to prevent excessive amounts of dust.</li> <li>• Open-top trailers in a top-loading configuration are required to cover or otherwise protect the load within 15 minutes after loading.</li> <li>• Incorporate a misting system to the receiving, sorting, baling, processing, and/or storage and transfer areas in and around the proposed Material Recovery Facility building to meet SCAQMD District Rule 403.</li> <li>• Owner shall at all times provide reasonable control of dust caused by wind.</li> <li>• A mechanical sweeper is used to clean the tipping floors, outside the buildings, and around the perimeter of the facility.</li> </ul> <p><b>Litter Control:</b> The operator will implement and comply with the Litter Control Program outlined in the facility Transfer and Processing Report. A cleanup crew will be assigned to keep the entrance used for ingress and egress free of litter resulting from facility operation. Additionally, this crew will clean litter from the street and sidewalks 500 feet in either direction of the entrance and exit at least two times per day.</p>
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						<p>All vehicles and trucks utilizing the facility will be required to be covered to prevent material blowing from vehicles.</p> <p><b>Vector Control:</b> Any non-salvageable waste will be removed from the site within 48 hours on a first-in, first-out basis. Potential Industries personnel will inspect the site on a continual basis to check for the presence of vectors.</p> <p><b>Particulate Emissions.</b> The SCAQMD has prepared a table of mitigation measures that includes on-road engines. The list of mitigation measures for on-road engines is primarily intended to reduce particulate matter emissions. The following mitigation measures are proposed to reduce NOX, VOC and diesel particulate emissions:</p> <ul style="list-style-type: none"> <li>• Replace identified existing trucks and purchase new trucks as detailed in the <b>Air Quality and Noise Impact Report</b> prepared for the Potential Industries facility by Terry A. Hayes Associates LLC to mitigate the increase in particulate emissions that would otherwise be caused by the increase in truck trips.</li> <li>• Maintain mobile equipment in tune with the manufacturer's specifications.</li> <li>• Maintain diesel-fueled collection and transfer trucks in tune with the manufacturer's specifications.</li> </ul>
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<p>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the Air Basin is non-attainment (ozone, carbon monoxide, and PM10) under an applicable federal or state ambient air quality standard?</p>		<p>X</p>		<p>The project is consistent with the current use at the site. The project may contribute to basin wide air quality violations; however, the existing misting systems in the existing receiving, sorting, baling, processing, and/or storage and transfer areas coupled with the dust management mitigation measures would reduce the impact to a less than significant level. The SCAQMD 2007 Final AQMP presents the strategy to continue to improve air quality in the South Coast Air Basin. The plan includes emission reductions achieved from existing and proposed regulations and strategies for attaining the PM2.5 standard by 2015 and the 8- hour ozone standard by 2024.</p> <p>The diesel-fueled collection and transfer trucks utilizing the Potential Industries site would be required to comply with the control measures outlined for mobile sources in the 2007 Final AQMP. An Air Quality and Noise Impact Report was prepared for the Potential Industries facility by Terry A. Hayes Associates LLC on May 17, 2011. The report is included in this CEQA document by reference. Mitigation measures identified by the report have been incorporated into the referenced mitigation measures.</p>	<p>Same as 3b above.</p>
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<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>			<p>X</p>	<p>Less than significant impact considering that the site is not located within 1000 ft. of land zoned M1 or more restrictive.</p>	<p>Not Applicable</p>
<p>e. Create objectionable odors affecting a substantial number of people?</p>		<p>X</p>		<p>The project will not create any odors. Odors from recyclable material may be present at the site; however, Odor Management Plan mitigation measures would reduce the impacts to a less than significant level.</p>	<p>Environmental impacts during the operational phase may result from project implementation due to the presence of odor. However, this potential impact will be mitigated to a level of insignificance by implementation of the Odor Management Plan submitted by Potential Industries for review and approval by the Environmental Affairs in accordance with the requirements of SCAQMD Rule 410. Implementation of the Odor Management Plan as well as the following mitigation measures will reduce the impact of objectionable odors to a less than significant level.</p> <ul style="list-style-type: none"> <li>• Install a misting system to serve the new tipping floor.</li> <li>• All material received at the facility must be covered, containerized, or transferred from the facility within 48 hours.</li> <li>• Solid foodstuffs, which may have inadvertently been left inside of recyclable containers, are consolidated with other non-recyclable waste and shipped out of the facility.</li> <li>• Misting materials that are non-recyclable, as well as piles of loose material, to control odors.</li> </ul>

						<ul style="list-style-type: none"> <li>• Sweeping the tipping floor at least once per week.</li> <li>• For 8 hours per day, one employee is designated to sweep the areas inside and outside of the facility property where residue from recycling or material recovery operations accumulates. A mixture of bleach and water is used as needed to neutralize or mask odors.</li> </ul>
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<b>4. BIOLOGICAL RESOURCES</b> <i>Would the project:</i>						
a. 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 Game or U.S. Fish and Wildlife Service?				X	No habitat for sensitive species is known to exist. The site is currently developed with industrial and office uses. Areas of the site interior that are not developed with buildings are paved. Areas that are currently paved will be redeveloped with the proposed new buildings.	Not applicable

<p>b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>			X	<p>The site does not contain any riparian habitat or sensitive natural communities. No impact.</p>	<p>Not applicable</p>
<p>c. Have a substantial adverse effect on 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?</p>			X	<p>The site does not contain wetlands and is developed with industrial and office uses. No impact.</p>	<p>Not applicable</p>
<p>d. 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?</p>			X	<p>The site does is developed with industrial and office uses. No wildlife corridors are known to exist on the site. No impact.</p>	<p>Not applicable</p>
<p>e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>			X	<p>No trees exist in the construction areas or are being impacted. No impact.</p>	<p>Not applicable</p>
<p>f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>			X	<p>The proposed project would not conflict with any conservation plans. No impact.</p>	<p>Not applicable</p>

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<b>5. CULTURAL RESOURCES</b> <i>Would the project:</i>						
a. Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X	The project site does not contain and is not expected to adversely impact an historic resource as defined in the State of California's CEQA Statutes. As a result, no impact exists.	Not applicable
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X	The applicant shall abide by current law if an archeological resource is discovered during construction.	Not applicable
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	The applicant shall abide by current law if a paleontological resource is discovered during construction.	Not applicable
d. Disturb any human remains, including those interred outside of formal cemeteries?				X	No human remains are anticipated to exist at the site. If human remains are uncovered, the construction will be suspended and the City of Los Angeles Public Works Department and the County Coroner shall be immediately notified. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be	Not applicable

					<p>notified within 24 hours and NAHC guidelines shall be strictly adhered to. NAHC website and contact information: Native American Heritage Commission, 915 Capitol Mall, Room 364, Sacramento, CA 95814 (916) 653-4082, <a href="mailto:nahc@pacbell.net">nahc@pacbell.net</a>, <a href="http://www.ceres.ca.gov/nahc">http://www.ceres.ca.gov/nahc</a>.</p>	
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	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
<p><b>6. GEOLOGY AND SOILS</b> <i>Would the project:</i></p>						
<p>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>				X	<p>The site is not located in an Alquist-Priolo Zone. No impact anticipated.</p>	<p>Not applicable</p>
<p>b. Expose people or structures to potential substantial adverse effects, including the risk of loss,</p>		X			<p>The subject site is within 3.19 kilometers of a known fault zone and the referenced mitigation measure</p>	<p>Environmental impacts may result to the safety of future occupants due to the project's location in an area of potential seismic activity. However, this</p>

injury, or death involving: Strong seismic ground shaking?				shall apply to reduce potential impacts to a less than significant level.	<p>potential impact will be mitigated to a level of insignificance by the following measure:</p> <ul style="list-style-type: none"> <li>The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.</li> </ul>
c. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?		X		The subject site is located in a liquefaction zone and the referenced mitigation measure shall apply to reduce potential impacts to a less than significant level.	<p>Environmental impacts may result to the safety of future occupants due to the project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a level of insignificance by the following measures:</p> <ul style="list-style-type: none"> <li>The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.</li> </ul>
d. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			X	The site is not within a landslide area. No impacts are anticipated.	Not applicable
e. Result in substantial soil erosion or the loss of topsoil?		X		Ongoing operations at the site will not result in substantial soil erosion or the loss of topsoil as areas surrounding the proposed buildings are already paved. The grading of the project site	Control measures to be implemented in conjunction with this project include the stabilization of disturbed soil throughout the construction site, the stabilization of loose soil and demolition debris, stabilization of construction materials while unloading, stabilizing

				<p>and the associated impacts will be reduced to a less than significant level by the incorporation of referenced construction mitigation measures. An Air Quality and Noise Impact Report was prepared for the Potential Industries facility by Terry A. Hayes Associates LLC on May 17, 2011. The report is included in this CEQA document by reference. Mitigation measures identified by the report have been incorporated into the mitigation measures for the project.</p>	<p>stockpiles, and pre-watering of materials prior to unloading. Short term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:</p> <p><b>Air Quality</b></p> <ul style="list-style-type: none"> <li>• All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.</li> <li>• The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</li> <li>• All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.</li> <li>• All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.</li> <li>• All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater</li> </ul>
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						<p>than 25 mph), so as to prevent excessive amounts of dust.</p> <ul style="list-style-type: none"> <li>• General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.</li> <li>• Heavy-duty equipment operations shall be suspended during first and second stage smog alerts.</li> <li>• Ground cover in disturbed areas shall be replaced as quickly as possible.</li> </ul> <p><b>Grading</b></p> <ul style="list-style-type: none"> <li>• Chapter IX, Division 70 of the Los Angeles Municipal Code addressing grading, excavation, and fills. All grading activities require grading permits from the Department of Building and Safety. The applicable BMPs includes but is not limited to the following mitigation measures:</li> <li>• Excavation and grading activities shall be conducted during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.</li> <li>• Appropriate erosion control and drainage devices shall be provided to the satisfaction</li> </ul>
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						<p>of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.</p> <ul style="list-style-type: none"> <li>• Stockpiles and excavated soil shall be covered with secure tarps or plastic sheeting.</li> </ul> <p><b>General Construction</b></p> <ul style="list-style-type: none"> <li>• Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.</li> <li>• All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/ wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.</li> <li>• Leaks, drips, and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into storm drains.</li> </ul>
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						<ul style="list-style-type: none"> <li>• Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.</li> <li>• Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.</li> <li>• Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.</li> <li>• All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site or in the maintenance building. Drip pans or drop clothes shall be used to catch drips and spills.</li> <li>• Haul Routes- Environmental impacts on pedestrians and vehicles may result from project implementation due to haul routes. However, the potential impact will be mitigated to a level of insignificance by the following measures:</li> <li>• Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.</li> <li>• The developer shall install appropriate traffic signs around the site to ensure pedestrian</li> </ul>
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					safety.
f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		The subject site is located in a Liquefaction zone and the referenced mitigation measure shall apply to reduce potential impacts to a less than significant level.	<p><b>Liquefaction-</b> Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a level of insignificance by the following measures:</p> <ul style="list-style-type: none"> <li>• The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.</li> <li>• Building design consideration shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.</li> </ul>
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	The subject site does not contain expansive soils. No impact exists.	Not Applicable

h. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X	No septic tanks are proposed, therefore, there will be no impacts.	Not Applicable
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	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
<b>7. HAZARDS AND HAZARDOUS MATERIALS</b> <i>Would the project:</i>						
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X			<p>Hazardous waste is not accepted at the Potential Industries facility. Potential Industries will implement the approved Hazardous Waste Load Checking Program as described in the facility Transfer and Processing Report. Each load of inbound material is inspected prior to or during unloading to prevent the acceptance of waste which is prohibited by the facility. When load checking reveals the presence of hazardous liquid, special waste, or medical waste the material is rejected entirely.</p> <p>If inbound material contains prohibited</p>	<p>Hazardous Substances- Environmental impacts may result from the temporary storage of hazardous materials. However, these impacts can be mitigated to a level of insignificance by the following measures:</p> <ul style="list-style-type: none"> <li>• Prior to the issuance of the Certificate of Occupancy for the new building the applicant shall provide a letter from the Fire Department stating that it has permitted the facility's temporary storage of hazardous substances.</li> </ul>

				<p>material or hazardous material that is not detected at the time of delivery, then such material is separated, using procedures and methods to ensure employee safety, segregated by class, and manifested in accordance with federal and state regulations. Only employees with proper training will handle hazardous waste. A spill response kit will include absorbent material, brooms, shovels, 55-gallon drums, protective gloves, clothing, boots, goggles and respiratory equipment. Hazardous waste is kept in a special area which is restricted. This material (batteries, e-waste, u-waste, liquid waste, sharps, tires, pressure vessels, medical wastes, etc) is stored within a secure and safe area within the Collection Hazardous Material area identified in red on Attachment 4 (Material Pile and Compositions) of the Facility Transfer and Processing Report.</p> <p>Records of load checks and the training of personnel in the recognition, proper handling, and disposition of prohibited waste, as well as a copy of the load checking program and copies of the load checking records for the prior year shall be maintained in the operating record and be available for review by the appropriate regulatory agencies.</p>	
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<p>b. Create 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?</p>			X	<p>ZIMAS has identified the site as a Methane Hazard Site as well as a Hazardous Waste/ Border Zone Property within a 2,000 ft. Buffer Zone for the BZP Site located at 210 South Avalon Boulevard. The referenced mitigation measures shall be required to reduce potential impacts associated with this item to a level of less than significant impact.</p>	<p>Creation of a Health Hazard- Environmental impacts to human health may result from project implementation due to release of chemical or microbiological materials into the community. However, these impacts will be mitigated to a level of insignificance by the following measure:</p> <p>The applicant shall submit for approval of hazardous materials treatment and disposal plans to Environmental Affairs and the Department of Public Works, in the event that hazardous waste inadvertently enters the site.</p>
<p>c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>			X	<p>The site is not located within one-quarter mile of an existing or currently proposed school site, as of September 1, 2010. The site is over one-quarter mile from the northern and western borders of the Wilmington Industrial Park where there are no schools or other sensitive receptors. The site is bordered by parking lots, rail lines, and the Port of LA, with the ocean to the east and south across Alameda St.</p>	<p>Not applicable</p>
<p>d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>			X	<p>The site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will not create a significant hazard to the public or the environment as verified on the Department of Toxic Substances Control, Envirostor, Hazardous Waste and Substances Site List.</p>	<p>Not applicable</p>

<p>e. 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 for people residing or working in the project area?</p>			X	<p>The project site is not located within an airport land use area.</p>	<p>Not applicable</p>
<p>f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>			X	<p>The site is not located within the vicinity of a private airstrip.</p>	<p>Not applicable</p>
<p>g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>			X	<p>The proposed project is in a developed urban area and would not interfere with the implementation of any emergency response or evacuation plans. The Community Alert Network (CAN) System is a system that is paid for by local businesses, mostly the oil refineries. It is a telephonic notification system that can be used in case of an emergency. In the event of an emergency, every telephone number in the effected area will be contacted and residents would be given evacuation information or shelter information. The Wilmington Industrial Park and the area located north of the WIP are covered by the CAN System.</p>	<p>Not applicable</p>

<p>h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wetlands?</p>		<p>X</p>			<p>The project is located within a Fire District No. 2 area and the referenced mitigation measures shall be applied to the project.</p>	<p>Public Services (Fire) - Environmental impacts may result from project implementation due to the location of the project in a Fire District No. 2 area. However, this potential impact can be mitigated to a level of insignificance by the following measure:</p> <ul style="list-style-type: none"> <li>• Potential Industries shall submit a plot plan for approval by the Fire Department prior to the approval of a building permit for the new building. The plot plans shall include the following minimum design feature: fire lanes, where required, shall be a minimum of 20 feet in width. Recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans.</li> </ul>
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	<p>P S I</p>	<p>L T S M I</p>	<p>L T S I</p>	<p>N I</p>	<p>Discussion</p>	<p>Mitigation Measures</p>
<p><b>8. HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i></p>						
<p>a. Violate any water quality standards or waste discharge requirements?</p>			<p>X</p>		<p>The project is not anticipated to violate any water quality or waste discharge requirements upon the grant of a Solid Waste Facility Permit, therefore, less than significant impact.</p>	<p>Not applicable.</p>

<p>b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?</p>			X	<p>The proposed land use is allowed in the zone and the project is consistent with the surrounding area. The project would not deplete groundwater supplies and does not appear to interfere with groundwater recharge, therefore no impact.</p>	<p>Not applicable.</p>
<p>c. Substantially alter 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?</p>			X	<p>The California Regional Water Quality Control Board (CRWQCB) has imposed waste discharge requirements upon the City of Los Angeles resulting in the recommendation that applicants contact and coordinate with the Department of Public Works, Bureau of Sanitation, Watershed Division, SUSMP Plan review Section at (213) 482-7066 or (213) 485-0576 to incorporate SUSMP requirements. The project is not anticipated to substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on or off site as the proposed project area is currently paved and will continue to be paved after construction of the new buildings. The topographic pattern at the site will also be largely unchanged;</p>	<p>Not applicable.</p>

				hence, changes in the velocity or direction of surface flows are not anticipated in conjunction with the project, therefore less than significant impact.	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?			X	The proposed project will not substantially alter the existing drainage pattern of the site or area as the proposed 40,954 sq. ft. building will replace an existing building, and the proposed additional office space is located in an area that will not affect the existing drainage pattern. The topographic pattern at the site will also be largely unchanged; hence, changes in the velocity or direction of surface flows are not anticipated in conjunction with the project. The site is not located along the course of a stream or river, therefore, no impact.	Not applicable.
e. 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?		X		The project will be required to control stormwater runoff by applying best management practices. Implementation of the proposed mitigation measures shall apply to reduce potential impacts to a less than significant level. Construction projects involving more than 1 acre must obtain a General Construction Activity Storm Water Permit, prior to construction, from the State Water Resources Control Board (SWRCB). Under current NPDES requirements, the applicant will be required to file a Notice of Intent (NOI) with the	<ul style="list-style-type: none"> <li>Commercial and Industrial Development (Lot Size 43,560 sf and over). Environmental impacts may result from the release of toxins into the stormwater drainage channels during the routine operation of commercial development projects. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading,</li> </ul>

				<p>SWRCB. The NOI obligates the applicant to implement the conditions outlined in the General Permit including the preparation of a Construction Stormwater Pollution Prevention Program (SWPPP). The SWPPP identifies which Best Management Practices (BMPs) will be implemented including sand bag barriers, dust control, the clean up of leaks, using dry cleanup measures wherever possible, conducting major vehicle/equipment repairs offsite, the use of rumble strips to limit the tracking of sediment on the street, and other standard good housekeeping measures. If required, the construction SWPPP will also specify the need for berms, sandbags, and other containment measures to limit stormwater pollution and runoff from onsite materials. The implementation of these types of BMPs will reduce surface water construction impacts to a less than significant level.</p>	<p>excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <a href="http://www.swrcb.ca.gov/rwqcb4/">http://www.swrcb.ca.gov/rwqcb4/</a>).</p> <ul style="list-style-type: none"> <li>• Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.</li> <li>• Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rates for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.</li> <li>• Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.</li> <li>• Reduce impervious surface area by using permeable pavement materials where</li> </ul>
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						<p>appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.</p> <ul style="list-style-type: none"> <li>• Promote natural vegetation by using parking lot islands and other landscaped areas.</li> <li>• Cover loading dock areas or design drainage to minimize run-on and run-off of stormwater.</li> <li>• Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.</li> <li>• Repair/maintenance bays must be indoors or designed in such a way that doesn't allow stormwater run-on or contact with stormwater runoff.</li> <li>• Design repair/maintenance bay drainage system to capture all washwater, leaks and spills. Connect drains to a standard sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required, obtain an Industrial Waste Discharge Permit.</li> <li>• Vehicle/equipment wash areas must be self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to the sanitary sewer.</li> </ul>
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						<ul style="list-style-type: none"> <li>• Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.</li> <li>• The following activities are to be conducted under proper cover with drain routed to the sanitary sewer.</li> <li>• Storage of industrial wastes</li> <li>• Handling or storage of hazardous wastes</li> <li>• Metal fabrication or Pre-cast concrete fabrication</li> <li>• Welding, Cutting or Assembly</li> <li>• Painting, Coating or Finishing</li> <li>• Store above ground liquid storage tanks (drums and dumpsters) in areas with impervious surfaces in order to contain leaks and spills. Install a secondary containment system such as berms, dikes, liners, vaults, and double-wall tanks. Where used oil or dangerous waste is stored, a dead-end sump should be installed in the drain.</li> <li>• Toxic wastes must be discarded at a licensed regulated disposal site. Store trash dumpsters both under cover and with drains routed to the sanitary sewer or use non-leaking and water-tight dumpsters with lids.</li> </ul>
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						<p>Use drip pans or absorbent materials whenever grease containers are emptied. Wash containers in an area with properly connected sanitary sewer.</p> <ul style="list-style-type: none"> <li>• Reduce and recycle wastes, including: paper; glass; aluminum; oil; and grease.</li> <li>• Reduce the use of hazardous materials and waste by: using detergent-based or water-based cleaning systems; and avoid chlorinated compounds, petroleum distillates, phenols, and formaldehyde.</li> <li>• Convey runoff safely from the tops of slopes and stabilize disturbed slopes.</li> <li>• Utilize natural drainage systems to the maximum extent practicable.</li> <li>• Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable.</li> <li>• Stabilize permanent channel crossings.</li> <li>• Protect slopes and channels and reduce runoff velocities by complying with Chapter IX, Division 70 of the Los Angeles Municipal Code and utilizing vegetation (grass, shrubs, vines, ground covers, and trees) to provide long-term stabilization of soil.</li> <li>• Cleaning of vehicles and equipment to be</li> </ul>
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						<p>performed within designated covered or bermed wash area paved with Portland concrete, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to a properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis (at least twice a year) to remove any solids; and the oil absorbent pads must be replaced regularly, once in fall just before the wet season, and in accordance with manufacturer' specifications.</p> <ul style="list-style-type: none"> <li>• All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING -DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.</li> <li>• Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.</li> <li>• Legibility of stencils and signs must be maintained.</li> <li>• Material with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by</li> </ul>
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					<p>secondary containment structures such as berms, dikes, or curbs.</p> <ul style="list-style-type: none"> <li>• The storage area must be paved and sufficiently impervious to contain leaks and spills.</li> <li>• The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.</li> </ul>
f. Otherwise substantially degrade water quality?		X		Implementation of the referenced mitigation measures for 8f should not result in the degradation of water quality.	See mitigation measure 8e above.
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	No housing is proposed- no impact..	Not applicable
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?		X		The project is not located in a 100-year flood plain area. The referenced mitigation measures will reduce impacts to a less than significant level.	<p>Flooding/ Tidal Waves- Environmental impacts may result due to the location of the proposed project in an area which is potentially subject to flood hazards. However, this potential impact will be mitigated to a level of insignificance by the following measure:</p> <ul style="list-style-type: none"> <li>• The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.</li> </ul>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure			X	The project is not located in a 100-year flood plain area. The above referenced mitigation measures will reduce impacts to a less than	Not applicable

of a levee or dam?					significant level.	
j. Inundated by seiche, tsunami, or mudflow?		X			The project area is within an area that may potentially be impacted by a tsunami. The referenced mitigation measure shall apply to reduce impacts to a less than significant level.	See mitigation measure 8h above.

	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
<b>9. LAND USE AND PLANNING</b> <i>Would the project:</i>						
a. Physically divide an established community?				X	The project is within the Wilmington Industrial Park. There is no residentially zoned land within the Wilmington Industrial Park. The project will not physically divide an established community. No impacts exist.	Not applicable
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating				X	The proposed project is consistent with the zoning and does not conflict with any land use plan, policy or regulation of an agency with jurisdiction over the project. The General Plan Framework Element includes the following Solid Waste Goals that are consistent with the proposed project:	Not applicable

<p>an environmental effect?</p>				<p><b>GOAL 9D</b>  An integrated solid waste management system that maximizes source reduction and materials recovery and minimizes the amount of waste requiring disposal.</p> <p><b>GOAL 9E</b>  Adequate Recycling Facility Development - expanded siting of facilities that enhance the City's reduction, recycling and composting efforts using methods and strategies that are economically, socially, and politically acceptable.</p> <p><b>GOAL 9H</b>  A cost-effective solid waste management system that emphasizes source reduction, recycling, reuse, and market development and is adequately financed to meet operational and maintenance needs.</p> <p>The Project would divert recyclables and other materials from landfills and increase both recycling and diversion. As a result, no impacts exist.</p>	
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c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	The project site is currently developed with industrial and office uses and does not conflict with any habitat or community conservation plans. As a result, no impacts exist.	Not applicable
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	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
<b>10. MINERAL RESOURCES</b> <i>Would the project:</i>						
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	No impacts are anticipated, as the project will not result in the loss of a known mineral resource. The project site has previously been disturbed and most surface mineral resources would have likely been removed during previous excavations of the project site. The Project would only excavate soils, when necessary, which would leave any potential mineral resources undisturbed for future mining excavation operations. Therefore, the Project would not result in the loss of availability of any local or regionally important mineral resource. Existing oil wells on site will remain.	Not applicable
b. Result in the loss of availability of a locally important mineral resource recovery site delineated				X	No impacts are anticipated, as the project will not result in the loss of a locally important mineral resource	Not applicable

on a local general plan, specific plan or other land use plan?					recovery site. Existing oil wells on site will remain.	
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	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
<b>11. NOISE</b> <i>Would the project result in:</i>						
a. Exposure to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			The property is located in the Wilmington Harbor Industrial Park, within an industrial area. The site is located over 1,000 ft. from a residential use or residentially zoned land. Existing noise sources in the area surrounding the Project site include automobile and truck traffic on Alameda St., a Primary truck route; "E" Street, a primary internal road designated for truck access; trains traveling along the Harbor Pacific Rail Road track adjacent to the subject site; trains traveling along the rail road track adjacent to the subject site on McFarland Ave.; as well as noise generated from surrounding industrial uses. With the exception of loaders and forklifts, all equipment is either completely enclosed or semi-enclosed in buildings. The building walls and	Noise mitigation measures <ul style="list-style-type: none"> <li>• The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emissions or creation of noise beyond certain levels at adjacent uses unless technically infeasible.</li> <li>• Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.</li> <li>• The project construction contractor shall use power construction tools with state-of-the-art noise shielding and muffling devices.</li> <li>• The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure</li> </ul>

				<p>the exterior perimeter walls serve as noise buffers that mitigate noise from regular business operations.</p> <p>The project may generate excessive noise levels during the construction phase; however compliance with the City's noise ordinance and the proposed construction mitigation measures would reduce the impact to a less than significant level. Construction workers and project employees may be exposed to increased noise levels. An Air Quality and Noise Impact Report was prepared for the Potential Industries facility by Terry A. Hayes Associates LLC on February 2, 2010. The report is included in this CEQA document by reference.</p>	<p>an acceptable interior noise environment.</p>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	<p>The project is consistent with other development in the area and is not expected to generate excessive groundborne vibration or noise levels.</p>	<p>Not applicable</p>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	<p>Permanent substantial increase in ambient noise levels is not anticipated. The site is located over 1,000 ft. from a residence or land in a residential zone or other sensitive uses. An Air Quality and Noise Impact Report was prepared for the Potential Industries facility by Terry A. Hayes Associates LLC on May 17, 2011. The report is included in this CEQA document by</p>	<p>See mitigation measure 11a above.</p>

					reference.	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		The project may increase ambient noise levels during the construction phase, however, compliance with the City's Noise Ordinance will be required which would reduce the impact to a less than significant level. An Air Quality and Noise Impact Report was prepared for the Potential Industries facility by Terry A. Hayes Associates LLC on May 17, 2011. The report is included in this CEQA document by reference.	See mitigation measure 11a above.
e. 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 expose people residing or working in the project area to excessive noise levels?			X		The project is not located in an airport land use area. No impacts are anticipated.	Not applicable.
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X		The proposed project is not located within the vicinity of a private air strip. No impacts are anticipated.	Not applicable.

	P S I	L T S	L T S I	N I	Discussion	Mitigation Measures
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<b>12. POPULATION AND HOUSING</b> <i>Would the project:</i>						
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		The proposed expansion will create approximately 15 new jobs, however these new jobs will induce a less than significant population growth in the area.	Not Applicable
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	No housing will be displaced, therefore no impact.	Not Applicable
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	No people will be displaced by the proposed project, therefore no impact.	Not Applicable

	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
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<p><b>13. PUBLIC SERVICES</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i></p>					
<p>a. Fire protection?</p>		X		<p>The subject site is identified as being in "Fire District No. 2". The Los Angeles Fire Department will review the project and impose any necessary mitigation measures to ensure adequate fire protection and reduce potential environmental impacts to a less than significant level.</p>	<p><b>Public Services (Fire).</b> Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:</p> <ul style="list-style-type: none"> <li>• Potential Industries shall submit a plot plan for approval by the Fire Department prior to the approval of a building permit for the new building. The plot plan shall include the following minimum design feature: fire lanes, where required, shall be a minimum of 20 feet in width. Recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans.</li> </ul>
<p>b. Police protection?</p>			X	<p>Impacts to public safety matters and police response are considered less than significant.</p>	<p>Not applicable</p>

c. Schools?			X		The subject project is an industrial use and will not create a use that will place a higher demand upon schools.	Not applicable
d. Parks?				X	The subject project is an industrial use and will not create a use that will place a higher demand upon parks and recreation facilities.	Not applicable
e. Other public facilities?			X		The subject project will have a less than significant impact on other public facilities.	Not applicable

	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
<b>14. RECREATION</b>						
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	The subject project is an industrial use only and will not impact parks or recreational areas/spaces.	Not applicable
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X	The subject project does not propose the construction or expansion of recreational facilities. As a result, no impacts exist.	Not applicable

	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
<b>15.</b> <b>TRANSPORTATION/TRAFFIC</b> <i>Would the project:</i>						
a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X		The project is within the Wilmington Industrial Park, which has been designed to accommodate the less than significant truck traffic that the project will generate. The site is located on "E" Street which is a Primary Internal Road for Truck Access as identified in the Wilmington Industrial Park Proposed Circulation Plan. The site is also adjacent to two Rail Corridors: to the West along McFarland Ave. and to the southeast along Alameda St. Truck traffic will utilize "E" Street as a Primary Access Road and travel onto Alameda, which is identified as a Primary Truck Rout, to exit the site. The Los Angeles Department of Transportation has determined that there is no traffic study required for this site. The project will result in a less than significant impact on traffic at the intersection of Alameda Street and "E" Street. The project will result in a less than significant increase in traffic in relation to the existing traffic load and	Not applicable

				capacity of the street system.	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	The project is not anticipated to exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. The project is within the Wilmington Industrial Park, which has been designed to accommodate the less than significant truck traffic that the project will generate. The site is located on "E" Street which is a Primary Internal Road for Truck Access as identified in the Wilmington Industrial Park Proposed Circulation Plan. The Los Angeles Department of Transportation has determined that there is no traffic study required for this site. The project will result in a less than significant impact.	Not applicable
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	The proposed project would not result in a change in air traffic patterns. No impacts exist.	Not applicable
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous			X	The subject project does not increase hazards related to its design features. No impacts exist.	Not applicable

intersections) or incompatible uses (e.g., farm equipment)?						
e. Result in inadequate emergency access?				X	The project will be reviewed by the Los Angeles Department of Transportation and the Los Angeles Fire Department to ensure adequate emergency access is provided. No impacts exist.	Not applicable
f. Result in inadequate parking capacity?				X	The applicant is providing parking per Code and no impacts exist.	Not applicable
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	The proposed project will not conflict with adopted policies, plans, or programs supporting alternative transportation. There will be no impact.	Not applicable

	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
<b>16. UTILITIES AND SERVICE SYSTEMS</b> <i>Would the project:</i>						
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X		The project would not exceed wastewater treatment requirements. Wastewater discharge from the Project site will continue to be compliant with Industrial Waste requirements as	Not applicable

				<p>outlined by the City of Los Angeles, Department of Public Works, Bureau of Sanitation, Industrial Waste Management Division. The discharge limitations, conditions, and requirements will continue to be in compliance with the Los Angeles Municipal Code Section 64.30. The project will not significantly change the amount of water consumption or wastewater discharge generated at the Project site. Therefore, the Project would not result in an impact on the type of wastewater services currently provided to the Project site.</p>	
<p>b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>			X	<p>The project would not require the construction or expansion of water or wastewater treatment facilities. The proposed project will not significantly change the amount of water consumption or wastewater discharge generated at the Project site.</p>	Not applicable
<p>c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>			X	<p>The proposed project is consistent with other uses in the area. The proposed building will not create additional runoff because the project site is currently developed with an existing warehouse building and paving.</p>	Not applicable

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	The City of Los Angeles has sufficient water supplies available to serve the project and no additional entitlements are necessary.	Not applicable
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	The City of Los Angeles serves the project's need and demand for waste water treatment. No impact is anticipated.	Not applicable
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	The proposed project is the expansion of an existing recycling facility that will recycle a significant amount of recyclable paper, metal, plastic, glass, and other recyclable material. This will reduce the amount of solid waste that will be transferred to a landfill. The project will have a less than significant impact on local landfills.	Not applicable
g. Comply with federal, state, and local statutes and regulations related to solid waste?		X		The proposed project will comply with federal, state, and local statutes and regulations related to solid waste with the implementation of the referenced mitigation measure.	<p>Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a level of insignificance by the following measure:</p> <ul style="list-style-type: none"> <li>Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.</li> </ul>

	P S I	L T S M I	L T S I	N I	Discussion	Mitigation Measures
<b>17. MANDATORY FINDINGS OF SIGNIFICANCE</b>						
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X		The project will not have the potential to have a significant negative affect on the quality of the environment, the habitat of fish or wildlife species, or the plant or animal community with the application of the above-referenced mitigation measures.	Not applicable
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X		Section 15355 of the CEQA <i>Guidelines</i> defines cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." This section further states that cumulative effects may be changes resulting from a single project or a number of separate projects and that the cumulative impacts are those	Not applicable

				<p>which may result from "closely related, past, present and reasonably foreseeable probable future projects" (<i>Guidelines</i>, Section 15355[b]).</p> <p>The Wilmington Industrial Park Specific Plan and the Wilmington Industrial Redevelopment Plan Area of the Community Redevelopment Agency of Los Angeles have evaluated proposed cumulative conditions and local impacts and created guidelines for development based on projected area growth assuming all sites were developed to their maximum capacity, with maximum traffic and environmental impacts. Both plans have identified the subject site as appropriate for industrial uses. The expansion of an existing Recycling Facility will not result in environmental effects that are individually limited but cumulatively considerable with the implementation of mitigation measures listed above.</p>	
<p>c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>			<p>X</p>	<p>The project will not result in environmental effects that will cause substantial adverse effects on human beings with the implementation of mitigation measures listed above. The site is not located in an Environmental Justice Improvement Area as designated by the Los Angeles City</p>	<p>Not applicable</p>

				<p>Council. The site is located within the Wilmington Industrial park which has been zoned appropriately to encourage light manufacturing uses including recycling centers.</p> <p>Mitigation measures included in this Mitigated Negative Declaration show that there are expected to be no impacts from the project that will not be mitigated to a less than significant level upon implementation of all proposed mitigation measures.</p>	
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