5.17 OTHER PUBLIC SERVICES

5.17.1 INTRODUCTION

Purpose

The County of Los Angeles Department of Regional Planning Environmental Checklist Form, which has been prepared pursuant to the California Environmental Quality Act (CEQA), requires that the physical impacts related to public services be evaluated as part of the environmental documentation process. The impacts of the proposed development on the Project site are analyzed at a project-level of detail; direct and indirect impacts are addressed for each threshold criteria for both the on-site and off-site Project features. Growth-inducing impacts and cumulative impacts are described in Sections 6.0 and 7.0, respectively.

Summary

The analysis in this section focuses on the Project's demand for public services and the facilities necessary to meet this demand that are not addressed in other sections. The physical environmental impacts related to the implementation of necessary library and solid waste services and facilities are addressed as part of the Project analysis provided throughout this Environmental Impact Report (EIR).

Library Services

The Project would create less than significant impacts to the existing County of Los Angeles Public Library ("County Library") facilities with the implementation of the recommended mitigation measures (MMs 17-1 through 17-8). As described in the mitigation measures, the Project shall fulfill the obligations required by the County Library Facilities Mitigation Fee ordinance. Specifically, the Project Applicant/Developer will set aside land, and contribute the funds to build and equip a turnkey permanent library in the Town core area in Village 3, north of SR-138, which would meet or exceed County Library service guidelines for the Project's anticipated population. The sizing, design and programming of the Permanent Facility, including the influence of technology on library services, will be agreed upon by representatives from County Library and the Project Applicant/Developer. Also, as discussed in PDF 17-1, the Project would include internet and intranet infrastructure, to provide access to all readily available library resources.

Solid Waste Services

Implementation of the Project would generate solid wastes (including hazardous wastes) during construction and operation. Adopted plans and regulations to manage solid waste disposal and recycling efforts generally mandate actions by the State, County, and/or local municipality rather than individual project applicants. For the Project, the County of Los Angeles is the agency responsible for providing solid waste disposal facilities. As such, the significance of the Project's solid waste generation would be determined by the degree to which the Project's solid waste generation and management features affect the County's

disposal facilities and programs designed to meet its goals and comply with waste management regulations.

The Project has committed to diverting 100 percent of soil during grading activities, and at least 70 percent of non-hazardous construction and demolition waste, which exceeds the 65 percent diversion requirement with the Tier I voluntary measure in Section A5.408.3.1 of the California Green Building Standards (CALGreen) Code (PDF 17-2, MM 17-9). This goal also exceeds the 50 percent reduction required by Section 20.87.040 of the County Code and Sections 4.408.5/5.408.1.4 of the CALGreen Code.

To achieve a goal of diverting at least 75 percent of operational solid waste requiring landfill disposal, the Project incorporates a Solid Waste Management Plan (PDF 17-3, MM 17-10), which includes numerous interrelated components such as implementation of a three-bin system for waste collection; a Green Waste Recycling Plan; required use of California Air Resources Board- approved or electric landscape equipment; seasonal (at least two times a year) pickup of household hazardous wastes and less common wastes (such as electronics and appliances); semi-annual exchange days; and an education and outreach program. In addition, the Project will set aside a minimum of 5 acres for a future Materials Recovery Facility/Transfer Station (MRF/TS) that includes a household hazardous waste permanent collection and reuse center and allows for mulching/composting operations. The Project Applicant/Developer will prepare and grade the site, and install basic mainline infrastructure fronting the property prior to the issuance of any occupancy permits associated with the first phase of project implementation. The Developer will continually encourage a waste management company to build these facilities on this build ready site, and the CC&R for the future MRF/TS site will require the land to be set aside for the MRF/TS in perpetuity. Through these features of the Solid Waste Management Plan, the Project would assist the County in meeting its solid waste diversion goals.

However, permitted Class III landfill capacity cannot be guaranteed at the time of Project buildout and through the life of the Project, which are beyond the Los Angeles County Department of Public Works' (LACDPW's) 15-year planning horizon for solid waste disposal. Therefore, while the County is committed to handling all solid wastes generated within the County now and in the future, to be conservative, this EIR concludes that the Project buildout would result in a significant impact on the County's anticipated Class III landfill capacity. PDFs 17-2 and 17-3, and MMs 17-9 and 17-10, reflect all feasible measures to reduce and divert the Project's municipal solid waste generation. Therefore, the Project would result in significant and unavoidable impact related to municipal solid wastes during long-term operation of the Project.

Other Public Facilities

Implementation of the Project would require County services for the maintenance of on-site public roadways, parks, and other public infrastructure. In order to facilitate the maintenance of County-owned facilities that would be developed as part of the Project, land would be provided to the County for the development of two on-site maintenance yards County of Los Angeles Departments of Public Works and Parks and Recreation. The County may also construct, equip, and operate a permanent new animal control facility adjacent to

the maintenance yards, if such a permanent facility is needed in the Project area. Impacts on other public facilities would be less than significant.

Section Format

As described in Section 5.0, Environmental Setting, Impacts, and Mitigation, and in accordance with State CEQA Guidelines Article 9 (Contents of Environmental Impact Reports), each topical environmental analysis includes a description of the existing setting; identification of thresholds of significance; analysis of potential Project effects and identification of significant impacts; identification of mitigation measures, if required, to reduce significant impacts; and level of significance after mitigation, if any. This information is presented in the following format (please refer to Section 2.0, Introduction, and Section 5.0, Environmental Setting, Impacts, and Mitigation, for descriptions of each of these topics):

- Introduction
    - Purpose
    - Summary
    - Section Format
    - References
- Library Services
    - Relevant Plans, Policies, and Regulations
    - Environmental Setting
    - Project Design Features
    - Threshold Criteria
    - Environmental Impacts—A separate analysis is provided for each of the following categories of potential impacts:
        - On-Site Impacts
        - Off-Site Impacts
    - Mitigation Measures
    - Level of Significance After Mitigation
- Solid Waste Services
    - Relevant Plans, Policies, and Regulations
    - Environmental Setting
    - Project Design Features
    - Threshold Criteria
    - Environmental Impacts—A separate analysis is provided for each of the following categories of potential impacts:
        - On-Site Impacts
        - Off-Site Impacts
    - Mitigation Measures
    - Level of Significance After Mitigation
- Other Public Services
    - Relevant Plans, Policies, and Regulations

- Environmental Setting
- Project Design Features
- Threshold Criteria
- Environmental Impacts—A separate analysis is provided for each of the following categories of potential impacts:
  - On-Site Impacts
  - Off-Site Impacts
- Mitigation Measures
- Level of Significance After Mitigation

- References

References

Library Services

All references cited for preparation of this analysis are listed in Section 5.17.5. Information in this Section was derived from the Los Angeles County Library website and correspondence from the County Library.

Solid Waste

Although all references cited for preparation of this analysis are listed in Section 5.17.5, the following are the primary technical references used in this section. Information in this Section was derived from the following two documents:

1. Los Angeles County Department of Public Works (LACDPW). 2016 (December). County of Los Angeles Countywide Integrated Waste Management Plan 2015 Annual Report. Los Angeles, CA: LACDPW.

2. ———. 2014 (September). 2014 Los Angeles County Countywide Integrated Waste Management Plan Five-Year Review Report. Los Angeles, CA: LACDPW.

Information was also derived from correspondence with the Sanitation Districts of Los Angeles County (LACSD) and Los Angeles County Public Works Department's (LACDPW's) Environmental Programs Division staff and these agency's websites. Diversion rate statistics and information for statewide solid waste disposal were gathered from the California Department of Resources Recycling and Recovery (CalRecycle) (formerly the California Integrated Waste Management Board's) website.

Other Public Services

All references cited for preparation of this analysis are listed in Section 5.17.5. Information in this Section was derived from the following two documents:

1. Los Angeles County Department of Parks and Recreation (LACDPR). 2010 (September 15, access date). *Report to the Community July 2008-June 2010.* Los Angeles, CA: LACDPR. http://file.lacounty.gov/dpr/cms1_164689.pdf

2. Los Angeles County Department of Public Works (LACDPW). 2011 (September 15, access date). County of Los Angeles Department of Public Works Biennial Report 2009-2011. Los Angeles, CA: LACDPW.

5.17.2 LIBRARY SERVICES

Relevant Plans, Policies, and Regulations

Federal

No federal plans and policies have been identified related to Library Services.

State

No State plans and policies have been identified related to Library Services.

County

Los Angeles County Code, Chapter 22.72: Library Facilities Mitigation Fee

The County of Los Angeles has established a uniform fee (known as the Library Facilities Mitigation Fee) within each library planning area, which is based on the estimated cost of providing the projected library facility needs (i.e., land, building, equipment, furniture, books and other library materials) in each library planning area. The Mitigation Fee Program was established in 1998 to mitigate impacts from residential development in the unincorporated areas of Los Angeles County that would be served by the County Library. The Project Applicant/Developer or its successor in interest is required to pay the Mitigation Fee at the time a building permit is issued for each new residential unit.

The Mitigation Fee for Planning Area 2 (Antelope Valley), within which the Project site is located, is currently $858.00 per dwelling unit (*Los Angeles County Code*, Chapter 22.72.030), based upon the County Library's mitigation fee per building permit amount established on October 27, 1998, and last updated on July 1, 2016. The fee does not vary based on dwelling type but is subject to an annual Consumer Price Index (CPI) adjustment on July 1 of each year. Library Facilities Mitigation Fees have increased from the amounts originally established in 1998 consistent with the original approval of the County Board of Supervisors. However, over time the annual increase authorized by the CPI adjustment has not kept pace fully with significant increases in cost of construction, changes in planning guidelines and increases in other project related costs. The Public Library is in the process of reviewing and potentially updating the Library Facilities Mitigation Fees to incorporate these changes and will seek the Board of Supervisors approval for implementation of these fees.

Pursuant to Chapter 22.72.090 of the *Los Angeles County Code*, the County Librarian is authorized to accept substitute consideration in lieu of the payment of the Library Facilities Mitigation Fees.

County of Los Angeles General Plan and Antelope Valley Area Plan

The *County of Los Angeles General Plan* and *Antelope Valley Area Plan* address issues related to library services and facilities in the County. Relevant goals and policies in the Antelope Valley Area Plan include:

Public Safety, Services and Facilities Element

Goal PS 11: Antelope Valley residents enjoy easy access to public library services.

> **Policy PS 11.1:** Maintain existing public libraries and make improvements as necessary. Ensure adequate funding on an ongoing basis.
>
> **Policy PS 11.2:** Expand public library collections and services to meet community needs.
>
> **Policy PS 11.3:** Provide new public libraries as additional development occurs or as the population grows.
>
> **Policy PS 11.4:** Encourage new public libraries to locate in rural town center areas, rural town areas, and economic opportunity areas, where they will be accessible by pedestrian walkways, trails, bikeways, and bicycle routes.
>
> **Policy PS 11.5:** Provide bookmobile services in areas that are not served by permanent public libraries.
>
> **Policy PS 11.6:** Encourage the use of technology in library operations to increase efficiency and accessibility.

A consistency analysis of the Project with the goals and policies in the County's relevant plans, policies and regulations is provided in the Land Use, Entitlements, and Planning section (Section 5.8) of this document.

Environmental Setting

County of Los Angeles Public Library

The County Library operates facilities and services within a 3,032-square-mile area in both unincorporated and incorporated areas of Los Angeles County. The Project site is located in the northwestern corner of unincorporated Los Angeles County within the County Library's Antelope Valley Bookmobile Service Area.

The Antelope Valley Bookmobile, based at the Lancaster Library at 601 West Lancaster Boulevard in Lancaster, currently serves the Project area, including the communities of Lake Hughes, Leona Valley, Lake Elizabeth, Holiday Valley, Antelope Acres and Green Valley, with scheduled stops in Lancaster, Pearblossom, Llano, Three Points, Lake Hughes, and Leona Valley. The Antelope Valley Bookmobile's library collection includes books, videos, audio books, music CDs, and magazines (County Library 2015a).

Use of any County Library is free to all California residents. Thus, while there are other libraries in the County Library system that serve the Antelope Valley area east of the Project site and in the greater Lancaster and Palmdale area (Lancaster, Lake Los Angeles, Quartz Hill,

and Littlerock libraries), these libraries would not realistically serve the Project site due to their approximate 30-mile distance to the site. The Lake Los Angeles and Littlerock libraries are also small libraries.

A replacement Quartz Hill Library of 12,514 square feet was approved by the Board of Supervisors on August 19, 2014 and was open in November 2016. The new Quartz Hill Library is about 35 miles from the Project site. This facility contains a 100-seat meeting room with an audio-visual system, children's area, teen space and study rooms. The Lancaster Library is a regional facility that was constructed at its current location in 1994, and is located approximately 30 miles southeast of the Project site. This facility is 48,721 square feet in size and contains a meeting room for 200 persons, children's area, teen space, study room, computers, and book drop. Its collection includes books, magazines, newspapers, DVDs, large print collection, children's special collection, and online collections (County Library 2015b). Antelope Valley area libraries are listed below in Table 5.17-1.

TABLE 5.17-1
AREA LIBRARIES

Library	Address	Facility Size (sf)
Lancaster	601 W Lancaster Blvd Lancaster, CA 93534	48,721
Lake Los Angeles	16921 E Ave O, Ste A Palmdale, CA 93591	4,250
Littlerock	35119 80th St E Littlerock, CA 93543	3,680
Quartz Hill	5040 W Ave M-2 Quartz Hill, CA 93536	12,514
sf: square feet Source: County Library 2015b, 2015c, 2015d, 2015e		

In addition to physical library facilities, the County Library offers numerous online services for library card holders. These include, but are not limited to an online catalog; a compilation of online databases and resources (e.g., business and career resources, citizenship information, online learning, tax information, health information, newspaper and magazine indexes, and other reference materials); downloadable audiobooks, music, and eBooks; free WiFi; public access computers; streaming movies, audiobooks and music; email a librarian; and live homework help. The County Library's website also offers location and operation information for all facilities; a searchable events calendar; and access to a librarian by email, phone, chat, or text message.

Funding and General Level of Service

Primary funding sources for the County Library consist of, in descending proportions: property taxes; County General Fund allocation; a County Library Special Tax; and revenue from fines and fees. The County had operating expenditures of over $145 million for the fiscal year 2015–2016 and a budget of nearly $201 million for fiscal year 2016–2017.

In 1992, the State shifted property tax revenues from library operations to help finance education. In response to this lost revenue, the County Board of Supervisors adopted a Community Facilities District (CFD No. 8) in 1994. The revenue generated from the CFD augmented library services for 11 cities and the unincorporated areas of the County. The CFD was discontinued after June 30, 1997, as a result of the passage of Proposition 218. On June 3, 1997, Proposition L was passed by a $^2/_3$ majority; this proposition approved a County Library Special Tax for library services. In 2005–2006, the Public Library received an allocation from the Utility Users Tax, through Proposition 62, for enhanced library services to residents of the unincorporated areas of Los Angele County. The County Library Special Tax is levied within the cities of Cudahy, Culver City, Duarte, El Monte, La Cañada Flintridge, Lakewood, Lomita, Lynwood, Maywood, and West Hollywood, and within the unincorporated County excluding the unincorporated areas within the boundaries of the Altadena Library District and the Palos Verdes Library District,. For fiscal year 2016–2017, the tax is $30.36 per parcel. This special tax may be increased annually on July 1 based either on the Consumer Price Index (CPI) or a maximum of two percent, whichever is lower.

The Board of Supervisors has, for several years, made an allocation to library services from the County General Fund. However, there is no guarantee of ongoing funding from the County General Fund as a specific budget allocation. Funding decisions for the County Library are made on an annual basis by the Board of Supervisors based on total available funding for all County services.

The County Library's current service level planning guidelines are as follows: 2.75 items (including books, magazines, movies, etc.) per capita for the collection and 1.0 computer per 1,000 people served. The current planning guideline for library facility space is a minimum of 0.5 square foot per capita and 2.0 square feet of land per capita (County Public Library 2015g).

Project Design Features

PDF 17-1 The Green Development Program as included in the *Centennial Specific Plan* (Appendix 4.0-A of this EIR) requires that the Project provide internet infrastructure and a community intranet with access for homeowners associations; interest groups; local event scheduling; schools, library, carpool and transit services; and other on-site entertainment and amenities for residential land uses. The internet and intranet will guarantee that all future residents will have access to all readily available library resources and reduce the need for people to use automobile travel to obtain the information that is provided by both. Internet access will be provided to residents through the payment of their homeowner fees.

Threshold Criteria

The following significance threshold criterion is derived from the County of Los Angeles Environmental Checklist. The Project would result in a significant impact if the Project's demand for library services would:

Threshold 17-1 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: libraries.

Environmental Impacts

Threshold 17-1 **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: libraries?**

On-Site Impacts

The Project residents would generate a demand for library services from the County Library. Payment of the County's Library Mitigation Fee would provide the County Library with funds to provide library services to the Project. These fees would be used to construct, equip, and operate an on-site library (MMs 17-1 through 17-5). Based on the County Library service level planning guideline of 0.5 square foot per capita and an anticipated Centennial population of approximately 57,150 people, the Project could generate a demand for up to a 28,575 gross square foot library. Based on the 2.0 square feet of land per capita standard, an 114,300-square-foot site (2.62 acres) would be needed to serve the Project.

To meet this projected library demand, the Project includes a conceptual location for a public library in the Town Core in Village 3, just north of SR-138 (refer to Exhibit 4-1, Centennial Project – Conceptual Land Use Plan), which would be part of the County of Los Angeles Public Library. While the location is conceptual and may change as determined in coordination with the County Library, the proposed inclusion of a library on the Project site is definitive. The Project proposes a public library that would be on an approximate 2.5-acre site at the Town Core. The Library would be completed and operational on a date mutually agreed to between the County Librarian and the Applicant, taking into account the demands on library services within and adjacent to the Project Site, as per MMs 17-1 through 17-8.

The size of the proposed permanent County library would meet the projected demand based on the County Library's planning guidelines. The net buildable library site conceptualized in the Centennial Conceptual Land Use Plan is of adequate size and in a central location that would meet the County's library siting requirements, including related parking areas.

Library and information services planned for the Project site would be supplemented by the community internet and intranet, which would provide online access and easy access to use of library resources for all residents (PDF 17-1). It is anticipated that residents would be able to order books and conduct other library-related transactions from the Los Angeles County Libraries website via the Centennial intranet, which would be part of Project-wide telecommunications system; this is discussed further in Section 5.20, Dry Utilities. In addition to the community intranet, as discussed above, the County Library provides several online services to library card holders via the internet (for those who have online access); these services supplement the services available at the physical library locations. Online services provide information and access to the public library services without affecting the physical facilities and staff to the degree that would occur if a person is utilizing these same services in person at the local library. The Project also anticipates utilizing a bookmobile for local residents until a permanent facility is built. Impacts would be less than significant with implementation of MMs 17-1 through 17-8.

Off-Site Impacts

The off-site Project features, including intersections with SR-138, utility connections, water wells, and California Aqueduct crossings, would not, by themselves, generate population growth that would result in additional demand for library services. There would be no impact and no mitigation is required.

Impact Summary: The Project would have less than significant impacts to the existing County Library facilities with implementation of MMs 17-1 through 17-8. The Project would provide library facilities and equipment on site, which meet or exceed County Library service guidelines for the Project's anticipated population. The Project includes a conceptual location for a public library at the Town Core in Village 3. The Applicant would also set aside land (or building space); construct the permanent library; and provide the furniture, fixtures, equipment, and materials according to the Development Agreement between the County and the Developer. The value of the Developer's funding of the permanent library's construction and materials (including any furnishings, fixtures, equipment and materials for the library) would be provided at a level that would meet the required library service standards of the anticipated population.

Mitigation Measures

With implementation of the following mitigated measures, there would be less than significant impacts to library services.

MM 17-1 The *Los Angeles County Code* (Chapter 22.72 of Title 22) ("Library Ordinance") imposes a Library Facilities Mitigation Fee on new residential development projects in the unincorporated areas of the County of Los Angeles served by the County Library (the "Library Facilities Mitigation Fee"). The Library Facilities Mitigation Fee that is in effect for the designated County Library planning area is charged upon issuance of each residential building permit and

is based on the estimated reasonable cost of providing the projected library facility needs in the applicable library planning area. The Project is located within Planning Area 2: Antelope Valley and, as of the date of this EIR, the Library Facilities Mitigation Fee is $858.00 per residential building permit (based upon the County Library's mitigation fee per building permit amount established on October 27, 1998, and last updated on July 1, 2016). The Project provides for the development of a maximum of 19,333 residential dwelling units. Based on the current fee, the total Library Facilities Mitigation Fee that would be due from the Project Applicant/Developer (or its successors in interest) is $16,587,714. Consistent with the Library Ordinance, the amount of the Library Facilities Mitigation Fee that shall apply to the Project shall be the fee payable on the date the County issues each building permit for a residential dwelling unit. The amount of the Library Facilities Mitigation Fee may be increased from time to time pursuant to Section 22.72.040 of the County Code and State law; provided, however, the Library Facilities Mitigation Fee applicable to residential dwellings within the Project shall be no more than the amount of the Library Facilities Mitigation Fee applicable to residential dwellings outside of the Project but within Planning Area 2. The aggregate Library Facilities Mitigation Fees payable for all of the residential dwelling units within the Project for which building permits have been issued shall be referred to herein as the "Project-Wide Fee Total." The ordinance allows that, in lieu of the payment of Library Facilities Mitigation Fees, Centennial shall fulfill the obligations required by the mitigation measures in this EIR to satisfy the requirements of the Library Ordinance.

MM 17-2 Section 22.72.090 of the Library Ordinance permits the County Librarian to accept substitute consideration in lieu of the Library Facilities Mitigation Fee if the proposed substitute consideration (such as land, facility construction, and/or materials) (i) has a value that is equal to or greater than the applicable Library Facilities Mitigation Fee that is otherwise due; (ii) is in the form acceptable to the County Librarian; and (iii) is within the scope of the applicable library facilities project. Because the Library Facilities Mitigation Fee only allows for an incremental accumulation of funds for future library facilities as building permits are issued and fees are collected pursuant to Section 22.72.060 of the County of Los Angeles Code, the County Library will implement a strategy that will better serve the residents of Centennial by ensuring that the timing and scope of public library facilities will meet the demands of the community. Centennial desires to cooperate with the County Library in meeting its goals and also seeks certainty with respect to the amount and timing of the Project's financial commitment to the County Library. Therefore, the parties' objectives will be satisfied if, in lieu of the Project Applicant/Developer's payment of Library Facilities Mitigation Fees at the time residential building permits are pulled in accordance with Section 22.72.060 of the County Code, the Project Applicant/Developer will instead set aside the land and contribute the funds required to build and equip a turnkey Permanent Facility, all in accordance with the terms and conditions of the Development Agreement. As discussed in MM 17-1, the Project

Applicant/Developer's provision of such land and funding will, in accordance with the required mitigation measures, be credited against Library Facilities Mitigation Fees that would otherwise be due.

MM17-3 The Project Applicant/Developer shall dedicate to the County Library up to 2.62 acres within Village 3 of the Project (the "Dedicated Land") for public library purposes or other location for the permanent facility mutually agreed upon by the County Librarian and the Project Applicant/Developer. The Project Applicant/Developer shall receive a credit against unpaid Library Facilities Mitigation Fees in an amount equal to the fair market value of all Dedicated Land as of the date of the dedication to the County of Los Angeles for County Library purposes. The Dedicated Land shall be conveyed to the County concurrently with the filing and recordation of the final map within which the Dedicated Land is located. If the County Library desires to increase the size of the Dedicated Land, it shall make such request of the Project Applicant/Developer no later than the date that the County approves the tentative map for the proposed subdivision in which the Dedicated Land is located. the Project Applicant/Developer agrees to increase the size of the Dedicated Land upon the County's request provided (i) the County cooperates with the Project Applicant/Developer in any related land use boundary changes, transfers or conversions necessary to accommodate the larger library site, subject to the requirements of CEQA and (ii) the County either pays the fair market value for such land with either (A) U.S. funds or (B) a dollar-for-dollar credit against unpaid Library Facilities Mitigation Fees, so long as the Project-Wide Fee Total has not already been offset pursuant to MM 17-4 through MM 17-7. "Fair market value" for the land described in this paragraph shall be determined based on the value of such land had it been entitled for institutional office purposes and the property had a maximum floor area ratio (FAR) of 0.25. If the County Library at any time changes the use of the Dedicated Land from that of a County-owned public library facility, then the Dedicated Land will revert back to Centennial.

MM 17-4 The Project Applicant/Developer shall cause to be designed and constructed on the Dedicated Land a one or two-story, turn-key public library building (the "Permanent Facility"). The Permanent Facility may be constructed in phases. The size and scope of the Permanent Facility will be determined by the County Librarian in consultation with the Project Applicant/Developer provided, however, that the Project Applicant/Developer's maximum financial contribution shall not exceed the Project-Wide Fee Total, less any offsets pursuant to Mitigation Measures 17-4, 17-6, and 17-7 in this EIR. The sizing, design and programming of the Permanent Facility, including the influence of technology on library services, will be agreed upon by representatives from County Library and the Project Applicant/Developer A report shall be prepared by an independent library consultant selected by the County Library that will solicit input from the community with respect to the types of library services desired at the Permanent Library Facility. The consultant's report shall be paid for by the Project Applicant/Developer and the Project

Applicant/Developer shall receive a credit against the Project-Wide Fee Total for the Project Applicant/Developer's payment of such costs. The Permanent Facility and Permanent Library furniture, fixture, and equipment (FF&E, as defined below) will be substantially similar in quality and materials to the Quartz Hill branch of the County Library on November 2016. The design of the Permanent Library will be performed by an architect mutually selected by the Project Applicant/Developer and the County Librarian. The Permanent Facility must comply with all requirements of the County Library's Low Voltage Specifications in effect on the date the design contract for the Permanent Facility is fully executed. The County Library shall be responsible for all costs of design and construction of the Permanent Library in excess of the Project Applicant/Developer's Library Facilities Mitigation Fee obligations hereunder. If, after application of the fee credits against Library Facilities Mitigation Fees to which the Project Applicant/Developer is entitled, there is insufficient funds to construct the Permanent Facility and purchase the Permanent Library FF&E, the Project Applicant/Developer shall not be required to fund construction of the Permanent Facility until additional and sufficient funds are authorized by the County to construct the Permanent Facility and to procure the Permanent Library FF&E. The Permanent Facility will be completed and operational on a date agreed to between the County Librarian and the Project Applicant, subject to force majeure and events within the control of the County (such as, for example, the County's failure to pay any funding shortfalls if credits against the Project-Wide Fee Total are exhausted). The size of the Permanent Facility will be proportionately reduced in size and materials if the County approves less than the 19,333 residential units proposed for the Centennial Project.

MM 17-5 The Project Applicant/Developer agrees to install furniture, fixtures and equipment ("Permanent Library FF&E") and purchase library materials in connection with the Permanent Facility, provided that the Project Applicant/Developer's financial contribution toward the cost of the Permanent Library FF&E and library materials shall not exceed the Project-Wide Fee Total when taken together with all other Project Applicant/Developer expenses then credited against the Project-Wide Fee Total. The County Library shall be responsible for all costs of Permanent Library FF&E and library materials in excess of the Project-Wide Fee Total. The Permanent Library FF&E specifications will be provided by the County Library. Any FF&E purchased shall remain the property of the County Library.

MM 17-6 The Project Applicant/Developer shall provide on-site parking for library patrons at a ratio of 4 parking spaces per 1,000 gross square feet of library space. The parking lot shall also include two spaces adjacent to the staff entrance of the library for County library service vehicles. Parking may be shared with adjacent uses with the consent of the County Library.

MM 17-7 If the Project Applicant/Developer has satisfied its obligations in Mitigation Measures 17-1 through 17-7, above, and the Project Applicant/Developer

continues to pull building permits within the Project, then the Project Applicant/Developer (or its successors in interest) shall pay any Library Facilities Mitigation Fees still owing as construction permits are issued, which shall be expended by the County Library for the benefit of the Permanent Facility on library materials, FF&E, facility enhancements or library programs as determined by the County Librarian.

MM 17-8 No later than December 1 and July 1 of each calendar year, the Project Applicant/Developer shall deliver to the County Library a report in writing providing the number of residential building permits actually issued to date. Within 30 days from the date the report is received, the County Library will deliver, or cause to deliver, to the Project Applicant/Developer a report on the revised Project-Wide Fee Total.

Level of Significance after Mitigation

There will be less than significant impacts identified for library services, with implementation of MM 17-1 through MM 17-8.

5.17.3 SOLID WASTE SERVICES

Relevant Plans, Policies, and Regulations

Federal

No federal plans and policies have been identified related to Solid Waste.

State

California Integrated Waste Management Act/Assembly Bill 939

In 1989, the California legislature passed a bill (Assembly Bill [AB] 939), which requires jurisdictions to reduce the amount of solid waste disposed of in landfills by 50 percent by the year 2000 and thereafter. The purpose of AB 939 is to "reduce, recycle, and reuse solid wastes generated in the State to the maximum extent feasible" (California 20013). As such, AB 939 (also known as the California Integrated Waste Management Act) mandates the preparation of a Source Reduction and Recycling Element (SRRE) as part of the City or County's Solid Waste Management Plan. The SRRE should outline how such a diversion goal will be accomplished. AB 939 also requires jurisdictions to prepare a Household Hazardous Waste Element (HHWE), which needs to detail how the County would manage the use and disposal of household hazardous materials. Noncompliance with the goals and timelines set forth in the Act can be severe, as the bill imposes fines up to $10,000 per day for jurisdictions (Cities and Counties) that are not meeting these recycling and planning goals.

The term "integrated waste management" refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the lowest adverse impact on human health and the environment. AB 939 has established a waste management hierarchy as follows:

1. Source Reduction
2. Recycling
3. Composting
4. Transformation
5. Disposal

CalRecycle estimates that the statewide diversion rate for the year 2014 was 65 percent, with a per resident disposal rate of 4.5 pounds per resident per day. The per employee disposal rate was 10.6 pounds per employee per day, which is equivalent to a diversion rate of 66 percent (CalRecycle 2015a).

California Health and Safety Code, Section 25218

The Section 25218 of the *California Health and Safety Code* governs Cities' and Counties' disposal of household hazardous wastes. It identifies the State as the responsible governing entity "to provide for an expedited and streamlined permitting and regulatory structure for household hazardous wastes and conditionally exempt small quantity generator waste collection and handling". CalRecycle has instituted a Household Hazardous Waste Program to develop alternatives to the illegal disposal of household hazardous wastes, including universal wastes such as batteries, fluorescent lamps, and electronics. The goals of this program includes (1) providing the public with convenient collection locations; (2) encouraging efforts to use recyclable materials in products and design products to facilitate their recyclability; and (3) encouraging producers to assume responsibility for "cradle-to-cradle" stewardship of their products and materials.

CalRecycle also has a Used Oil Recycling Program that provides public information on the benefits of used oil recycling, oil filter recycling, and the use of re-refined oil; existing regulations on the recycling and disposal of used oil; and listings of certified collection centers. This program is intended to motivate the public to recycle their used oil and oil filters.

California Solid Waste Reuse and Recycling Access Act of 1991

Subsequent to AB 939, additional legislation was passed to assist local jurisdictions in accomplishing the required waste reduction goals. The California Solid Waste Reuse and Recycling Access Act of 1991 directs CalRecycle to draft a "model ordinance" relating to adequate areas for collecting and loading recyclable materials in development projects.

Solid Waste Disposal Measurement Act of 2008 (Senate Bill 1016)

The purpose of the Solid Waste Disposal Measurement Act of 2008 (Senate Bill [SB] 1016) is to make the process of goal measurement (as established by AB 939) simpler, more timely, and more accurate. SB 1016 builds on AB 939 compliance requirements by implementing a simplified measure of jurisdictions' performance. SB 1016 accomplishes this by changing to a disposal-based indicator—the per capita disposal rate—which uses only two factors: (1) a jurisdiction's population (or in some cases employment) and (2) its disposal as reported by disposal facilities (CalRecycle 2012).

Each year CalRecycle will calculate each jurisdiction's per capita (per resident or per employee) disposal rates; the per capita disposal rate will be used for most jurisdictions. If business is the dominant source of a jurisdiction's waste generation, CIWMB may use the per employee disposal rate. Each year's disposal rate will be compared that jurisdiction's 50 percent per capita disposal target. As such, jurisdictions will not be compared to other jurisdictions or the statewide average, but they will only be compared to their own 50 percent per capita disposal target. Among other benefits, per capita disposal is an indicator that allows for jurisdiction growth because as residents or employees increase, report-year disposal tons can increase and still be consistent with the 50 percent per capita disposal target. A comparison of the reported annual per capita disposal rate to the 50 percent per capita disposal target will be useful for indicating progress, or other changes, over time. The unincorporated County's per resident disposal rate target is 7.4 pounds per day (PPD) and the per employee disposal rate target is 41.5 PPD (CalRecycle 2016).

75 Percent Initiative

In 2011, Governor Brown signed AB 341, which sets a goal of 75 percent recycling, composting, or source reduction of solid wastes by 2020. It also mandates commercial recycling by 2012. The 75 percent goal will shift the focus from local diversion to a Statewide approach that would decrease reliance on landfills. CalRecycle has been holding workshops with stakeholders since May 2012 to identify existing programs and new ways to reduce the waste streams. Six focus areas have been identified:

- Moving Organics Out of the Landfill
- Continuing Reform of the Beverage Container Recycling Program
- Expanding the Recycling/Manufacturing Infrastructure: Permitting/Compliance Assistance and Financing
- Exploring New Models for State and Local Funding of Materials Management Programs
- Promoting State Procurement of Postconsumer Recycled Content Products
- Promoting Extended Producer Responsibility

A number of programs will be implemented under this initiative, including continued local jurisdiction diversion; commercial recycling; mattress recovery; greenhouse gas reduction grant and loan program; commercial organics recycling; potential packaging reduction activities; and other new programs that are under development.

Mandatory Commercial Organics Recycling Bill (AB 1826)

In 2014, Governor Brown signed AB 1826, requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. This law also requires that on and after January 1, 2016, local jurisdictions across the State to implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings that consist of five or more units. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The minimum

threshold of organic waste generation by businesses decreases over time, which means an increasingly greater proportion of the commercial sector will be required to comply.

County

Los Angeles County Roadmap for a Sustainable Waste Management Future

On April 22, 2014, the Board of Supervisors adopted a motion directing the development of a Roadmap to achieve a Sustainable Waste Management Future for the County unincorporated communities. Accordingly, the Sustainable Waste Management Future Working Group was formed to collectively develop the Roadmap. The intent of the Roadmap is to guide the County in implementing the four strategies identified by the Working Group, which are as follows: (1) Programs and Services, (2) Measuring Results, (3) Facilities and Infrastructure, and (4) Outreach and Education. By implementing these strategies the Roadmap sets to achieve 80 percent diversion from landfills by 2025; 90 percent diversion from landfills by 2035; and 95 percent (or higher) diversion from landfills by 2045. To accomplish these goals, the Working Group identified specific recommended initiatives, which will be expanded in detailed implementation plans. Although the Roadmap does not contain currently enforceable regulations, development under the *Centennial Specific Plan* will comply with any implementation plans once adopted.

Countywide Integrated Waste Management Plan (CIWMP)

In accordance with AB 939, the County adopted its Countywide Integrated Waste Management Plan (CIWMP) in 1996, which was approved in 1999 by CalRecycle. The CIWMP combines the Source Reduction and Recycling, Non-Disposal Facility, Household Hazardous Waste, and Countywide Siting Elements of the County and various cities in the County. The CIWMP must be reviewed every 5 years; the 2014 review indicated that measurable diversion has occurred in the County (from 6.6 pounds per person per day in 1999 to 4.8 pounds per person per day in 2013)(LACDPW 2014). Although the County does not have 15 years of remaining disposal capacity within its boundaries, it has strategies for obtaining 15 years of disposal capacity through diversion and export programs. Changes to the Siting Element are necessary to remove proposed landfill sites, expand existing landfills, promote alternative technologies and the waste-by-rail project, and update goals and policies to reflect current and upcoming solid waste management processes and technologies.

The County of Los Angeles Department of Public Works also publishes an annual report on the CIWMP's implementation status. The latest (2015) Annual Report states that the County would meet its disposal capacity requirements through the 15-year planning period with through County landfill expansions, use of out-of-County disposal facilities, infrastructure improvements to facilitate the export of wastes to out-of-County landfills, conversion and other alternative technologies, enhanced diversion programs, and increased diversion rates (LACDPW 2016b).

County of Los Angeles Source Reduction and Recycling Element (SRRE)

The County of Los Angeles Source Reduction and Recycling Element (SRRE) was prepared in response to AB 939. It describes policies and programs that the County must implement for its unincorporated areas to achieve the State's mandates of 25 and 50 percent waste disposal

reductions by the years 1995 and 2000, respectively (LACDPW 1993a). The SRRE provided estimates of solid waste generation and composition, as well as diversion quantities to meet State mandates. It includes source reduction, recycling, composting, special waste, and education and public information programs that would be implemented by the County, along with estimates of potential diversion in the short–term (by 1995) and medium-term (by 2000).

County of Los Angeles Household Hazardous Waste Element (HHWE)

In compliance with AB 939, the County adopted a Household Hazardous Waste Element (HHWE) for the unincorporated portions of Los Angeles County that outlines programs for the safe management of household hazardous waste generated by the residents within its jurisdiction (LACDPW 1993b). The HHWE seeks to reduce household hazardous waste generation and provide resident with a means to properly dispose of these wastes. County programs include household hazardous waste collection centers and events, public education/information fliers, and load-checking programs at landfills and transfer stations.

County of Los Angeles Countywide Siting Element

In June 1997, Los Angeles County prepared the Los Angeles County Countywide Siting Element to project waste generation and waste disposal capacity in the County (LACDPW 1997). The Siting Element addressed existing solid waste disposal facilities, disposal rates and disposal capacity needs, alternative disposal technologies, facility siting criteria, proposed facility locations, and out of county disposal facilities. The Siting Element established goals and policies for the siting of solid waste transformation and land disposal facilities to serve the solid waste generation and disposal needs of the County for the next 15 years. The County is in the process of updating the Countywide Siting Element, and anticipates releasing the draft document for review in mid-2016 (LACDPW 2015b).

County of Los Angeles Non-Disposal Facility Element (NDFE)

AB 939 requires every City and County in the state to prepare and adopt a Non-disposal Facility Element (NDFE) that identifies all existing, expansions of existing, and proposed new non-disposal facilities that will be needed to implement the local jurisdiction's SRRE (LACDPW 1994). The County's NDFE for the unincorporated portions of Los Angeles County identifies 20 existing materials recovery facilities/transfer stations, and 9 proposed material recovery facilities as non-disposal facilities that the County intends to utilize in order to implement its SRRE and meet the diversion requirements of AB 939. In addition, the County's NDFE also identifies the utilization of four landfill facilities (operated by the Sanitation Districts of Los Angeles County [LACSD]) for diversion of yard/green wastes that are used as alternative daily cover at the landfills.

<u>County of Los Angeles Solid Waste Ordinance</u>

Division 4, Solid Waste, of Title 20 of the County Code is the County's Solid Waste Ordinance. This ordinance contains the County standards for solid waste handling and disposal and creates a fee structure for solid-waste facilities, waste collectors, waste recovery operations and waste collection trucks. It requires permits for solid waste facilities, self-haulers and waste collectors so as to allow the County to set operating conditions that would prevent

environmental damage and promote the long-term protection of the environment. Property owners and occupants in the High Desert area are required to utilize private solid waste collection services and construction and demolition (C&D) debris are required to be recycled and/or reused.

Construction and Demolition Debris Recycling and Reuse Ordinance

On January 4, 2005, the County of Los Angeles adopted the Construction and Demolition Debris Recycling and Reuse Ordinance (Chapter 20.87 of the County Code), pursuant to the California Integrated Waste Management Act of 1989 (AB 939). This ordinance requires most development projects in unincorporated areas to recycle or reuse at least 50 percent (by weight) of all construction and demolition debris, soil, rock, and gravel removed from a project site. A Recycling and Reuse Plan (RRP) is required and must be submitted to the Department of Public Works, Environmental Programs Division after an application for a permit has been filed for a project. The RRP must contain a project description; the estimated total weight of C&D wastes; the total weight that would be recycled or reused; vendors for the recycled or reused C&D wastes; and the percentage to be recycled and reused. Upon County approval of the RRP, annual progress reports and a final compliance report showing documentation and receipts that the RRP was implemented must be submitted to the County.

County Green Building Standards Code

The County adopted by reference the 2016 California Green Building Standards Code (CALGreen Code) in 2010 and adopted the current (2016) CALGreen Code as Title 31, Green Building Standards Code, of the County Municipal Code. As part of this adoption, the County revised the construction waste management standard (Section 5408.1) to require that newly constructed projects and additions and alterations to existing buildings shall recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition debris or meet a local construction and demolition waste management ordinance, whichever is more stringent. The amount of materials diverted shall be calculated by weight or volume, but not by both.

County Roadmap to a Sustainable Waste Management Future

The County adopted the Roadmap to a Sustainable Waste Management Future (Roadmap) in 2014. The Roadmap lays out the general framework for the strategies and initiatives that the County can implement in County Unincorporated Communities, Regional/Countywide, and at County Operations to decrease reliance on landfills by maximizing the recovery of products, materials, and energy from waste that would otherwise be disposed at landfills, and provides direction to the Department of Public Works and other County departments to initiate the implementation of the Roadmap.

The intent of the Roadmap is to guide the County in implementing the four strategies and supporting initiatives to maximize the recovery of products, materials, and energy from waste that would otherwise be disposed of at landfills. In doing so, the County hopes to achieve the following intermediate and long-term disposal targets:

- 80 percent diversion from landfills by 2025

- 90 percent diversion from landfills by 2035
- 95 percent or more diversion from landfills by 2045

County of Los Angeles General Plan and Antelope Valley Area Plan

The *County of Los Angeles General Plan* and *Antelope Valley Area Plan* (AVAP) address solid waste issues that affect the County. Relevant goals and policies in the AVAP include those listed below.

Conservation and Open Space Element

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

Goal COS 10: Diverse energy systems that utilize existing renewable or waste resources to meet future energy demands.

> **Policy COS 10.6:** Encourage the development of Conversion Technologies such as anaerobic digestion and gasification for converting post recycled residual waste into renewable fuels and energy.

A consistency analysis of the Project with specific goals and policies in the County's relevant plans, policies, and regulations is provided in the Land Use, Entitlements, and Planning Section (Section 5.8) in this document.

Environmental Setting

Disposal Volumes

Statewide

California's 2015 per resident disposal rate was 4.7 PPD and the employee disposal rate was 11.1 PPD. Total solid waste disposal in 2015, after diversion through a combination of source reduction, recycling, and reuse, was 33.2 million tons with a population of 38.9 million residents. This results in a diversion rate equivalent of 63 percent (CalRecycle 2017a).

Los Angeles County

The unincorporated area of Los Angeles County had a 2015 resident disposal rate of 3.8 PPD and an employee disposal rate of 19.7 PPD, which exceeds the resident and employees disposal targets of 7.4 PPD and 41.5 PPD, respectively (CalRecycle 2017b).

The volume of solid waste disposal by Los Angeles County has decreased through the years, despite increasing population and economic growth. The majority of these wastes are disposed in landfills in the County, supplemented with the use of out-of-County landfills. The distribution of solid waste disposal, after waste diversion, among various types of disposal facilities is shown below in Table 5.17-2, 2015 Los Angeles County Solid Waste Disposal.

TABLE 5.17-2
2015 LOS ANGELES COUNTY SOLID WASTE DISPOSAL

Disposal Facilities	Quantity Disposed (million tons)
In-County Class III landfills	4.77
Transformation facilities	0.56
Exports to Out-of-County Class III landfills	4.13
Solid Waste Disposed	**9.46**
Permitted Inert Waste Landfills	0.26
Total Disposed	**9.72**
Source: LACDPW 2016b.	

Project Site

The Project site currently supports ranching operations with limited agricultural activities. These operations contribute a nominal amount of solid wastes to the County's total waste stream.

Solid Waste Collection

For many years, $^2/_3$ of the unincorporated areas' (primarily the San Gabriel and Antelope Valleys) residential and commercial solid waste collection services were provided through an open-market system whereby each resident/business directly arranged for trash collection services, with no County involvement. Due to changes in federal and State laws regarding waste reduction, changing public attitudes toward protecting the environment and increasing consumer demands for better service, the open-market system was unable to fully adapt to these conditions. In response, beginning in 2007, the County gradually implemented a residential trash collection franchise system to replace the open-market system. Under the franchise system, the County signs an agreement with waste haulers to authorize them to provide exclusive services for individual communities; under this system, the County establishes minimum service standards and institutes rate-control measures.

As a result, the franchise system has helped to improve customer service, increase accountability, develop cleaner neighborhoods, and increase diversion rates. As of early 2011, 14 residential franchises have been established throughout the San Gabriel and Santa Clarita Valleys. However, there is no exclusive residential franchise for the unincorporated areas in the Antelope Valley. Rather, it remains an open market system, as previous plans for an exclusive frachisee have been put on hold. Commercial waste collection services in this area are provided by 43 companies under a non-exclusive franchise system, where each company is required to provide services and rates in accordance with County standards. Waste Management (at 1200 West City Ranch Road in Palmdale) is the largest provider of commercial and residential waste hauling services in the Antelope Valley (LACIWMTF 2015).

Solid Waste Disposal

Approximately 65 percent of the solid waste generated in Los Angeles County in 2015 was diverted through recycling, source reduction, and other means, and approximately 35 percent (9.72 million tons) was disposed of in local landfills (LACDPW 2016b).

Currently, the County manages its solid waste stream with the following in-County facilities: 10 municipal solid waste landfills (6 major and 4 minor); 12 inert waste (i.e., asphalt, concrete, dirt and rock) landfills (11 of which operate as Inert Debris Engineered Fill Operations and do not require a Solid Waste Facility Permit); 2 waste-to-energy (transformation) facilities; 17 Composting/Chipping and Grinding Facilities permitted to receive 100 tons or more of waste per day; 2 Anaerobic Digestion Facilities; 55 permitted Large Volume Transfer/Processing and Direct Transfer facilities (including construction and demolition debris recyclers and Clean Material Recovery Facilities) (LACDPW 2016b).

As part of the LACDPW's annual solid waste reporting, a total of seven scenarios combining the various options for solid waste management were compared for the Annual Report's required 15-year planning horizon (2015 through 2030). All scenarios assume that no new in-County landfills will be permitted within the planning horizon, and two scenarios assume that landfill expansions would occur. Six of the seven scenarios would result in the maintenance of adequate solid waste disposal capacity through 2030, and require, at a minimum, use of existing permitted in-County disposal capacity, attainment of a 75 percent diversion rate by 2020, expansion of out-of-County disposal capacity. Additional scenarios that would also meet disposal needs include some combination of: proposed expansions of in-County landfills, additional alternative technology, and increased out-of-County exports (LACDPW 2016b). Therefore, the County is focusing on a strategy of using a diversified mix of solid waste disposal options, including in-county landfill expansions, continued out-of-county exports, waste-by-rail facilities, as well as continued development of transformation facilities and alternative solid waste disposal technologies to meet the solid waste disposal needs of the County for the next 15 years (LACDPW 2016b).

Solid Waste Disposal Locations and Capacity

As discussed above, most solid waste collected within Los Angeles County by private haulers is disposed of within the County. However, independent solid waste haulers are also able to take solid waste over the County line.

There are ten Class III (non-hazardous/municipal solid waste only) landfills operating within Los Angeles County. Of these, seven facilities could accept solid waste generated by the Project (four major landfills and three minor landfills). The remaining three landfills have statutory limits on the wastesheds from which they will accept solid wastes. Table 5.17-3, Major Landfills in Los Angeles County Serving the Project Area, summarizes the operations of the four major landfills that could accept waste from the Project site as of December 2014.

In addition to the major landfills above, San Clemente Landfill, Whittier (Savage Canyon) Landfill, and Pebbly Beach Disposal Site are small-volume facilities, defined as minor landfills by the County, which could technically accept wastes generated in the Project area. However,

because of distance and/or small daily capacity, these minor landfill facilities are not considered likely disposal locations for wastes generated on the Project site.

Solid waste generated in the Antelope Valley area primarily goes to the Antelope Valley Landfill in Palmdale and the Lancaster Landfill in Lancaster, as the nearest facilities. As with the solid waste haulers, these landfills operate in a free-enterprise system. Their operating expenses and profits are obtained by collecting disposal fees from the haulers on a per ton basis. The capacities of the landfills are regulated for the most part through the amount of solid wastes that each particular facility is permitted to collect per day and in their total capacity.

TABLE 5.17-3
MAJOR LANDFILLS IN LOS ANGELES COUNTY
SERVING THE PROJECT AREA

Facility Name and Location	Approximate Distance to Project Site (miles)	Permitted Daily Capacity (tons)	Remaining Permitted Capacity (mcy)	Estimated Closure Date
Antelope Valley Public Landfill 1200 W City Ranch Rd Palmdale, CA 93551	32	1,800	17.88	12/31/2038
Chiquita Canyon Sanitary Landfill 29201 Henry Mayo Dr Valencia, CA 91384	25	6,000	0.77	12/31/2016[a]
Lancaster Landfill and Recycling Center 600 E Ave F Lancaster, CA 93535	30	5,100	14.10	12/31/2041
Sunshine Canyon City/County Landfill 14747 San Fernando Rd Sylmar, CA 91342	41	12,100	82.51	12/31/2037
	Total	**25,000**	**133.14**	

[a] A proposed expansion for Chiquita Canyon is pending.

Source: LACDPW 2016b

Hazardous Materials Collection and Disposal

Certain uses and activities generate hazardous waste that must be disposed of at locations other than Class III or unclassified landfills. These hazardous materials need to be disposed of or transported to a licensed disposal or treatment facility. However, the disposal and transport of hazardous materials is more complicated than that of typical Class III solid waste because there are many forms of hazardous materials. Generators that use hazardous materials and/or generate hazardous wastes are responsible for the disposal of their wastes. There are many licensed private contractors that transport and dispose of hazardous wastes.

As discussed above, there are ten landfills within the County of Los Angeles, and all are Class III facilities. There are no Class I or Class II landfills, which are hazardous waste landfills, in

the County. (Class I landfills have stricter controls than Class II landfills and can accept wastes not permitted in Class II facilities.) However, there are two Class I and Class II landfills in Central and Southern California that can accept hazardous wastes generated within Los Angeles County:

- **Kettleman Hills Landfill, Kettleman City, Kings County, California.** This is a Class I permitted landfill that accepts both hazardous and non-hazardous waste with a daily permitted capacity of 8,000 tons per day and a remaining capacity of 6 million cubic yards (CalRecycle 2017c). It is located at 35251 Old Skyline Road, approximately 105 miles northwest of the Project site.
- **McKittrick Waste Treatment Site, McKittrick, Kern County, California.** This facility is a Class II permitted landfill that accepts both hazardous and non-hazardous waste with a daily permitted capacity of 3,500 tons per day and a remaining capacity of approximately 769,790 cubic yards (CalRecycle 2017d). It is located at 56533 Highway 58 in McKittrick, approximately 60 miles northwest of the Project site.

The LACSD and the LACDPW co-sponsor household hazardous waste and electronic waste collection events to provide Los Angeles County residents with "a legal and cost-free way to dispose of unwanted household chemicals and electronic wastes that cannot be disposed of in the regular trash". In addition to collection events, there are several permanent collection centers including the Antelope Valley Environmental Collection Center (AVECC) located at the Antelope Valley Public Landfill in the City of Palmdale. Permitted household hazardous waste items include lawn and garden-care products, paint-related products, automotive fluids and batteries, household cleaners, swimming pool chemicals, fluorescent lights, mercury thermometers, batteries, and electronic equipment (LACDPW 2016a).

County Smart Gardening Program Learning Center

For compostable organic materials such as green waste and food waste, the development of compost facilities, anaerobic digesters, biomass conversion facilities, and/or engineered municipal solid waste conversion facilities is needed to manage the thousands of tons generated Countywide each day. Although State legislation (AB 1826) has addressed organics diversion from commercial properties, there are currently no laws addressing organics diversion from residential properties.

The County Smart Gardening Program operates 10 Learning Centers countywide. The Santa Clarita Learning Center location within the property of Castaic Lake Water Agency is the closest Program Learning Center, over 30 miles away from the Project area.

TABLE 5.17-4
AREA LEARNING CENTERS

Learning Center	Address
Castaic Lake Water Agency	27234 Bouquet Canyon Road, Santa Clarita
Source: LACDPW 2017.	

Countywide programs are funded by the Solid Waste Management Fee (SWMF). This fee is charged on every ton of waste which is disposed of at an in-County or out-of-County facility such as a landfill, refuse to energy facility, or inert engineered landfill. As the County Roadmap to a Sustainable Waste Management Future aims to invert the Traditional Waste Hierarchy to place a greater emphasis on maximizing the benefits and use of materials over landfill disposal, this Project can initiate a shift to focus on building infrastructure and facilities to reduce, reuse, recycle, convert/compost, and transform solid waste over disposing into landfills. As this Project includes a Green Development Program (GDP) intended to meet or exceed state, regional, and local requirements for green building ordinances, residents who apply knowledge gained from workshops at the County Smart Gardening Learning Center can incorporate sustainable resource management of yard trimmings and food scraps.

Learning centers are equipped with educational and demonstration materials designed for County Smart Gardening workshops. Each has various backyard and worm composting bins, and drought-tolerant plants. Some include grasscycling demonstrations to show how easy and beneficial grasscycling can be.

Admission to Smart Gardening workshops is free. At some locations, there may be a parking or venue admission fee. Thus, while there is a Learning Center that is part of the County Smart Gardening Program in Santa Clarita, it would not realistically serve the Project site due to the approximate 30-mile distance to the site. As an alternative, smaller County Smart Gardening Information Centers may be built within public venues and facilities within the Project area. Information Centers typically only provide signage and demonstration compost bins on-site, and act as a passive educational center.

The current planning guideline for Learning Center space is a minimum of 4,000 square feet, and includes an ADA pathway, entry sign, benches made from recycled material, native and drought-tolerant landscaping, planter boxes, a drip-irrigation system, bioswales, a cistern, demonstration compost bins contained within an enclosure, shade structure, educational signage, a California Redemption Value (CRV) container recycling bin and a trash bin.

Project Design Features

PDF 17-2 The Project has committed to diverting from landfill disposal 100 percent of soil during grading activities, and at least 70 percent of nonhazardous construction and demolition waste, which exceeds the 65 percent diversion requirement with the Tier I voluntary measure in Section A5.408.3.1 of the California Green Building Standards (CALGreen) Code.. This goal also exceeds the 50 percent reduction required by Section 20.87.040 of the County Code and Sections 4.408.5/5.408.1.4 of the CALGreen Code. During all construction phases, wastes would be managed with the use of recycling bins for various debris materials that would be sent to existing recycling and/or processing facilities in accordance with all provisions of the County Construction and Demolition Debris Ordinance. This would include submitting and implementing a Recycling and Reuse Plan to Public Works in connection with obtaining a building or grading permit.

PDF 17-3 The Project includes a Solid Waste Management Plan to achieve the goal of diverting 75 percent of operational solid waste generated from Project requiring landfill disposal. Property Owners shall process on-site, contract with a waste management company and/or recyclers, and/or self-haul to waste and recycling facilities to properly recycle, divert, and dispose of solid wastes generated on-site, such as metals, paper, household plastics, glass, cardboard, food waste, and green waste. Throughout the Project's operation, the waste hauler shall be required by contract to maintain records showing the diversion of not less than 75 percent of the operational waste generated by the Project. The Solid Waste Management Plan has many interrelated components, including, but not limited to:

- Implementation of a "three bin system" for waste collection and recycling for both residential (both single-family and multi-family uses) and commercial businesses. The three-bin system for residential areas will require separate receptacles for yard, such as leaves and tree trimmings (and possibly food waste, per property's hauler) into the green bin, recyclables into the blue bin, and permitted, nonrecyclable and non-compostable solid waste into the third bin..

  The mandatory recycling for businesses will require that businesses divert from landfill disposal the recyclables that they generate, including food and green waste. Each non-residential building owner shall implement a recycling program including food and green waste recycling, where applicable. Businesses will provide appropriate number and placement of trash and recycling receptacles for visitor use in public areas and provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including but not limited to: paper, food waste, green waste, corrugated cardboard, glass, plastic, and metals. Each owner of a commercial property, including multi-family residence, school, and place of worship, shall submit to the County a site plan of the property that depicts how solid wastes would be collected and stored for on-site processing, curbside collection, and/or self-hauling. Prior to sale, lease, or rental of commercial property, including portions of a multi-family residential structure, each owner shall provide to each prospective purchaser or tenant a notice explaining how that property collects and stores recyclables, compostables, universal waste, hazardous waste, and electronic waste for on-site processing, curbside collection, and/or self-hauling.

- The waste management contract will establish dedicated cans for green waste and a Green Waste Recycling Plan that must be adhered to by landscape maintenance companies as part of the Covenants, Conditions, and Restriction (CC&Rs). The CC&Rs will require the use of mulching mowers or mowers with mulching blades for common lawn areas and placing three to five inches of mulch in common areas'

planting beds each year as part of the Landscape Maintenance Plan for all non-residential and multi-family buildings.

- All landscaping companies shall utilize California Air Resources Board- (CARB) approved or electric mowing equipment (e.g., mowers, string trimmers, leaf blowers) and shall divert organic wastes to a mulching and composting facility or anaerobic digestion facility. The CC&Rs shall describe the residential recycling program to facilitate recycling and reuse and to educate residents and consecutive buyers (i.e., buyers after the initial home buyer) regarding the availability of and requirements for using the recycling program.
- Household hazardous wastes and less commonly disposed materials (such as electronics and appliances) would have seasonal pickup (at least two times a year) and residents would be notified of upcoming events.
- Semi-annual "exchange days" would be organized, publicized, and paid for by the Master Homeowners Association (HOA). Community members would be able to exchange with their neighbors items they no longer want. Homeowners would then be encouraged to do spring cleaning and major yard trimming and deliver usable items to a central location where they could be displayed for the weekend and picked up by others who are interested. As part of the event, large dumpsters, including green waste dumpsters, could also be brought for trash and green waste that cannot be reused. Neighborhood volunteers would monitor the dumpsters to make sure they are used efficiently and that only authorized waste is discarded in them.
- The Project Applicant/Master Developer shall set aside a minimum of 5 acres for a future Materials Recovery Facility/Transfer Station (MRF/TS) that includes a household hazardous waste permanent collection and reuse center and allows for mulching/composting operations. The site shall be located in a suitable location with the capacity to manage the nonhazardous solid waste and household hazardous waste generated by the Centennial Development Project at buildout. The Project Applicant/Master Developer shall prepare and grade the site, and install basic mainline infrastructure fronting the property prior to the issuance of any occupancy permits associated with the first phase of project implementation. The Master Developer shall continually encourage a waste management company to build these facilities on this build ready site. The CC&R for the future MRF/TS site shall require the land to be set aside for the MRF/TS in perpetuity.
- A seasonal collection and/or a mulching and composting facility could be included in the MRF/TS to allow for most green waste to be diverted from landfill disposal with the goal of a 100 percent green waste diversion from landfills. The landscape concept and turf limits are, in

part, designed to reduce the amount of green wastes generated by the Project and to reduce the demand for irrigation water.

- A MRF/TS can include organics processing equipment to allow for the recycling of food and green waste.

Threshold Criteria

The thresholds of significance criteria listed below and used in the analysis is based on criteria derived from the County of Los Angeles Environmental Checklist. The Project would result in a significant on solid waste impact if the Project would:

Threshold 17-2 Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.

Threshold 17-3 Not comply with federal, state, and local statutes and regulations related to solid waste.

Environmental Impacts

Threshold 17-2 Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

Threshold 17-3 Would the project comply with federal, state, and local statutes and regulations related to solid waste?

Adopted plans and regulations to manage solid waste disposal and recycling efforts generally mandate action by the State, County, and/or local municipality rather than individual project applicants. For the Project, the County of Los Angeles is the responsible party for ensuring that waste reduction goals are met and that federal, State, and County regulations are enforced on private projects. Therefore, the following analysis focuses on the Project's anticipated solid waste generation during construction and operation, as well as the Project's Solid Waste Management Plan that would assist in meeting the County's goals. The Project's net solid waste generation assumes that the County of Los Angeles will continue its compliance with these requirements and would meet or exceed its resident disposal target of 7.4 PPD and employee disposal target of 41.5 PPD.

On-Site Impacts

Implementation of the Project would generate solid wastes (including hazardous wastes) during construction and operation. Where solid wastes are disposed of and how they are recycled is driven by economics and adopted State and County of Los Angeles regulations. As previously discussed, solid waste disposal in Southern California is based on the free-enterprise system. Theoretically, waste can be disposed of at almost any landfill depending upon the preference of individual solid waste haulers and other factors such as proximity to the collection area, tipping fees, and daily capacities at the landfill sites.

Additionally, the amount of solid waste entering landfills versus the amount generated would be based upon a number of variables, including regulations such as AB 939; market demand for recyclables (fluctuations in prices for recyclables will affect willingness to recycle certain materials); product packaging; purchase of reusable products (e.g., cloth diapers); and disposal alternatives (incineration within cogeneration plants).

Construction

It is estimated that site-preparation (vegetation removal and grading activities) and construction activities would generate approximately 602,910 tons total (or approximately 30,146 tons per year [tpy] over 20 years or 115.94 tons per day [tpd] over 260 days per year) of construction wastes over the 20-year buildout of the Project without the implementation of recycling or other diversion of construction waste.[1],[2] The waste materials generated during site preparation and grading are expected to include typical construction debris including packaging, building material wastes (e.g., excess wood, tile, steel), organic materials, and green wastes. As described in PDF 17-2 and ensured by MM 17-9, the Project has committed to diverting from landfill disposal 100 percent of soil during grading activities, and at least 70 percent of nonhazardous construction and demolition waste, which exceeds the 65 percent diversion requirement with the Tier I voluntary measure in Section A5.408.3.1 of the California Green Building Standards (CALGreen) Code. This goal also exceeds the 50 percent reduction required by Section 20.87.040 of the County Code and Sections 4.408.5/5.408.1.4 of the CALGreen Code. This would result in less than approximately 180,873 tons of construction wastes requiring disposal over the 20-year Project buildout period, or approximately 9,044 tpy or 34.8 tpd (based on a 260-day per year construction schedule). As noted above, the nearest and most likely landfills to receive construction and demolition debris from the Project site are the Lancaster and Antelope Valley Landfills, approximately 30 miles and 32 miles from the Project site, respectively. However, Project-related construction waste may ultimately be disposed of at any of the available facilities described above.

The combined daily permitted capacity of the 4 major in-County landfills serving the Project area is 25,000 tpd. The estimated 34.8 tpd of construction wastes from the Project represents approximately 0.14 percent of this capacity. It is noted that the 34.8 tpd figure is an aggregate of construction wastes, including soils, which would not be disposed of in landfills. This provides a conservative analysis. This also does not consider the potential use of minor landfills, remote landfills, and out-of-County landfills. Of the 4 major landfills currently serving the Project area, 2 landfills (Chiquita Canyon and Sunshine Canyon Landfills) are anticipated to potentially close at some time prior to the Project's 20-year buildout horizon.

The combined remaining capacity of the Antelope Valley and Lancaster Landfills (which are likely to be used by the Project) is approximately 32.0 million cubic yards (23.08 million tons), and the permitted daily capacity is 6,900 tpd (LACDPW 2016b). If only these two landfills were utilized to dispose of the entirety of construction waste from implementation

1 Assumes a generation rate of 90 tons per acre of construction waste. Project gross developable acreage is 6,699 acres (12,323 acres minus 5,624 acres of Open Space [OS]). Refer to Section 4.0, Project Description.

2 The average tpd estimate is based on a 5-day work week at 52 weeks totaling 260 days a year of construction.

of the Project (180,873 tons), it would represent approximately 0.78 percent of the total remaining capacity and 0.50 percent of the permitted daily capacity (assuming 34.8 tpd requiring landfill disposal). While the combined daily rate of disposal of operating landfills would be different in the future, this analysis illustrates that the Project's incremental contribution to the County's solid waste stream during construction, which is a finite waste stream, would be nominal in comparison (i.e., less than one percent) and would be considered a less than significant impact. Construction activities may generate hazardous waste products during the construction phases of the Project. Hazardous waste disposal would be handled and disposed of in accordance with all appropriate State and federal laws. Because of the numerous laws and regulations associated with the disposal of hazardous wastes, it would be determined at the time of disposal where particular hazardous wastes would be taken based on the type and amount that must be disposed. However, hazardous wastes would be only a small proportion (less than 1 percent by weight) of the total solid wastes generated on the Project site during construction. This minimal contribution of solid waste at the Kettleman Hills Landfill or McKittrick Waste Treatment Site would not be significant.

Operation

It is estimated that buildout of the Project would take approximately 20 years. As shown in Table 5.17-5, Annual Solid Waste Generation, on the following page, the Project would generate approximately 55,394 tons of solid wastes per year at buildout. This estimate uses the disposal rates in 2000 and 2008 and would not represent increased diversion of solid wastes based on current and future regulations and the Project's Solid Waste Management Plan. As described in PDF 17-3 and ensured by MM 17-10, the Project includes a goal to divert at least 75 percent of the operation waste generated by the Project. This would result in approximately 13,849 tons per year of solid waste requiring landfill disposal.

As noted above, the responsibility for meeting waste reduction/diversion goals and other regulations lies with the County. However, the Project incorporates a Solid Waste Management Plan, described above, which includes several components aimed at facilitating recycling and otherwise reducing solid waste generation at the source (the Project site). As discussed in PDF 17-3, the Project would set aside a minimum of five acres for an MRF/TS that includes a household hazardous waste permanent collection and reuse center and allows for mulching/composting operations, in the Utility land use designation, which could be constructed and operated by a private or public entity. The MRF/TS would represent the only such facility in northern Los Angeles County. Through this and other proposed features (PDF 17-3), the Solid Waste Management Plan supports the County in meeting its statutory waste management goals to the maximum extent feasible. The Project would also include a County Smart Gardening Program Learning Center, and the specifications for this facility would be provided by the County of Los Angeles Department of Public Works (MM 17-10).

TABLE 5.17-5
ANNUAL SOLID WASTE GENERATION

Land Use	Quantity[a]	Units	Disposal Rate (per year)[b]	Total Waste Generation (tons/year)
Residential	55,701	residents	0.32 tons/capita[c]	17,824.3
Commercial	2,913	employees	2.5 tons/employee	7,282.5
Business Park	14,813	employees	1.61 tons/employee	23,848.9
Hotels	300	employees	1.17 tons/employee	351.0
Institutional/Civic				
Sheriff's Station	147	employees	0.52 tons/employee	76.4
Fire Stations	44	employees	0.39 tons/employee	17.2
Library	10	employees	0.82 tons/employee	8.2
Schools[d]	11,863	students	0.12 tons/student	1,423.6
	2,907	employees	0.54 tons/employee	1,569.8
Medical Facilities	1,500	employees	0.62 tons/employee	930.0
Park and Recreation/Entertainment	841	employees	2.4 tons/employee	2,018.4
Utility	200	employees	0.22 tons/employee	44.0
Total Generation Prior to Waste Diversion				**55,394.3**

[a] Placeworks 2017.
[b] CalRecycle 2000.
[c] CalRecycle 2009.
[d] Assumes highest student generation estimate

As with the construction debris, the Project's operational solid waste stream after diversion may ultimately be disposed of at any in-County facility. A portion may also be disposed of at remote out-of-County facilities. As discussed above, the combined permitted capacity of the 4 major in-County landfills serving the Project area is 25,000 tpd. The Project's estimated annual solid waste volume requiring landfill disposal of 13,849 tons per year (approximately 44.4 tpd based on 312 days per year, which is 6 days a week that most solid waste facilities operate) would represent approximately 0.18 percent of the landfills' permitted daily capacity. Even if the entirety of the Project's estimated solid waste generation was assumed to require landfill disposal, meaning that no diversion had occurred, this volume (51,582 tons per year, 177.5 tpd) would requirement approximately 0.7 percent of these landfills' daily permitted capacity. Also, this does not consider the use of minor landfills, remote landfills, and out-of-County landfills. Therefore, the nominal increase in waste disposal from the Project would not be expected to result in the exceedance of any landfill's daily permitted capacity.

However, permitted Class III landfill capacity cannot be guaranteed at the time of Project buildout and through the life of the Project, which are beyond the required 15-year LACDPW planning horizon for solid waste disposal (currently from 2015 to 2030). Therefore, while the County is committed to handling all solid wastes generated within the County now and in the future, to be conservative, this EIR concludes that the Project would result in a significant impact on the County's anticipated Class III landfill capacity. PDFs 17-2 and 17-3 and MMs 17-9 and 17-10, which discuss the management of construction and operational

solid waste, respectively, reflect all feasible measures to reduce and divert the municipal solid waste generation of the Project. Additionally, as discussed further in Section 5.5, Land Resources, the Project would accommodate a total of 50 acres of small-scale agriculture and agriculture-related uses, including, but not limited to community gardens, farmers markets/fresh fruit and vegetable stands, growing and sales of nursery stock, and commercial greenhouses. These types of uses that support fresh food contribute to less packaged food, and therefore reduced solid waste. Finally, the goals of 75 percent operational non-hazardous solid waste diversion and 100 percent green waste diversion are consistent with the goals of the State's 75 Percent Initiative; and including organics processing equipment as a permissible feature of the MRF/TS and the mandatory diversion of recyclables, including food and green waste as applicable, generated by businesses is consistent with both the 75 Percent Initiative and the Mandatory Commercial Organics Recycling Bill (AB 1826). Regardless, there are no additional, feasible mitigation measures to further reduce the Project's solid waste stream that would require disposal in County facilities. Therefore, the Project would result in a significant and unavoidable impact related to municipal solid waste during operation of the Project.

Hazardous wastes generated by the residential land uses on the Project site may include such materials as household cleaners, paints and thinners, batteries, electronic equipment, and motor oil, among others. The Project's Solid Waste Management Plan (PDF 17-3 and MM 17-10) also includes features to facilitate appropriate disposal of hazardous materials by the community, such as semi-annual "exchange days" and seasonal (at least two times a year) pickup of household hazardous wastes and less commonly disposed materials (e.g., electronics and appliances). These household hazardous wastes may also be brought into the County's collection centers and collection events. Proposed commercial and business park land uses that would involve generating, treating, or disposing of hazardous wastes would be required to comply with applicable State and County hazardous waste regulations. It is anticipated that the volume of hazardous materials generated by the Project could be accommodated by the permitted Class I and Class II landfills currently in operation within California, and there would be a less than significant impact to hazardous waste disposal facilities.

Off-Site Impacts

The off-site Project features, including intersections with SR-138, utility connections, water wells, and California Aqueduct crossings, would not generate solid waste once developed. However, construction of these features would generate a minimal and finite volume of solid wastes, including removed vegetation, spoils (displaced soils), and construction material remnants and packaging. The planned 70 percent diversion for non-hazardous construction and demolition waste (PDF 17-2, MM 17-9) would apply to the off-site Project features. The volume of waste from the construction of these features would be far smaller than the total construction waste for the Project as a whole, which, in turn, would represent less than one percent of the total for the daily landfill capacity currently available for the Project area and, thus, is considered less than significant. Disposal of the comparatively nominal construction waste from off-site Project features would also be less than significant.

Impact Summary: As described in PDF 17-2 and ensured by MM 17-9, the Project has committed to diverting 100 percent of soil during grading activities, and at least 70 percent of nonhazardous construction and demolition waste, which exceeds the 65 percent diversion requirement with the Tier I voluntary measure in Section A5.408.3.1 of the California Green Building Standards (CALGreen) Code. This goal also exceeds the 50 percent reduction required by Section 20.87.040 of the County Code and Sections 4.408.5/5.408.1.4 of the CALGreen Code. . The Project's incremental contribution to the County's solid waste stream during construction, which is a finite waste stream, would be nominal in comparison to available capacity (i.e., less than one percent) and would be considered a less than significant impact.

The Project incorporates a Solid Waste Management Plan (PDF 17-3 and MM 17-10) with numerous interrelated components that would facilitate on-site recycling and other solid waste diversion, supports the County in meeting its statutory waste management goals to the maximum extent feasible, and is consistent with the State's most recent, aggressive solid waste management goals. However, the permitted Class III landfill capacity in the County cannot be guaranteed at the time of Project buildout and through the life of the Project, which are beyond the LACDPW's 15-year planning horizon (currently through 2030) for solid waste disposal. Therefore, while the County is committed to handling all solid wastes generated within the County now and in the future, to be conservative, this EIR concludes that the Project buildout would result in a significant impact on the County's anticipated Class III landfill capacity. PDF 17-17-3 and MM 17-10 reflect all feasible measures to reduce and divert the municipal solid waste generation of the Project. Therefore, the Project would result in significant and unavoidable impact related to municipal solid waste during operation of the Project.

Hazardous wastes generated by the residential land uses on the Project site would be limited compared to the total municipal waste stream is expected to be accommodated by the permitted Class I and Class II landfills currently in operation within California and there would be a less than significant impact.

Mitigation Measures

MM 17-9 The Project Applicant/Developer shall be responsible for implementing the following construction waste reduction requirements to ensure that 100 percent of soil is diverted during grading activities, and that at least 70 percent of nonhazardous construction and demolition waste is diverted from landfill disposal. During all construction phases, wastes would be managed with the use of recycling bins for various debris materials which would be sent to existing recycling and/or processing facilities in accordance with all

provisions of the County Construction and Demolition Debris Ordinance. This would include submitting and implementing a Recycling and Reuse Plan to Public Works in connection with obtaining a building or grading permit.

MM 17-10 The Project shall incorporate the Solid Waste Management Plan (Section 7.3 of the *Centennial Specific Plan*) and the Property Owner/Developer shall be responsible for implementation of the following operational waste reduction requirements to ensure that at least 75 percent of operational waste is diverted from landfill disposal:

- The Property Owners shall process an on-site contract with a waste management company and/or recyclers, and/or self-haul to waste and recycling facilities to properly recycle, divert, and/or dispose of solid waste generated on-site. Throughout the Project's operation, the waste hauler shall be required by contract to maintain records showing the diversion of not less than 75 percent of the operational waste generated by the Project.
- The waste management contract will establish dedicated cans for green waste and a Green Waste Recycling Plan that must be adhered to by landscape maintenance companies as part of the CC&Rs. The CC&Rs will require the use of mulching mowers or mowers with mulching blades for common lawn areas; use of California Air Resources Board-(CARB) approved or electric maintenance equipment; placing three to five inches of mulch in common areas' planting beds each year as part of the Landscape Maintenance Plan for all non-residential and multi-family buildings; and diverting organic wastes to a mulching and composting facility or anaerobic digestion facility.
- The CC&Rs will require the Property Owner to recycle and divert from the waste bin, solids such as metal, glass, paper, plastic, cardboard, food and yard waste; and divert from the waste bin hazardous waste, electronic waste, and universal waste. Information on items prohibited from landfill disposal and on recycling and composting will be provided to Property Owners.
- Household hazardous wastes and less commonly disposed materials (such as electronics and appliances) shall have seasonal pickup (at least two times a year) and residents would be notified of upcoming events.
- Semi-annual "exchange days" shall be organized, publicized, and paid for by the Master Homeowners Association (HOA).
- The Project Applicant/Master Developer shall set aside a minimum of 5 acres for a future Materials Recovery Facility/Transfer Station (MRF/TS) that includes a household hazardous waste permanent collection and reuse center and allows for mulching/composting operations. The site shall be located in a suitable location with the

capacity to manage the nonhazardous solid waste and household hazardous waste generated by the Centennial Development Project at buildout. The Project Applicant/Master Developer shall prepare and grade the site, and install basic mainline infrastructure fronting the property prior to the issuance of any occupancy permits associated with the first phase of project implementation. The Master Developer shall continually encourage a waste management company to build these facilities on this build ready site. The CC&R for the future MRF/TS site shall require the land to be set aside for the MRF/TS in perpetuity.

- The Smart Gardening Learning Center specifications will be provided by County of Los Angeles Department of Public Works.
- Parking for the Learning Center and the MRF/TS may be shared with adjacent uses with the consent of the property owners and County Public Works.

Level of Significance After Mitigation

Permitted Class III landfill capacity cannot be guaranteed at the time of Project buildout and through the life of the Project. Therefore, to be conservative, this EIR concludes that operation of the Project would result in a significant impact on the County's anticipated Class III landfill capacity. The Project includes a proposed Solid Waste Management Plan that would reduce and divert the solid waste generation. There are no feasible mitigation measures remaining to further reduce the Project's solid waste stream requiring disposal in County facilities. Therefore, the Project would result in a significant and unavoidable impact related to municipal solid waste during operation of the Project.

5.17.4 OTHER PUBLIC FACILITIES

Relevant Plans, Policies, and Regulations

County Revenue and Finance

Title 4 of the Los Angeles County Code establishes the fees, taxes and funds that are imposed by the County for various services and uses and that are used for County operations. Other fees and charges are also imposed by the County to pay the cost of services and to implement County regulations and monitor compliance with the County Code. The County of Los Angeles Department of Public Works (LACDPW) annual operating budget is funded by restricted revenues, such as gas excise and sales tax, benefit assessment, water and sewer sales, user fees, and contract cities revenues (LACDPW 2011). The County of Los Angeles Department of Parks and Recreation (LACDPR) annual operating budget is funded by the County general fund, park in-lieu fees funds (including Quimby funds), and special revenue funds.

Environmental Setting

There are no County facilities on the Project site. Headquartered in Alhambra, the LACDPW has 77 field facilities throughout the unincorporated Los Angeles County area as well as

contract cities. The LACDPW is responsible for the design, construction, operation, maintenance, and repair of roads, traffic signals, bridges, airports, sewers, water supply, flood control, water quality, and water conservation facilities, and for the design and construction of capital projects. Headquartered in Los Angeles, the LACDPR is responsible for maintaining approximately 66,528 acres of recreational and open space acreage throughout Los Angeles County, which includes local, community, and regional parks; botanical gardens; nature centers; and golf courses (LACDPR 2010).

Information about County-owned facilities that may be impacted by Project implementation are discussed throughout this EIR in Section 5.2, Hydrology and Flood; Section 5.10, Traffic, Access, and Circulation; and Section 5.14, Parks and Recreation.

Project Design Features

PDF 17-4 The Project includes land allocated for two maintenance yards for the Los Angeles County Department of Public Works and the Department of Parks and Recreation, located adjacent to the permanent wastewater reclamation facility site along the northeastern boundary of the Project site. The maintenance yards will operate as a joint use service yard and will include both a road maintenance yard and a maintenance yard for parks.

Threshold Criteria

The threshold of significance criteria listed below and used in the analysis is based on criteria derived from the County of Los Angeles Environmental Checklist. The Project would result in a significant on other public facilities if the Project would:

Threshold 17-4 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: other public facilities.

Environmental Impacts

Threshold 17-4 **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: other public facilities?**

On-Site Impacts

The Project will rely upon the provision of County services for various amenities, including public park and facility maintenance, County-owned roadway maintenance, public right-of-way maintenance, flood-control infrastructure maintenance, and maintenance of other facilities. The Applicant/Developer and/or Project resident, business, or other individual that will benefit from these services will pay via taxes and fees.

There are no County maintenance yards on the Project site and there are no yards located in the region that have adequate capacity to provide County services to the Project. Project demand for the maintenance of future County-owned facilities and infrastructure would be met by the provision of land for two on-site maintenance yards (PDF 17-4) and the payment of fees and taxes that fund these services. The maintenance yards will operate as a joint use service yard and will include both a road maintenance yard and a maintenance yard for parks. The County may also construct, equip, and operate a permanent new animal control facility adjacent to the maintenance yards, if such a permanent facility is needed in the Project area. Provision of land for these County services, as set forth in PDF 17-4 would ensure that impacts to other public facilities would be less than significant.

The Project may require the creation of an entity to operate and maintain the water supply, water treatment, and wastewater reclamation facilities, as well as the storm water facilities if annexation of the Project site into the Golden Valley Municipal Water District (GVMWD) does not occur. Should a private entity be created or a public utility district (PUD) be required to handle the operation and maintenance of these systems and facilities, then service fees that would be generated by development on the site would fund the operations of the private entity. Alternatively, a public entity (e.g., Community Facilities District, Community Services District, California Water District, or other agency approved by Los Angeles County may operate the on-site water supply, water treatment, and wastewater reclamation facilities, as well as the storm water facilities. This public entity would also operate through fees and taxes that would be paid by development on the site. This would avoid impacts on existing County services and facilities.

Off-Site Impacts

The off-site water Tejon Water Bank infrastructure would be part of the on-site water system that would be maintained and operated by the GVMWD or a PUD or other agency approved by Los Angeles County. Since an independent utility will operate the water system, no impacts to County facilities would occur. Roadway maintenance would be provided by the County for County-owned roads, and Caltrans would maintain Caltrans-owned properties. Impacts would be less than significant.

Impact Summary: The Project's demand for other public services and facilities of the County will be subject to the payment of fees established by the County. The Project will also provide two maintenance yards on the site, which will be used by the employees of the County Department of Public Works and Department of Parks and Recreation for equipment storage and offices associated with the maintenance activities for roads, parks and other on-site public facilities (see PDF 17-4). The County may also

construct, equip, and operate a permanent new animal control facility adjacent to the maintenance yards, if such a permanent facility is needed in the Project area. This will reduce demand at existing County facilities, and impacts would be less than significant.

Mitigation Measures

No significant adverse impacts on other public facilities will occur with the Project. Thus, no mitigation is required.

Level of Significance after Mitigation

Impacts on other public facilities will be less than significant and no mitigation is required.

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