IV. Environmental Impact Analysis

K.3 Utilities and Service Systems—Solid Waste

1. Introduction

This section of the Draft EIR provides an analysis of the proposed Project's potential impacts on solid waste facilities. The analysis describes existing solid waste facilities and their associated capacities, estimates the amount of solid waste that would be generated during Project construction and operation, and evaluates whether existing and planned solid waste facilities could accommodate expected Project-generated waste. An assessment of the proposed Project's consistency with applicable solid waste regulations is also included in this section. This analysis is based in part on information available from the City of West Hollywood (City), the County of Los Angeles, Department of Public Works, and the California Department of Resources, Recycling, and Recovery (CalRecycle).

2. Environmental Setting

a. Regulatory Setting

The following section describes the primary regulatory requirements regarding solid waste disposal. For a discussion of the regulatory requirements regarding the use, storage, and disposal of hazardous wastes, refer to Section IV.E, Hazards and Hazardous Materials, of this Draft EIR.

(1) State

(a) Assembly Bill 939—California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 (AB 939), as amended, was enacted to reduce, recycle, and reuse solid waste generated in the state. Specifically, AB 939 requires city and county jurisdictions to maintain an approved Integrated Waste Management Plan and develop an implementation schedule to divert 50 percent of the total solid waste generated from landfill disposal by the year 2000 and beyond. AB 939 also requires each city and county to promote source reduction, recycling, and safe disposal or

transformation. Cities and counties are required to maintain the 50-percent diversion specified by AB 939 past the year 2000.

AB 939 further requires each city and county to conduct a Solid Waste Generation Study and to prepare a Source Reduction and Recycling Element to describe how it would reach the goals. The Source Reduction and Recycling Element contains programs and policies for fulfillment of the goals of AB 939, including the above-noted diversion goals, and must be updated annually to account for changing market and infrastructure conditions. As projects and programs are implemented, the characteristics of the waste stream, the capacities of the current solid waste disposal facilities, and the operational status of those facilities are upgraded, as appropriate. California cities and counties are required to submit annual reports to CalRecycle to update it on their progress toward the AB 939 goals (i.e., source reduction, recycling and composting, and environmentally safe land disposal).[1,2]

In addition, since the implementation of Senate Bill (SB) 1016 beginning from the reporting year 2007, CalRecycle has converted its method of calculating 50-percent diversion goals by separate jurisdictions. CalRecycle now calculates 50-percent diversion targets per capita and allows each jurisdiction to establish compliance with AB 939 by comparing each reporting year with individual target rates.[3]

(b) Assembly Bill 1327—California Solid Waste Reuse and Recycling Access Act of 1991

The California Solid Waste Reuse and Recycling Access Act of 1991 (AB 1327) is codified in Public Resources Code Sections 42900–42911. As amended, AB 1327 requires each local jurisdiction to adopt an ordinance requiring commercial, industrial, or institutional building, marina, or residential buildings having five or more living units to provide an adequate storage area for the collection and removal of recyclable materials. The size of these storage areas is to be determined by the appropriate jurisdictions' ordinance. If no such ordinance exists in the jurisdiction, the CalRecycle model ordinance shall take effect.

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[1] *CalRecycle is shorthand for the California Department of Resources Recycling and Recovery, a new department within the California Natural Resources Agency that administers programs formerly managed by the state's Integrated Waste Management Board and Division of Recycling.*

[2] *California Public Resources Code, Section 41821.*

[3] *County of Los Angeles Department of Public Works, Countywide Integrated Waste Management Plan, 2015 Annual Report, December 2016.*

(c) Senate Bill 1374—Construction and Demolition Waste Materials Diversion Requirements

Adopted in 2002, the Construction and Demolition Waste Materials Diversion Requirements (SB 1374) were codified in Public Resources Code Section 42912 to assist jurisdictions with diverting their construction and demolition (C&D) waste material. SB 1374 requires that jurisdictions include in their annual AB 939 report a summary of the progress made in diverting C&D waste. The legislation also required that CalRecycle adopt a model ordinance for diverting 50 to 75 percent of all C&D waste from landfills.

(d) Zero Waste California

Zero Waste California is a state program launched by CalRecycle in 2002 to promote a new vision for the management of solid waste. The program articulates that wasting resources is inefficient and that the efficient use of natural resources should be achieved. The concept requires maximizing existing recycling and reuse efforts, while ensuring that products are designed for the environment and have the potential to be repaired, reused, or recycled. The Zero Waste California program promotes the goals of market development, recycled product procurement, and research and development of new and sustainable technologies.

(e) California Green Building Standards (CALGreen Code)

The 2016 California Green Building Standards Code, referred to as the CALGreen Code, requires new structures to meet minimum standards, in order to minimize the state's overall carbon output.[4] California now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Each local jurisdiction still retains the administrative authority to exceed the new CALGreen standards. The 2016 CALGreen Code went into effect statewide on January 1, 2017. The City has its own Green Building Ordinance in addition to the 2016 CALGreen Code.

(f) Assembly Bill 341—California's 75-Percent "Recycling" Goal

Assembly Bill 341 (AB 341), signed on February 10, 2011 and which took effect on July 1, 2012, established a goal that no less than 75 percent of solid waste generated in California be source-reduced, recycled, or composted by 2020, and required CalRecycle to provide a report to the Legislature that recommends strategies to achieve the policy goal.

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[4] *Building Standards Commission, CALGreen, www.bsc.ca.gov/Home/CALGreen.aspx, accessed April 21, 2016.*

AB 341 also mandates that businesses that generate 4 cubic yards (cy) or more of commercial solid waste per week shall arrange for recycling services. Such development must: (1) source separate recyclable materials from the solid waste they are discarding, and either self-haul or arrange for separate collection of the recyclables; and (2) subscribe to a service that includes mixed waste processing that yields diversion results comparable to source separation.

(g) California Organics Recycling (Assembly Bill 1826)[5,6]

Assembly Bill 1826 (AB 1826) was signed into law on September 28, 2014, and amended the Public Resources Code to require mandatory recycling of organic waste generated by certain commercial uses, such as restaurants and grocery stores. Beginning on April 1, 2016, businesses that generate 8 cy or more of organic waste per week must separate food scraps and yard trimmings, and arrange for recycling services for that waste in a specified manner. Beginning January 1, 2017, businesses that generate 4 cy or more of organic waste per week also will become subject to this requirement. Commencing January 1, 2019, businesses that generate 4 cy or more of commercial solid waste per week also will be required to arrange for organic waste recycling services. CalRecycle may also reduce this triggering threshold for organics recycling to 2 cy or more of commercial solid waste per week on or after January 1, 2020.

AB 1826 also requires each local jurisdiction, on and after January 1, 2016, to implement an organic waste recycling program to divert organic waste from the subject businesses, except as specified for rural jurisdictions. Each jurisdiction also is required to report to CalRecycle regarding progress made in implementing an organic waste recycling program, and CalRecycle is required to assess each jurisdiction's compliance with the AB 1826 requirements. Furthermore, AB 1826 authorizes jurisdictions to charge and collect a fee from organic waste generators to recover the costs incurred in providing organic waste recycling programs.

(2) Local

(a) West Hollywood General Plan 2035

The City's General Plan was first adopted in December 1988, and, on September 19, 2011, the City Council adopted an update to the general plan.[7,8] As discussed and

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[5] *California Legislative Information, AB-1826 Solid Waste: Organic Waste, http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB1826, accessed May 3, 2016.*

[6] *BioCycle, "California's New Laws to Accelerate Organics Recycling," www.biocycle.net/2014/09/30/californias-new-laws-to-accelerate-organics-recycling/, accessed May 3, 2016.*

detailed in Section IV.G, Land Use, of this Draft EIR, the updated general plan, known as the West Hollywood General Plan 2035 (General Plan), serves as a guiding document for the development of the City until 2035. The General Plan provides long-term strategies to address the unique needs and characteristics of the City and includes the Infrastructure, Resources, and Conservation Element. The Infrastructure, Resources, and Conservation Element of the General Plan describe specific goals and policies related to solid waste. Policies relevant to the proposed Project are as follows:

- IRC-10.1: Aggressively seek to reduce West Hollywood's rate of waste disposal per capita.
- IRC-10.2: Provide services for recycling and composting and expand these services over time, where appropriate.
- IRC-10.3: Encourage all construction projects (regardless of size) to divert at least 80 percent of the construction waste debris away from landfills.
- IRC-10.4: Provide ongoing education to residents and businesses about waste reduction, composting, and recycling.
- IRC-10.5: Support or sponsor regular e-waste and hazardous materials disposal events.
- IRC-10.6: Where feasible, provide street-side recycling containers alongside public trash receptacles.
- IRC-10.7: Encourage the use of recycled building materials in public and private development projects.

(b) City of West Hollywood Municipal Code (WHMC)

Pursuant to Section 19.20.180 of the WHMC, each new multi-family and non-residential project is required to implement a recycling plan in compliance with regulations provided by the Director of Transportation and Public Works.

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[7] *City of West Hollywood, Planning 101: The General Plan, www.weho.org/city-hall/city-departments/community-development/general-plan-2035/planning-101-the-general-plan, accessed April 21, 2016; City of West Hollywood, West Hollywood General Plan, www.weho.org/city-hall/city-departments/community-development/general-plan-2035, accessed May 11, 2017.*

[8] *West Hollywood General Plan 2035, City of West Hollywood, General Plan 2035, Infrastructure, Resources, and Conservation Element, www.weho.org/Home/ShowDocument?id=7929, accessed April 21, 2016.*

Storage areas for solid waste and recycling waste shall comply with the size requirements for non-residential uses, specified in the WHMC. Accordingly, the approximately 132,000 square feet of commercial uses proposed for the Project Site would be required to provide a minimum of 288 square feet of storage area for solid waste and 288 square feet of storage area for recyclable materials.[9] The placement of storage areas for solid waste and recyclable materials shall be as follows:

- Solid waste and recyclable material storage areas shall be located adjacent to, or near one another, or combined. They may only be located inside a specially designated structure, on the outside of a structure in an approved fence or wall enclosure, a designated interior court or yard area with appropriate access, or in rear or interior side yards. Exterior storage areas shall not be located in a required front yard, street side yard, parking space, landscaped, or open space areas;

- The storage areas shall be accessible to residents and employees at all times;

- Driveways or aisles shall provide unobstructed access for collection vehicles and personnel with at least the minimum clearance required by the collection methods and vehicles utilized by the designated collector; and

- If a subterranean garage driveway slope is greater than 15 percent at any point, the driveway shall not be used to access the solid waste and recyclable materials storage areas. If the solid waste and recyclable materials storage area is located in the subterranean garage, an alternative means of conveying the solid waste and recycling containers to grade level, such as a lift, shall be provided.

In addition, the design and construction of solid waste storage areas shall be subject to the approval of the Director of Public Works and shall be as follows:

- Enclosed on three sides by a solid screening wall or fence with a minimum height of 5 feet, designed to be architecturally compatible with the surrounding structures;

[9] *Based on the specifications in Section 19.20.180 of the WHMC, a non-residential building floor area of 75,001 to 100,000 square feet would require 192 square feet of storage area for solid waste and 192 square feet of storage area for recyclable materials; building floor area of every additional 25,000 square feet more than 100,000 square feet will require 48 square feet of additional storage area for solid waste and 48 square feet of additional storage area for recyclable materials. The proposed Project's approximately 132,000-square-foot commercial uses would require 288 square feet [192 + 48(2) = 288].*

- Provided with an approved operable door or gate on the fourth side, properly secured to prevent access by unauthorized persons, while allowing authorized persons access for disposal and collection of materials;

- Provided with a concrete pad within the fenced or walled areas and a concrete apron which facilitates the handling of the individual bins or containers; and

- Designed to protect the areas and the individual bins or containers within from adverse environmental conditions, which might render the recyclable materials unmarketable.

Pursuant to Section 13.04.040 of the WHMC, property owners are required to provide a plan for controlling discharges of construction debris in order to prevent the discharge of such debris to the storm sewer system and obtain approval of the plan from the Director of Public Works or its designee before construction begins. Where feasible, the area for containment of debris shall be located on the same lot where the construction is to take place. If certain on-site locations are not feasible, as determined by the Director of Public Works or its designee, the owner or contractor may obtain an encroachment permit to establish the area of containment in the street in front of the property, subject to all conditions imposed as part of the permit. For the purposes of this section, construction debris shall be considered to include liquid, cementitious, organic, or earth materials. The plan for controlling construction debris shall establish a work area for trades, which require water to produce their work, and the area shall be dyked or excavated to prevent water-borne debris from leaving the construction site. Products of such activity shall be properly disposed of in accordance with all applicable laws prior to final approval of the building permit. These products include without limitation, brick dust, concrete spoil, stucco spoil, and similar materials.

Title 15, Article 2, the Solid Waste and Recyclables Collection Ordinance of the WHMC sets forth the provisions and requirements for solid waste and recyclables collection within the City. Specifically, Chapter 15.28 identifies the frequency and hours of collection; Chapter 15.36 discusses the use and placement of containers; and Chapter 15.48 establishes the rates, fees, and charges. As indicated in Section 15.36.100, the owner of a commercial or residential premise shall provide sufficient space for the placement of at least two recycling containers, each with a capacity of not less than 96 gallons. Furthermore, as indicated in Chapter 15.48, an annual solid waste and recyclables collection processing and disposal fee (the "City Solid Waste Collection and Recycling Service Fee") shall be assessed upon all uses for services provided by the City.

(c) Green Building Ordinance

The City adopted the Green Building Ordinance in order to ensure that new buildings use less energy and resources. The Green Building Ordinance, which became

effective on October 1, 2007, includes Green Building Standards for private development within the City. Green Building Standards relevant to solid waste of the proposed Project are as follows:

- Construction and Demolition Waste: Projects shall divert a minimum 80 percent of all construction and demolition waste away from landfills in accordance with the standards set by the Department of Transportation and Public Works.
- Recyclable Materials Storage: Projects shall comply with all applicable requirements of Section 19.20.180 of the WHMC, as described above.
- Construction Debris Control: Projects shall comply with all applicable requirements of Section 13.04.040 of the WHMC, as described above.

b. Existing Conditions

(1) Solid Waste Generation and Disposal Infrastructure

Non-hazardous municipal solid waste is disposed of in Class III landfills, while construction waste, yard trimmings, and earth-like waste are disposed of in unclassified (inert) landfills. Eleven Class III landfills and one unclassified landfill with solid waste facility permits currently accept waste from the City.[10] Figure IV.K.3-1 on page IV.K.3-9 illustrates the locations of the landfills in relation to the Project Site.

(a) Class III Landfills

As shown in Table IV.K.3-1 on page IV.K.3-10, solid waste generated within the City is disposed of at landfills located in Los Angeles, San Bernardino, Orange, and Riverside Counties. Class III landfills utilized by the City include Antelope Valley Public Landfill, Chiquita Canyon Sanitary Landfill, El Sobrante Sanitary Landfill, Frank R. Bowerman Sanitary Landfill, Lancaster Landfill and Recycling Center, Mid-Valley Sanitary Landfill, Olinda Alpha Sanitary Landfill, San Timoteo Sanitary Landfill, Simi Valley Landfill and Recycling Center, Sunshine Canyon City/County Landfill, and Victorville Sanitary Landfill.[11]

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[10] *CalRecycle, Disposal Reporting System (DRS), Jurisdiction Disposal by Facility, Disposal during 2015 for West Hollywood, www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=ReportYear%3d2015%26ReportName%3dReportEDRSJurisDisposalByFacility%26OriginJurisdictionIDs%3d570, accessed May 9, 2017.*

[11] *CalRecycle, Disposal Reporting System (DRS), Jurisdiction Disposal by Facility, Disposal during 2015 for West Hollywood.*

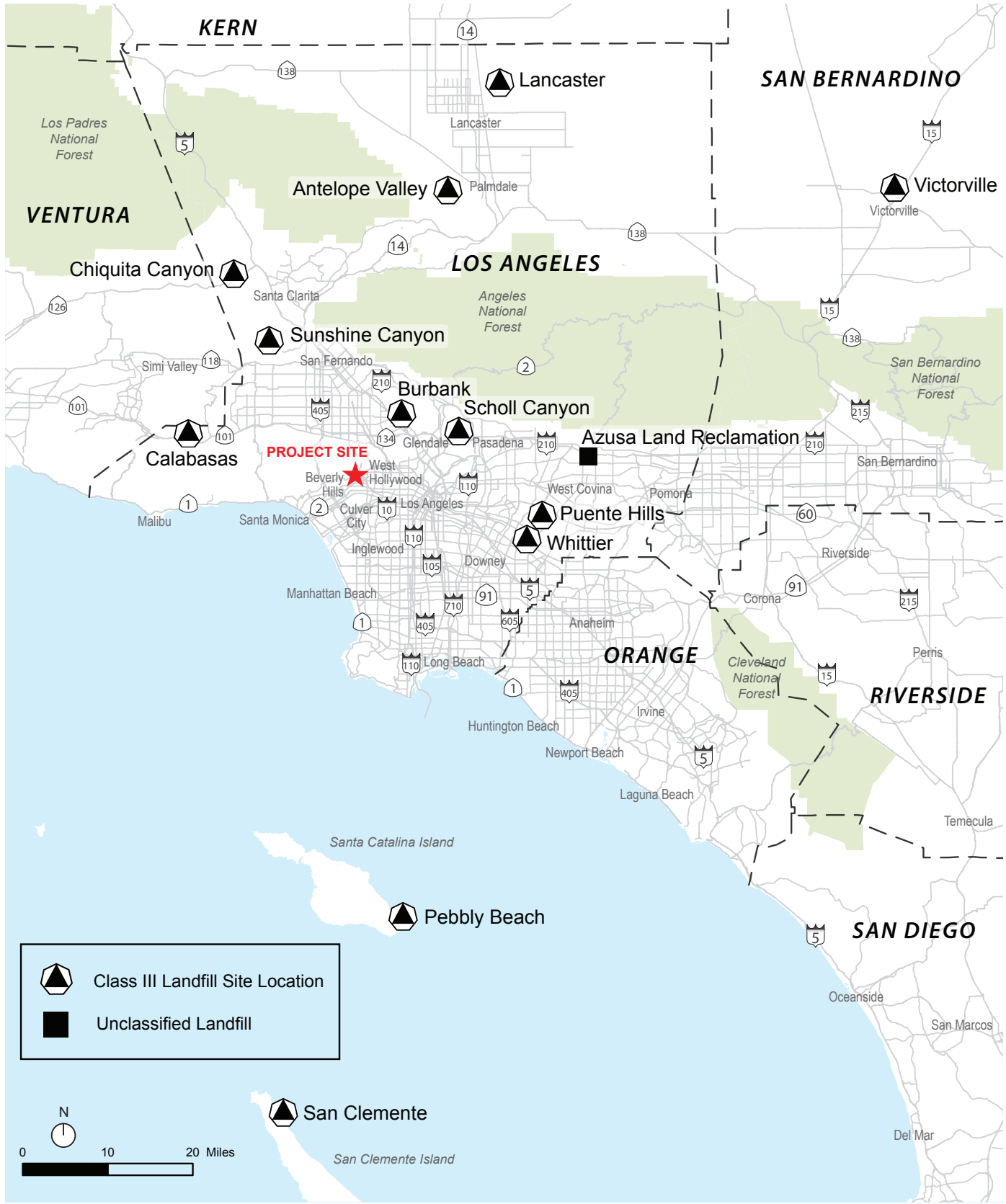

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Figure IV.K.3-1
Landfills Serving the City of West Hollywood

Source: Eyestone Environmental; LA County; CADOT; USFS, 2016.

Table IV.K.3-1
Solid Waste Disposal and Estimated Remaining Capacity at Landfills Serving City of West Hollywood

	Location, Jurisdiction	Average Daily Disposal (2015) (tpd-6)[a]	Maximum Permitted Daily Disposal (tons/day)	Estimated Remaining Permitted Capacity as of 12/31/2015 (million tons)[a]
Class III				
Antelope Valley Landfill	County of Los Angeles	1,567	1,800	12.51
Chiquita Canyon Landfill[b]	County of Los Angeles	3,446	6,000	0.76
El Sobrante Landfill	County of Riverside	7,402	16,054	105.00
Frank R. Bowerman Sanitary Landfill	County of Orange	7,026	11,500	116.00
Lancaster Landfill	County of Los Angeles	364	3,000	10.57
Mid-Valley Sanitary Landfill	County of San Bernardino	3,475	7,500	40.00
Olinda Alpha Sanitary Landfill	County of Orange	6,765	8,000	19.00
San Timoteo Sanitary Landfill	County of San Bernardino	815	2,000	8.00
Simi Valley Landfill and Recycling Center	County of Ventura	2,766	6,000	63.00
Sunshine Canyon City/County Landfill	County of Los Angeles	7,701	12,100	72.61
Victorville Sanitary Landfill	County of San Bernardino	3,000[c]	3,000	3.71[d]
Total Disposed of at Class III Landfills		**44,327**	**76,954**	**451.16**
Unclassified				
Azusa Land Reclamation County Landfill	County of Los Angeles	846	6,500	57.56
Total at Unclassified Landfill		**846**	**6,500**	**57.56**
Transformation Facilities	**Location, Jurisdiction**	**Average Daily Disposal (2015) (tpd-6)[a]**	**Maximum Permitted Daily Disposal (tons/day)**	**Available Average Daily Capacity (tons/day)**
Commerce Refuse-to-Energy Facility	County of Los Angeles	360	1,000	400.00
Southeast Resource Recovery Facility	County of Los Angeles	1,426	2,240	1,370.00
Total at Transformation Facilities		**1,786**	**3,240**	**1,770.00**

Table IV.K.3-1 (Continued)
Solid Waste Disposal and Estimated Remaining Capacity at Landfills Serving City of West Hollywood

tpd-6 = tons per day based on six operating days per week.

Numbers may not sum precisely due to rounding.

[a] *Estimated Remaining Permitted Capacity is based on landfill owner/operator's response in a written survey conducted by the Los Angeles County Department of Public Works in May 2016, as well as site-specific permit criteria established by local land use agencies, Local Enforcement Agencies, CalRecycle, California Regional Water Quality Control Board, and the South Coast Air Quality Management District.*

[b] *CUP expires November 24, 2019 or when the maximum capacity is reached, whichever is sooner. Proposed expansion pending. CUP limits waste disposal to 30,000 tons per week. A temporary waiver to exceed its operating capacity was approved in November 2015.*

[c] *Average daily disposal is not currently available for the Victorville Landfill. To provide a conservative estimate of the remaining disposal capacity, maximum daily intake of 3,000 tons was assumed.*

[d] *The most current data for the Victorville Landfill are provided in the San Bernardino County Integrated Waste Management Plan, Five-Year Review, November 2012. As indicated therein, the Victorville Landfill had a remaining capacity of 41,496,513 tons as of December 31, 2011. To provide a conservative estimate of the remaining capacity as of December 31, 2015, the maximum daily intake of 3,000 tons per day was assumed for the period between December 31, 2011 and December 31, 2015 (i.e., 1,460 days × 3,000 tons per day = 4,380,000 tons disposed, resulting in an estimated remaining disposal capacity of 37,116,513 tons, or 3.71 million tons).*

Source: Eyestone Environmental, 2017; County of Los Angeles, Department of Public Works, Los Angeles County Integrated Waste Management Plan 2015 Annual Report, December 2016; and CalRecycle.

Table IV.K.3-1 on page IV.K.3-10 summarizes the average daily disposal, maximum permitted daily capacity, and estimated remaining capacity of the landfills that accept solid waste generated in the City. As shown in the table, the 11 landfills that are available to accept City waste have a total maximum permitted daily disposal capacity of 76,954 tons per day and a remaining capacity of approximately 451.16 million tons. According to the 2015 Annual Report, there is no expected shortfall in permitted solid waste disposal capacity within the County during the 15-year planning period under current conditions.[12]

(b) Unclassified Landfills

Inert wastes, such as soil, concrete, asphalt, and other C&D debris can only be disposed of at an unclassified landfill. Azusa Land Reclamation County Landfill is the only available unclassified landfill for the disposal of inert waste generated in the City. This unclassified landfill generally does not face capacity issues. As shown in Table IV.K.3-1, according to the County of Los Angeles 2015 Annual Report, the remaining disposal capacity for Azusa Land Reclamation County Landfill is estimated at approximately 57.56 million tons. In 2015, approximately 0.264 million tons of inert waste (e.g., soil, concrete, asphalt, and other C&D debris) were disposed of at this unclassified landfill. Given the remaining permitted capacity and based on the average disposal rate of 846 tons per day[13] (based on six operating days per week) in 2015, this capacity would be exhausted in 218 years. As such, this timeline would surpass the suggested 30-year capacity[14] remaining for the unclassified landfill. Therefore, the unclassified landfill serving the City has adequate long-term capacity.

(c) Transformation Facilities[15]

There are two solid waste transformation facilities serving the City that convert, combust, or otherwise process solid waste for the purpose of energy recovery. The Commerce Refuse to Energy Facility processed approximately 0.112 million tons of solid waste in 2015 and has an available average daily capacity of approximately 400 tons per

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[12] *County of Los Angeles Department of Public Works, Countywide Integrated Waste Management Plan, 2015 Annual Report, December 2016.*

[13] *County of Los Angeles Department of Public Works, Countywide Integrated Waste Management Plan, 2015 Annual Report, December 2016.*

[14] *County of Los Angeles Department of Public Works, Countywide Integrated Waste Management Plan, 2015 Annual Report, December 2016.*

[15] *Per Title 14, California Code of Regulations, Section 18720, a transformation facility's principal function is to convert, combust, or otherwise process solid waste by incineration, pyrolysis, distillation, gasification, or to chemically or biologically process solid waste for the purpose of volume reduction, synthetic fuel production, or energy recover. Transformation facilities do not include biomass conversion or composting facilities.*

day.[16] The Southeast Resource Recovery Facility, located in the City of Long Beach, processed approximately 0.445 million tons of solid waste in 2015 and has an available average daily capacity of approximately 1,370 tons per day. According to the County, these facilities have a combined average daily solid waste intake of approximately 1,786 tons per day, which is equivalent to approximately 557,294 tons per year, and a combined permitted daily capacity of approximately 2,003 tons per day.[17] It is expected that these two facilities will continue to operate at their current permitted capacities through 2030 (i.e., the 2015 Annual Report planning period). The owners and operators of these facilities have indicated that there are no plans to increase the daily capacity at either facility.

(2) Solid Waste Generation and Disposal in the City of West Hollywood

The City has implemented several programs and policies in the City to comply with the AB 939 and SB 1374 and to advance the goals of Zero Waste California and AB 341. Pursuant to Section 19.20.060 of the WHMC and the Green Building Ordinance, the City requires Project applicants to file a Construction and Demolition Waste Management Plan for review and approval by the City's Department of Public Works, Environmental Services Division, during the building permit application process.[18] The Construction and Demolition Waste Management Plan requires that 80 percent of all demolition and construction waste be recycled. Accordingly, prior to the issuance of Certificate of Occupancy, the proposed Project is required to submit to the City's Department of Public Works, Environmental Services, recycling manifests from all disposal sites, recycling sites and landfills that accepted demolition, excavation, and/or general construction waste and recycled materials from the Project Site.[19]

Waste generated during the demolition and construction activities on the Project Site shall be hauled and disposed only by Construction and Demolition Waste haulers permitted by the City. Permitted Construction and Demolition Waste Haulers are required to submit monthly, quarterly, and annual reports to the City's Department of Public Works containing documentation verifying compliance with the City's Green Building Ordinance requirement

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[16] *County of Los Angeles Department of Public Works, Countywide Integrated Waste Management Plan, 2015 Annual Report, December 2016.*

[17] *County of Los Angeles Department of Public Works, Countywide Integrated Waste Management Plan, 2015 Annual Report, December 2016.*

[18] *City of West Hollywood, Public Works, Environmental Services, Construction and Development Information Solid Waste and Recycling Plan, www.weho.org/home/showdocument?id=19646, accessed April 25, 2016.*

[19] *City of West Hollywood, Public Works, Environmental Services, Trash and Recycling, www.weho.org/city-hall/city-departments/public-works/environmental-services/trash-and-recycling*

of 80 percent landfill diversion. Arrow Services Inc., Athens Services, G.O. Rodriguez Trucking, Interior Removal Specialist, Inc., Waste Management, Inc., Southern California Environmental, and North Hills Recycling are currently permitted for hauling and disposal of C&D waste within the City.

The City Department of Public Works, Environmental Services Division provides comprehensive information and resources with regard to waste management, removal and reduction.[20] Athens Services currently collects and hauls all of the residential and commercial rubbish, recyclables, and green waste generated in the City.[21] In compliance with AB 1826, Athens Services has incorporated organic waste recycling as part of its services and has developed a strategic plan to collect and recycle all organic wastes produced by its customers.[22] With regard to recycling of solid waste, the Environmental Services division has established a variety of recycling programs to promote appropriate segregation, collection, and recycling of trash, including programs for recycling of batteries, paint recycling and disposal, and management of electronic and household hazardous waste.[23] The Environmental Services Division also provides information to public and private sectors regarding solid waste diversion for recycling and includes listings of companies by materials accepted (i.e., metal, glass, plastic, batteries, electronic waste, etc.)

As shown in Table IV.K.3-2 on page IV.K.3-15, in 2015, the City disposed a total of approximately 22,577 tons of solid waste in Class III landfills, approximately 5,030 tons of solid waste in unclassified landfills, and approximately 619 tons of solid waste in transformation facilities. Based on CalRecycle's profile for the City in 2015, the City's rate of disposal was 4.2 pounds per person per day, which is slightly below the target of 5.8 pounds per person per day for residents.[24]

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[20] *City of West Hollywood, Public Works, Environmental Services, www.weho.org/city-hall/city-departments/public-works/environmental-services, accessed April 25, 2016.*

[21] *City of West Hollywood, Public Works, Environmental Services, Construction and development Information, Haulers and Recyclers, www.weho.org/city-hall/city-departments/public-works/environmental-services/construction-and-development-information/haulers-and-recyclers, accessed April 26, 2014.*

[22] *Athens Services, Athens Services Recycling, Organic Waste/AB 1826: Mandatory Commercial Recycling, www.athensservices.com/organic-recycling-ab1826.html, accessed August 19, 2016.*

[23] *City of West Hollywood, Public Works, Environmental Services, Trash and Recycling, www.weho.org/city-hall/city-departments/public-works/environmental-services/trash-and-recycling, accessed April 25, 2016.*

[24] *CalRecycle, Jurisdiction Diversion/Disposal Rate Detail, Selection for West Hollywood and Reporting Year 2015, www.calrecycle.ca.gov/LGCentral/Reports/DiversionProgram/JurisdictionDiversionDetail.aspx?JurisdictionID=570&Year=2015, accessed May 10, 2017.*

Table IV.K.3-2
City of West Hollywood Solid Waste Disposal (2015)

Landfill	2015 Total Disposal[a] (tons)
Class III	
Antelope Valley Landfill	423
Chiquita Canyon landfill	1,724
El Sobrante Landfill	38
Frank R. Bowerman Sanitary Landfill	175
Lancaster Landfill	29
Mid-Valley Sanitary Landfill	17,040
Olinda Alpha Sanitary Landfill	90
San Timoteo Sanitary Landfill	2,552
Simi Valley Landfill and Recycling Center	69
Sunshine Canyon City/County Landfill	189
Victorville Sanitary Landfill	248
Total Disposed of at Class III Landfills	***22,577***
Unclassified	
Azusa Land Reclamation County Landfill	5,030
Total at Unclassified Landfill	***5,030***
Transformation Facilities	
Commerce Refuse-To-Energy Facility	606
Southeast Resource Recovery Facility	13
Total at Transformation Facilities	***619***

Numbers may not sum precisely due to rounding.

[a] *Data is based upon information by County disposal reports from CalRecycle, Disposal Reporting System, Jurisdiction Disposal By Facility, Disposal during 2015 for West Hollywood. Additional materials were received as Alternative Daily Cover (e.g., construction and demolition debris, sediment, green material, shredded tires) that are not part of these disposal amounts.*

Source: Eyestone Environmental, 2017.

(3) On-Site Solid Waste Generation

As described in Section II, Project Description of this Draft EIR, the Project Site is currently developed with a 19,670-square-foot, two-story commercial building with surface parking and two levels and a partial level of subterranean parking. This commercial contains retail and office uses along with a gym/fitness center that generate municipal solid waste typical of commercial uses, including, but not limited to, paper, glass, metal, plastics,

food waste, wood, cardboard, and landscape waste. As shown in Table IV.K.3-3 below, the existing uses of the Project Site generate an estimated 193 tons of solid waste per year.

Table IV.K.3-3
Existing Project Site Solid Waste Generation

Land Use	Size	Generation Rate[a] (lbs/sf/day)	Total (lbs/day)	Total (tons/year)
Retail Store	5,600 sf	0.046	257.60	47.01
Cafe	3,200 sf	0.046	147.20	26.86
Office	4,000 sf	0.084	336.00	61.32
Fitness/Gym	5,250 sf	0.046	241.50	44.07
Common Area	1,620 sf	0.046	74.52	13.60
Total Existing Generation				**192.86**

lbs = pounds

sf = square feet

Numbers may not sum precisely due to rounding.

[a] *Based on solid waste generation rates from CalRecycle, Waste Characterization, Commercial Sector Generation Rates, www2.calrecycle.ca.gov/WasteCharacterization/General/Rates, accessed May 10, 2017.*

Source: Eyestone Environmental, 2017.

3. Environmental Impacts

a. Methodology

The proposed Project's potential solid waste impacts are based on an analysis of the estimated amount of waste generated during both construction and operation of the proposed Project relative to area-wide disposal rates and the capacity at facilities serving the City. The proposed Project's solid waste generation is considered both in terms of total amount of waste generated, as well as the amount of waste that would actually be disposed of at a landfill following diversion (e.g., recycling, reuse, or other methods).

The analysis also addresses the proposed Project's consistency with policies and programs to increase diversion of waste materials from landfills and increase the recycling of materials in support of sustainability/green growth. Applicable policies and programs are summarized, and their goals and standards are noted. The proposed Project's design features are reviewed for consistency with those goals and standards.

(1) Construction

Anticipated solid waste generation for the proposed Project's construction activities was determined using rates provided by the United States Environmental Protection Agency (USEPA) based on the types of land use and amount of floor area proposed for demolition and construction. The total amount of solid waste generated was then compared with the available capacity at the landfills that currently accept construction waste from the area of the City that includes the Project Site in order to assess the significance of the proposed Project's solid waste disposal.

(2) Operation

The proposed Project's solid waste generation and anticipated waste disposal needs during operations were estimated using Estimated Solid Waste Generation and Disposal Rates provided in CalRecycle's Solid Waste Characterization. The proposed Project's estimated waste generation and waste disposal quantities were then compared with the City's most recent disposal rates and with the remaining capacity at Class III landfills open to the City to determine whether adequate capacity would be available to accommodate the proposed Project.

b. Thresholds of Significance

Appendix G of the CEQA Guidelines provides a set of sample questions that address impacts with regard to solid waste disposal. Therefore, in the context of these questions from the CEQA Guidelines, a significant impact related to solid waste would occur if the proposed Project would:

- Create a need for additional solid waste recycling or disposal facilities to adequately handle Project-generated waste.
- Conflict with federal, state, and local statutes and regulations related to solid waste.

c. Project Design Feature

The following project design features are proposed with regard to solid waste:

Project Design Feature K.3-1: During construction, the Project would implement a construction waste management plan to recycle and/or salvage a minimum of 80 percent of non-hazardous demolition and construction debris.

Project Design Feature K.3-2: Building materials with a minimum of 10 percent recycled-content would be used for the construction of the Project.

Project Design Feature K.3-3: During operation, the Project would have a solid waste diversion rate of at least 50 percent to comply with AB 939. The Project would adopt current available recycling practices, including off-site sorting of waste by third-party vendors, permitted by the City to achieve a minimum diversion of 50 percent.

Project Design Feature K.3-4: To comply with AB 341, the Project would provide for on-site recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers during construction and after the building is occupied.

Project Design Feature K.3.5: To comply with AB 1826, the Project shall arrange for organic waste recycling services.

d. Analysis of Project Impacts

(1) Construction Impacts

The proposed Project would demolish and remove the existing approximately 19,670-square-foot commercial building on the Project Site, as well as the existing 6,500-square-foot surface parking area, and the existing 32,000-square-foot subterranean parking structure. Such activities would generate C&D waste, including, but not limited to, soil, wood, asphalt, concrete, paper, glass, plastic, metals, and cardboard that would be disposed of in the County's unclassified landfills. As discussed in greater detail in Section II, Project Description, of this Draft EIR, the proposed Project would replace these on-site structures with the development of approximately 132,000 square feet of commercial uses on the Project Site, including a private membership club with guestrooms, restaurants, lounge and dining spaces, screening rooms, a supper club, and a rooftop pool, along with publicly-accessible retail space, an art gallery, and creative office space.

As shown in Table IV.K.3-4 on page IV.K.3-19, based on C&D rates established by the USEPA, it is anticipated that construction of the proposed Project would generate a total of approximately 4,508 tons of demolition debris and 474 tons of construction debris, for a combined total of 4,982 tons of construction-related waste generation. These numbers do not take into account the amount of C&D waste that could potentially be diverted via source reduction and recycling programs within the City, however, which are discussed below. It should be noted that soil export is not typically included in the calculation of construction waste to be landfilled since soil is not disposed of as waste but, rather, is typically used as a cover material. Thus, soil export is not included in these totals.

In accordance with Project Design Feature K.3-1, the proposed Project's construction contractor would be required to implement a construction waste management

Table IV.K.3-4
Project Demolition and Construction Waste Generation

Land Use	Size	Generation Rate[a] (lbs/sf)	Total[b] (tons)
Existing Uses to Be Demolished			
Commercial/Retail	19,670 sf	155	1,524
Surface Parking	6,500 sf	155	504
Parking Structure	32,000 sf	155	2,480
Subtotal for Demolition			***4,508***
Total Proposed Uses			
Commercial/Retail	132,000 sf	3.89	257
Parking Structure	111,491 sf	3.89	217
Subtotal for Construction			***474***
Total (prior to recycling)			**4,982**
Total (after 80 percent recycling)[c]			**997**

lbs = pounds

sf = square feet

Numbers may not sum precisely due to rounding.

[a] *USEPA, Report No. EPA530-98-010, Characterization of Building-Related Construction and Demolition Debris in the United States, June 1998, pages 2-4 and 2-8.*

[b] *It should be noted that soil export is not typically included in the calculation of construction waste to be landfilled since soil is not disposed of as waste but, rather, is typically used as a cover material. Thus, soil export is not included in these totals.*

[c] *Pursuant to Project Design Feature K.3-1.*

Source: Eyestone Environmental, 2017.

plan to achieve a minimum 80 percent diversion from landfills. Applying this rate, the proposed Project would dispose of approximately 997 tons of construction-related waste in an inert landfill throughout the construction period. As noted above, the Azusa Land Reclamation County Landfill site would be used for the disposal of the proposed Project's inert waste. The proposed Project's amount of C&D waste would represent approximately 0.002 percent of the Azusa Land Reclamation Landfill's existing remaining disposal capacity of 57.56 million tons (refer to Table IV.K.3-1 on page IV.K.3-10). Thus, the total amount of C&D waste generated by the proposed Project would represent a fraction of the remaining capacity at Azusa Land Reclamation County Landfill serving the City. Since Azusa Land Reclamation County Landfill generally does not face capacity shortages, and the landfill would be able to accommodate waste generated by the proposed Project, construction of the proposed Project would not result in the need for an additional disposal facility to adequately handle construction-related waste generated by the proposed Project. In addition, in accordance with the Construction and Demolition Waste Management Plan,

the proposed Project would be required to submit to the City Department of Public Works—Environmental Services Division, recycling manifests from all disposal sites, recycling sites, and landfills that accepted demolition and construction waste from the Project Site prior to issuance of a Certificate of Occupancy for the proposed Project to confirm its compliance. Therefore, construction impacts to solid waste facilities would be less than significant.

As described above, in Project Design Feature K.3-1, the proposed Project would comply with the Green Building Ordinance by diverting a minimum of 80 percent of all C&D wastes away from landfills in accordance with the standards set by the City's Department of Public Works and the proposed Project would therefore exceed the minimum diversion requirements of SB 1374. The proposed Project would also comply with Section 13.04.040 of the WHMC regarding the placement of storage bins for the collection of construction related waste. In addition, the proposed Project would file a Construction and Demolition Waste Management Plan for review and approval by the City to comply with the Section 19.20.060 of the WHMC. Therefore, construction of the proposed Project would not conflict with any of the solid waste policies or objectives under the WHMC or under the City's Green Building Ordinance. Furthermore, the proposed Project would implement the waste reduction measures outlined in Project Design Features K.3-3, K.3-4, and K.3-5 to promote source reduction and recycling, consistent with AB 939 and other applicable state and local statutes. Considering all of the above, construction of the proposed Project would not conflict with any of the solid waste policies and objectives of the state or the City , and the proposed Project's construction#impacts relative to solid waste would be less than significant, and no mitigation measure would be required.

(2) Operational Impacts

Operation of the proposed Project would generate municipal solid waste typical of commercial developments. Solid waste generated by the proposed Project would be recycled or collected by the City's private hauler, Athens Services, and taken for disposal at one of the Class III landfills open to the City.[25]

Operation of the new uses on the Project Site would generate solid waste. As shown in Table IV.K.3-5 on page IV.K.3-21, when accounting for the removal of existing uses, operation of the proposed Project would result in a net increase (without diversion) of approximately 1,173.23 tons of solid waste generated on the Project Site annually, or

[25] *Private solid waste haulers hold individual contracts with landfill operators for the disposal of waste. Thus, it is unknown at this time which landfills would ultimately receive Project-generated waste. However, it is assumed that Project-generated waste would generally be disposed of at a Class III landfill open to the City of West Hollywood.*

Table IV.K.3-5
Project Solid Waste Generation

Land Use	Size	Generation Rate[a] (lbs/sf/day)	Total (lbs/day)	Total (tons/year)
Existing Uses				
Retail Space	5,600 sf	0.046	257.60	47.01
Cafe	3,200 sf	0.046	147.20	26.86
Office	4,000 sf	0.084	336.00	61.32
Fitness/Gym	5,250 sf	0.046	241.50	44.07
Common Area	1,620 sf	0.046	74.52	13.60
Total Existing				***192.86***
Proposed Uses				
Retail	6,853 sf	0.046	315.24	57.53
Art Gallery	2,192 sf	0.046	100.83	18.40
Creative Offices	37,900 sf	0.084	3,183.60	581.01
Arts Club	30,795 sf	0.046	1,416.57	258.52
Support / Common Area uses[b]	53,678 sf	0.046	2,469.19	450.63
Total Proposed				***1,366.09***
Total Net Generation (prior to diversion)				**1,173.23**
Total Net Disposal (after 50-percent diversion)[c]				**586.62**

lbs = pounds

sf = square feet

Numbers may not sum precisely due to rounding.

[a] *Based on solid waste generation rates from CalRecycle, Waste Characterization, Commercial Sector Generation Rates, www2.calrecycle.ca.gov/WasteCharacterization/General/Rates, accessed May 10, 2017.*

[b] *Includes building core, support, administrative, and lobby areas, reception, cloak rooms, kitchens, backstage, storage, pool terrace, and other areas.*

[c] *Assuming a minimum diversion rate of approximately 50 percent, in accordance with AB 939 and based on implementation of Project Design Feature K.3-3.*

Source: Eyestone Environmental, 2017.

3.2 tons per day (365 days per year). Assuming a minimum diversion rate of approximately 50 percent, based on implementation of Project Design Feature K.3-3, the net increase in solid waste disposal associated with the proposed Project would be approximately 586.62 tons per year, as shown in Table IV.K.3-5. This net increase in solid waste disposal associated with the proposed Project would represent approximately 2.60 percent of the 22,577 tons of solid waste the City sent to Class III landfills in 2015, the most recent year for which data are available (refer to Table IV.K.3-2 on page IV.K.3-15).

As shown Table IV.K.3-1 on page IV.K.3-10, the total estimated remaining capacity for Class III landfills serving the City is approximately 451.16 million tons as of December 31, 2015. As also shown in the table, the landfills have a maximum daily permitted capacity of 76,954 tons. Thus, the proposed Project's net increase of 586.62 tons of annual solid waste disposal would represent approximately 0.0001 percent of the total estimated remaining Class III landfill capacity available to the City. In addition, net increase of approximately 1.61 tons of daily solid waste would represent 0.002 percent of the maximum permitted daily intake capacity for the landfills serving the City. Thus, based on the existing available capacities of landfills that serve the City, the proposed Project's solid waste disposal demands could be met without the need for additional landfill capacity. Accordingly, the proposed Project would not create a need for additional solid waste recycling or disposal facilities to adequately handle Project-generated waste.

In accordance with Project Design Features K.3-3 through K.3-5, the proposed Project would implement a recycling plan approved by the Director of Public Works and provide recycling containers and associated storage areas on-site, in accordance with Section 19.20.180 of the WHMC, AB 939, AB 341, and AB 1826. Storage areas for solid waste and recycling waste shall comply with the size requirements for non-residential uses, specified in the WHMC. Therefore, the proposed Project's would not conflict with solid waste policies and objectives in the WHMC or the City's Green Building Ordinance. In addition, through the proposed Project's waste management plan, waste diversion, and recycling features, as discussed above, the proposed Project's would be consistent with, and would further, City policies that reduce landfill waste streams.

Based on the analysis above, the Project would not create a need for additional recycling or disposal facilities to adequately handle Project-generated solid waste. The Project would not conflict with solid waste policies and objectives of either the state or the City. Therefore, Project-level impacts with regard to solid waste would be less than significant during construction and operation, and no mitigation measures are required.

4. Cumulative Impacts

Cumulative impacts associated with disposal of waste materials on landfill facilities are a regional phenomenon addressed by regional agencies (i.e., the County of Los Angeles). County planning for future landfill capacity addresses expected cumulative demand over 15-year planning increments (inclusive of the related projects). The Los Angeles County Integrated Waste Management Plan 2015 Annual Report anticipates a

10-percent increase in population growth and a 15-percent increase in employment within the County of Los Angeles by 2030.[26]

As identified in Section III, Environmental Setting, of this Draft EIR, there are 191 related projects located in the vicinity of the Project Site. Of these 191 related projects, 46 are located within the City and are served by Athens Services. A map of the related project locations is provided in Figure III-1 in Section III, Environmental Settings, of this Draft EIR.

a. Construction

Construction of the proposed Project, in conjunction with related projects within the collection area of the City's permitted Construction and Demolition Waste Haulers, would generate C&D waste, resulting in a cumulative increase in the overall demand for landfill disposal. As analyzed above, the proposed Project would dispose of approximately 1,000 tons of C&D waste in the unclassified landfill serving the City (i.e., Azusa Land Reclamation County Landfill), after accounting for diversion and recycling pursuant to Project Design Feature K.3-1. Given the requirements of the City's Green Building Ordinance, it is anticipated that future cumulative development would also implement similar measures to divert C&D waste from landfills. Furthermore, as described above, the Azusa Land Reclamation County Landfill, which services the City, does not face capacity issues given the remaining permitted capacity would be exhausted in 218 years based on the current average disposal rate of 846 tons per day. Accordingly, the Azusa Land Reclamation County Landfill will have sufficient capacity to accommodate the projected cumulative demand. Therefore, cumulative impacts on the unclassified landfill serving the proposed Project would be less than significant, and no mitigation measures are required.

Furthermore, like the proposed Project, related projects in the City would be required to divert 80 percent of their construction waste from landfills in accordance with the City's Green Building Ordinance. Thus, the proposed Project and each of the related projects would promote source reduction and recycling, consistent with the WHMC and the City's Green Building Ordinance. Therefore, construction of the proposed Project and each of the related projects would be consistent with applicable regulations related to solid waste.

[26] *County of Los Angeles Department of Public Works, Countywide Integrated Waste Management Plan, 2015 Annual Report, December 2016.*

b. Operation

Operation of the proposed Project, in conjunction with related projects within the collection area of the City's exclusive contract hauler for rubbish, recycling, and green waste, Athens Services, would generate municipal solid waste and result in a cumulative increase in the demand for waste disposal capacity at the Class III landfills serving the City. As previously stated, the proposed Project would generate an estimated 587 net new tons of solid waste per year when accounting for the 50 percent waste diversion requirements of AB 939. As shown in Table IV.K.3-6 on page IV.K.3-25, the 46 related projects within the collection area would generate an additional 6,569 tons of solid waste per year when accounting for the 50-percent waste diversion requirements of AB 939. Cumulatively, the proposed Project and the 46 related projects would dispose of approximately 7,155 tons of waste per year. Therefore, the proposed Project and related projects would result in a potentially significant cumulative impact.

However, as each Annual Report assesses future landfill disposal needs and capacity over a 15-year horizon, the estimated 7,155 tons of waste generated from the proposed Project and related projects would not account for a significant amount of waste under future projections. As discussed above, the 2015 Annual Report states that a shortfall in permitted solid waste disposal capacity with the County is not anticipated to occur within the next 15 years under current conditions. As shown in Table IV.K.3-1 on page IV.K.3-10, the landfills currently serving the City have a disposal capacity of approximately 451.16 million tons. Therefore, the proposed Project and related projects would account for approximately 0.002 percent of that disposal capacity. In addition, the 2015 Annual Report forecasts that the waste generation volume in 2030 would be approximately 31.8 million tons. As such, the 7,155 tons attributed to the proposed Project and related projects would equate to 0.023 percent of the County's waste generation of 31.8 million tons in 2030.

Furthermore, it is anticipated that related projects would be evaluated on an individual basis by the City to determine appropriate project design features and mitigation measures are put in place to avoid significant impacts related to solid waste. As with the proposed Project, such related projects would be expected to implement a recycling plan approved by the Director of Public Works and provide recycling containers and associated storage areas on-site in accordance with Section 19.20.180 of the WHMC, AB 939, AB 341, and AB 1826.

Thus, the proposed Project and each of the related projects would promote source reduction and recycling, consistent with the WHMC and the City's Green Building Ordinance, and would be consistent with applicable regulations related to solid waste. Therefore, the incremental increase in solid waste disposal and contribution to the City's estimated cumulative waste stream would not result in a cumulative impact.

Table IV.K.3-6
Cumulative Solid Waste Generation

No.	Related Project Address	Description	Number of Units	Generation Rate[a] (lbs/unit/day)	Total (lbs/day)	Total (tons/year)
City of West Hollywood						
1	8816 Beverly Blvd.	Hotel	45 rm	4	180.00	32.85
		Retail	5,535 sf	0.046	254.61	46.47
		Restaurant/Bar	7,070 sf	0.046	325.22	59.35
		Outdoor Dining	1,819 sf	0.046	83.67	15.27
		Apartments	28 du	8.6	240.80	43.95
2	1048 Curson Ave.	Condominiums	5 du	8.6	43.00	7.85
3	1125 Detroit St.	Apartments	22 du	8.6	189.20	34.53
4	900 Fairfax Ave.	Apartments	2 du	8.6	17.20	3.14
		Retail	1,145 sf	0.046	52.67	9.61
		Restaurant	2,281 sf	0.046	104.93	19.15
5	511 Flores St.	Apartments	9 du	8.6	77.40	14.13
6	1216 Flores St	Condominiums	14 du	8.6	120.40	21.97
7	1041 Formosa Ave.	Studios/Office	112,790 sf	0.084	9,474.36	1,729.07
8	1123 Formosa Ave.	Condominiums	5 du	8.6	43.00	7.85
9	1009 Gardner Ave.	Condominiums	6 du	8.6	51.60	9.42
10	947 Genesee Ave.	Condominiums	5 du	8.6	43.00	7.85
11	1003 Hancock Ave.	Apartments	3 du	8.6	25.80	4.71
12	1264 Harper Ave.	Condominiums	16 du	8.6	137.60	25.11
13	1345 Havenhurst Dr.	Condominiums	16 du	8.6	137.60	25.11
14	1342 Hayworth Ave.	Condominiums	16 du	8.6	137.60	25.11
15	1125 Kings Road	Condominiums	10 du	8.6	86.00	15.70
16	1201 La Brea Ave.	Restaurant	4,575 sf	0.046	210.45	38.41
17	627 La Peer Dr.	Hotel	69 rm	4	276.00	50.37
		Condominiums	8 du	8.6	68.80	12.56
		Restaurant	2,700 sf	0.046	124.20	22.67
		Retail	1,760 sf	0.046	80.96	14.78
18	829 Larrabee St.	Apartments	13 du	8.6	111.80	20.40
19	1223 Larrabee St.	Condominiums	8 du	8.6	68.80	12.56
20	8551 Melrose Ave.	Retail	6,500 sf	0.046	299.00	54.57
21	8583 Melrose Ave.	Retail/ Commercial	9,545 sf	0.046	439.07	80.13
22	8650 Melrose Ave.	Retail	14,571 sf	0.046	670.27	122.32
		Apartments	7 du	8.6	60.20	10.99

Table IV.K.3-6 (Continued)
Cumulative Solid Waste Generation

No.	Related Project Address	Description	Number of Units	Generation Rate[a] (lbs/unit/day)	Total (lbs/day)	Total (tons/year)
23	8711 Melrose Ave.	Commercial	21,565 sf	0.046	991.99	181.04
		Restaurant	8,997 sf	0.046	413.86	75.53
		Retail	10,355 sf	0.046	476.33	86.93
24	8715 Melrose Ave.	Restaurant	8,997 sf	0.046	413.86	75.53
		Retail	10,355 sf	0.046	476.33	86.93
25	7914 Norton Ave.	Condominiums	8 du	8.6	68.80	12.56
26	1001 Ogden Dr.	Condominiums	5 du	8.6	43.00	7.85
27	1153 Ogden Dr.	Condominiums	6 du	8.6	51.60	9.42
28	1150 Orange Grove Ave.	Apartments	7 du	8.6	60.20	10.99
29	507 Orlando Ave.	Apartments	9 du	8.6	77.40	14.13
30	923 Palm Ave.	Senior Housing	45 du	8.6	387.00	70.63
31	645 Robertson Blvd.	Hotel	241 rm	4	964.00	175.93
		Restaurant	33,300 sf	0.046	1,531.80	279.55
		Retail	18,130 sf	0.046	833.98	152.20
		Design Showroom	10,325 sf	0.046	474.95	86.68
		Nightclub	3,780 sf	0.046	173.88	31.73
32	1016 Martel Ave.	Apartments	11 du	8.6	94.60	17.26
33	7143 Santa Monica Blvd.	Apartments	166 du	8.6	1,427.60	260.54
		Retail	9,300 sf	0.046	427.80	78.07
34	7302 Santa Monica Blvd.	Apartments	371 du	8.6	3,190.60	582.28
		Retail	32,000 sf	0.046	1,472.00	268.64
35	7811 Santa Monica Blvd.	Hotel	81 rm	4	324.00	59.13
		Apartments	79 du	8.6	679.40	123.99
36	7925–7985 Santa Monica Blvd.	Retail	4,365 sf	0.046	200.79	36.64
		Restaurant	13,682 sf	0.046	629.37	114.86
		Office	70,036 sf	0.084	5,883.02	1,073.65
37	8550 Santa Monica Blvd.	Grocery Store	25,000 sf	0.046	1,150.00	209.88
		Café	1,319 sf	0.046	60.67	11.07
		Office	3,998 sf	0.084	335.83	61.29
		Health/Fitness Club	8,000 sf	0.046	368.00	67.16
		Personal Service	4,000 sf	0.046	184.00	33.58
38	9001 Santa Monica Blvd.	Retail	9,850 sf	0.046	453.10	82.69
		Restaurant	9,800 sf	0.046	450.80	82.27
		Condominiums	42 du	8.6	361.20	65.92

Table IV.K.3-6 (Continued)
Cumulative Solid Waste Generation

No.	Related Project Address	Description	Number of Units	Generation Rate[a] (lbs/unit/day)	Total (lbs/day)	Total (tons/year)
39	9040–9098 Santa Monica Blvd.	Condominiums	76 du	8.6	653.60	119.28
		Retail	82,000 sf	0.046	3,772.00	688.39
		Office	137,000 sf	0.084	11,508.00	2,100.21
40	8430 Sunset Blvd.	Condominiums	125 du	8.6	1,075.00	196.19
		Commercial	35,000 sf	0.046	1,610.00	293.83
41	8490–8500 Sunset Blvd.	Hotel	280 rm	4	1,120.00	204.40
		Retail	30,000 sf	0.046	1,380.00	251.85
		Condominiums	190 du	8.6	1,634.00	298.21
		Commercial	78,500 sf	0.046	3,611.00	659.01
42	8497 Sunset Blvd.	Office	11,520 sf	0.084	967.68	176.60
		Restaurant	9,775 sf	0.046	449.65	82.06
43	8950 Sunset Blvd.	Hotel	165 rm	4	660.00	120.45
		Apartments	4 du	8.6	34.40	6.28
		Restaurant	30,000 sf	0.046	1,380.00	251.85
44	9040 Sunset Blvd.	Hotel	190 rm	4	760.00	138.70
		Condominiums	20 du	8.6	172.00	31.39
		Retail	370 sf	0.046	17.02	3.11
		Restaurant	6,750 sf	0.046	310.50	56.67
		Lobby	900 sf	0.046	41.40	7.56
		Meeting Rooms	8,500 sf	0.046	391.00	71.36
		Bar/Club	10,000 sf	0.046	460.00	83.95
		Spa	4,771 sf	0.046	219.47	40.05
45	1253 Sweetzer	Condominiums	8 du	8.6	68.80	12.56
46	605 West Knoll Dr.	Retail	7,000 sf	0.046	322.00	58.77
Total Related Projects Generation (prior to diversion)						**13,137**
Total Related Projects Disposal (after 50-percent diversion)						**6,569**
Total Project Disposal (after 50-percent diversion)[b]						**587**
Total Disposal from Related Projects and Proposed Project (after 50-percent diversion)						**7,155**

du = dwelling units
lbs = pounds
rm = rooms
sf = square feet

Table IV.K.3-6 (Continued)
Cumulative Solid Waste Generation

No.	Related Project Address	Description	Number of Units	Generation Rate[a] (lbs/unit/day)	Total (lbs/day)	Total (tons/year)

Numbers may not sum precisely due to rounding.

[a] *Based on solid waste generation rates from CalRecycle, Waste Characterization, Commercial Sector Generation Rates, www2.calrecycle.ca.gov/WasteCharacterization/General/Rates, accessed May 10, 2017.*

[b] *Assuming a minimum diversion rate of approximately 50 percent, in accordance with the requirements under AB 939.*

Source: Eyestone Environmental, 2017.

5. Mitigation Measures

Project-level and cumulative impacts with regard to solid waste would be less than significant with implementation of the regulatory requirements and project design features discussed above. Therefore, no mitigation measures are required.

6. Level of Significance After Mitigation

Project-level and cumulative impacts with regard to solid waste would be less than significant without mitigation.