INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

THE RICHMAN GROUP
LAKELAND ROAD HOUSING DEVELOPMENT
13231 LAKELAND ROAD
SANTA FE SPRINGS, CALIFORNIA

LEAD AGENCY:

CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
11710 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 92240

AUGUST 26, 2021

SFSP 067

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: The Richman Group Lakeland Road Housing Development

PROJECT APPLICANT: The Applicant for the proposed project is Mr. Rick Westberg, Executive Vice President, The Richman Group of California, 420 31st Street, Suite B1, Newport Beach, California, 92663.

PROJECT LOCATION: The project site's legal address is 13231 Lakeland Road, Santa Fe Springs, California 90670. The applicable parcel numbers include 8011-012-902 (Parcel 1), 8011-011-912 (Parcel 2), 8011-011-906 (Parcel 3), and 8011-011-907 (Parcel 4).

CITY AND COUNTY: City of Santa Fe Springs, Los Angeles County.

PROJECT: The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 139-unit housing development on a site located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would involve the construction and occupancy of 121 rental units and 18 owner-occupied townhome condominium units. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed with the construction of the proposed project is 4.68 acres (203,761 square feet).

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts. For this reason, the City of Santa Fe Springs determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.

- The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THIS INITIAL STUDY

The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. Of this total number of units, 121 units would consist of one, two, and three-bedroom rental units and 18 units would be three level owner-occupied townhome units. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The applicable parcel numbers included in the project development include 8011-012-902 (Parcel 1), 8011-011-912 (Parcel 2), 8011-011-906 (Parcel 3), and 8011-011-907 (Parcel 4). The total land area to be developed as part of the proposed project's implementation is 4.68 acres (203,761 square feet).[1]

The City of Santa Fe Springs is the designated *Lead Agency* and as such, the City will be responsible for the project's environmental review. Section 21067 of California Environmental Quality Act (CEQA) defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.[2] As part of the proposed project's environmental review, the City of Santa Fe Springs has authorized the preparation of this Initial Study.[3] The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. An additional purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Santa Fe Springs with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;

- To facilitate the project's environmental assessment early in the design and development of the proposed project;

- To eliminate unnecessary EIRs; and,

- To determine the nature and extent of any impacts associated with the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings are made as part of its preparation to fully represent the independent judgment and position of the City of Santa Fe Springs, in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. These other agencies are referred to as *Responsible Agencies* and

[1] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

[2] California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2018. §21067. 2019

[3] California, State of. *California Public Resources Code. Division 13, Guidelines for the Implementation of the California Environmental Quality Act.* §15050. 2019

Trustee Agencies, pursuant to Sections 15381 and 15386 of the State CEQA Guidelines.[4] This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.[5] Questions and/or comments should be submitted to the following contact person:

Wayne Morrell, Community Development Director
City of Santa Fe Springs Community Development Department
11710 E. Telegraph Road
Santa Fe Springs, California 90670

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 - Introduction:* provides the procedural context surrounding this Initial Study's preparation and insight into its composition.

- *Section 2 - Project Description:* provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.

- *Section 3 - Environmental Analysis:* includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.

- *Section 4 - Conclusions:* summarizes the findings of the analysis.

- *Section 5 - References:* identifies the sources used in the preparation of this Initial Study.

[4] California, State of. Public Resources Code Division 13. *The California Environmental Quality Act*. Chapter 2.5, §21067 and §21069. 2019.

[5] California, State of. *California Public Resources Code. Division 13, Guidelines for the Implementation of the California Environmental Quality Act. Article 8 Time Limits*. § 15105 Public Review Period for a Draft EIR, or a Proposed Negative Declaration or Mitigated Negative Declaration. 2019.

SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

This Initial Study analyzes the environmental impacts associated with the development of a new 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. Of this total number of units, 121 units would consist of one, two, and three-bedroom rental units and 18 units would be three level owner-occupied townhome units. The total land area that would be developed is 4.68 acres (203,761 square feet).[6]

2.2 PROJECT LOCATION

The project site is located in the east-central portion of the City of Santa Fe Springs. The City is located approximately 13 miles southeast of Downtown Los Angeles, and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by the City of Whittier and unincorporated West Whittier; on the east by Whittier, La Mirada, and unincorporated East Whittier; on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major physiographic features located in the vicinity of the City include the Puente Hills Preserve (located approximately 3.5 miles northeast of the site), the North Fork of Coyote Creek (La Canada Verde Creek), which is located approximately three-quarters of a mile east of the proposed project site, and the San Gabriel River which is located approximately three miles west of the site.[7]

Regional access to the City of Santa Fe Springs and the project site is provided by two freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation, and the I-605 Freeway extends along the City's westerly side in a southwest-northeast orientation. The location of Santa Fe Springs in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2. The proposed development of a new 139-unit family housing complex is located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would involve the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The applicable parcel numbers included in the project development are 8011-012-902 (Parcel 1), 8011-011-912 (Parcel 2), 8011-011-906 (Parcel 3), and 8011-011-907 (Parcel 4). A local map is provided in Exhibit 2-3 and an aerial photograph of the project site is provided in Exhibit 2-4.

2.3 ENVIRONMENTAL SETTING

The proposed project would involve the construction and subsequent occupancy of a 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. The larger 3.93-acre site (referred to as Area 1) is a rectilinear area bounded by Lakeland Road to the south, Laurel Avenue to the east, and by industrial uses to the west and to the north. The smaller site (referred to as Area 2) includes three parcels totaling 0.75 acres in area with access to Laurel Avenue to west, Lakeland Road to the south, and surrounded by mixed residential uses. The smaller site (Area 2) is bisected by an alley that provides access to a mid-block parking lot for the Lakeland Manor Apartments that are located along Lakeland Road.

[6] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

[7] Google Maps. Website accessed on August 22, 2020.

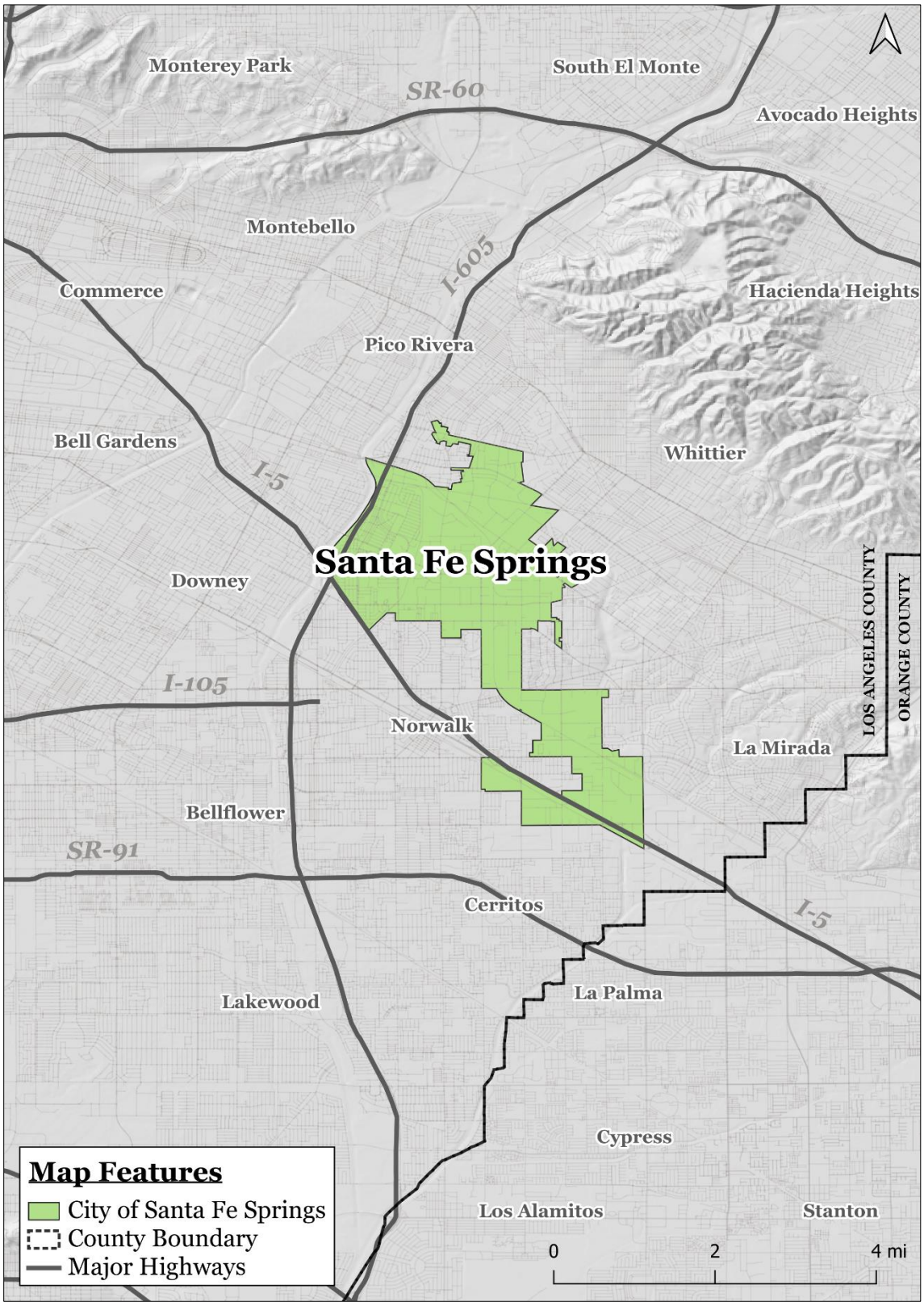

EXHIBIT 2-1
REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

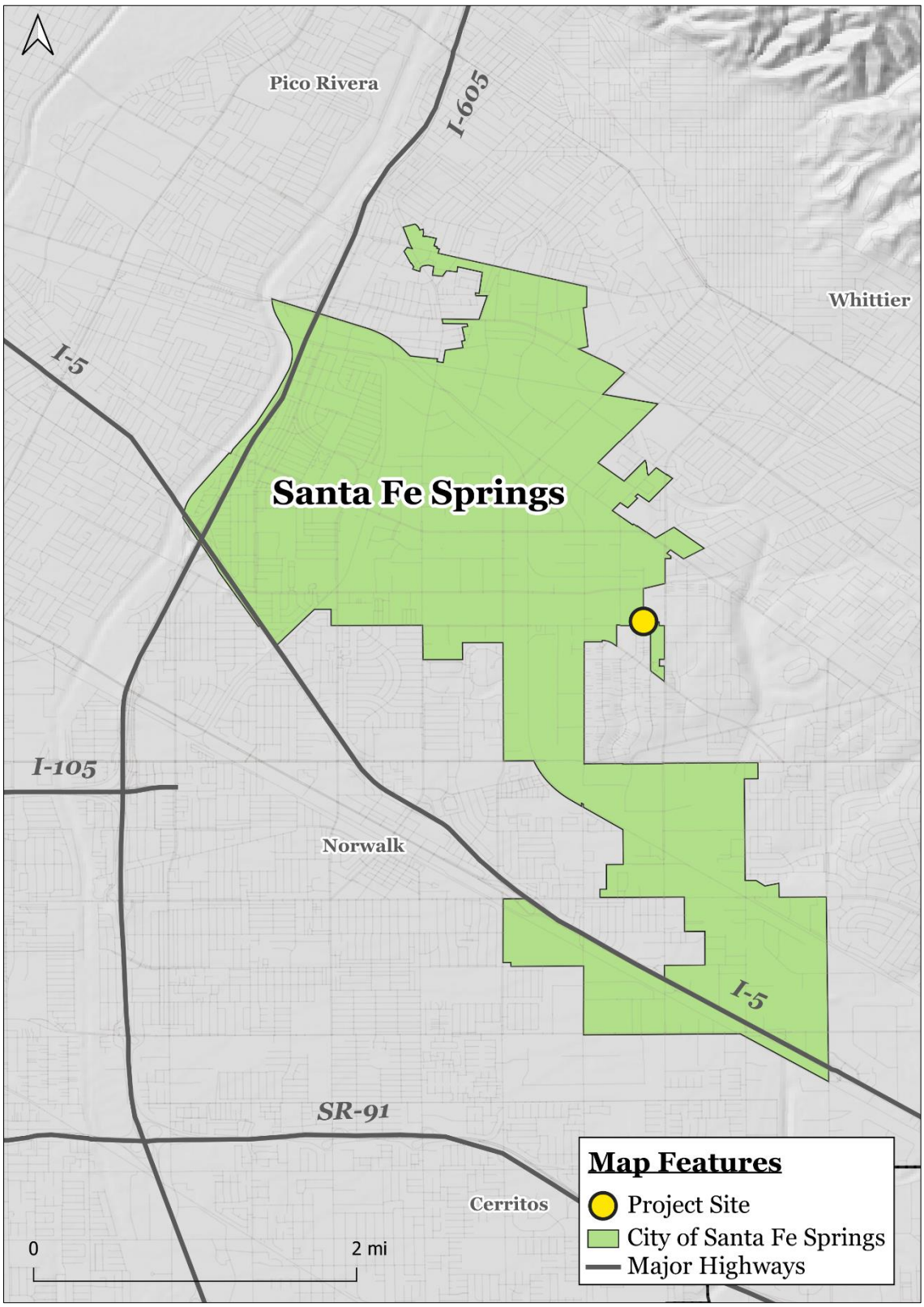

EXHIBIT 2-2
CITYWIDE MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

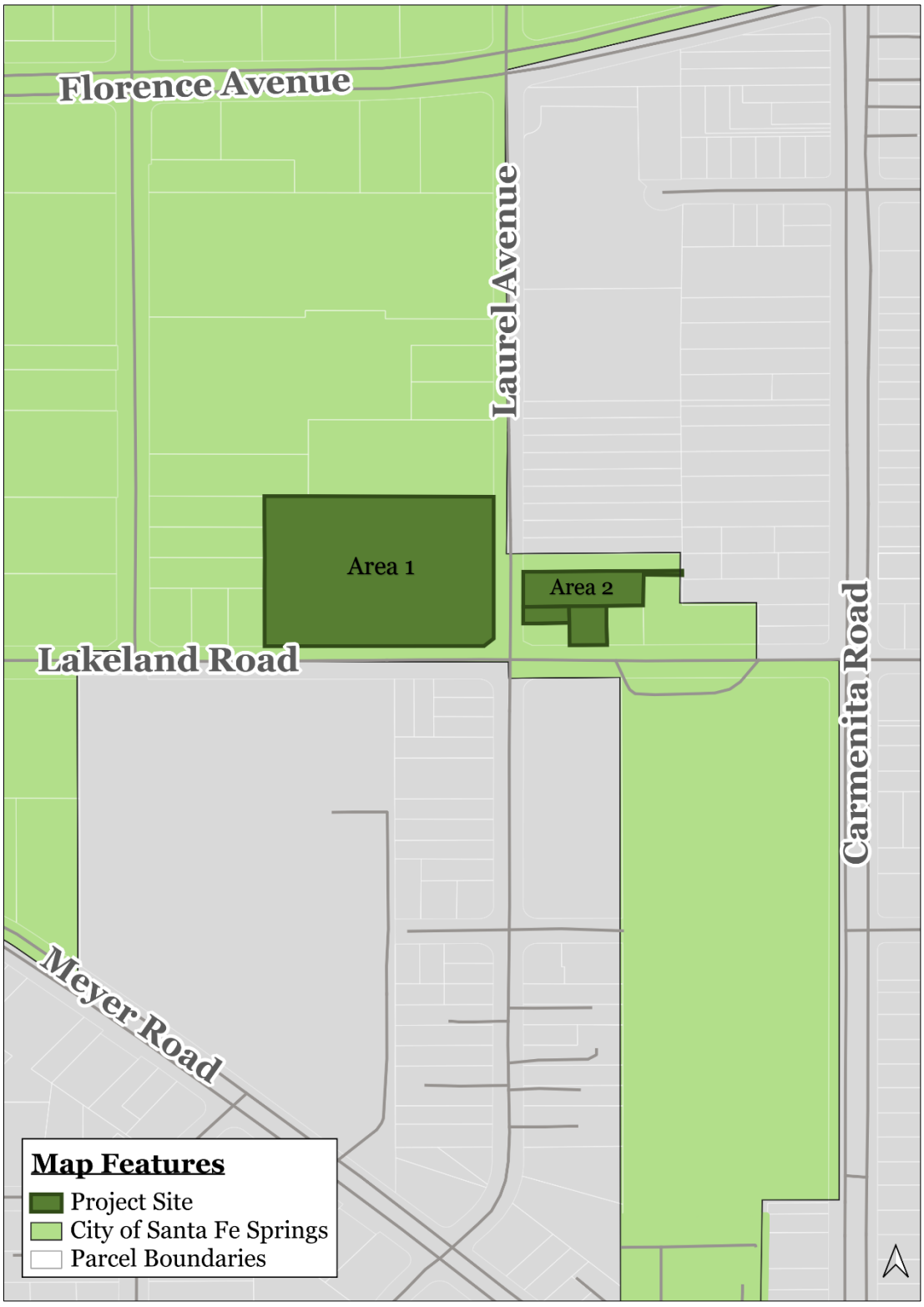

EXHIBIT 2-3
LOCAL MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

EXHIBIT 2-4
AERIAL IMAGE OF PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Surrounding land uses are zoned primarily for multiple-family residential and industrial development. The following land uses are located around and near the project site:

- *North of the project site*. North of the western portion of the proposed planned housing development (Area 1), the properties are zoned entirely for industrial and multiple residential family uses. The adjacent parcels directly north of Area 1 include an air-conditioner factory and a hardware supply warehouse. The City of Santa Fe Springs corporate boundary with the unincorporated community of South Whitter is located approximately 100 feet north of the eastern portion (Area 2) of the project site. Directly north of Area 2 are other mixed residential land uses. Public facilities in the vicinity of the project site includes a local church and a Department of Social Services community resource health center.[8]

- *East of the project site*. The City of Santa Fe Springs corporate boundary with the unincorporated community of South Whitter is located approximately 250 feet east of the project site. Land uses located to the east of the proposed project site are zoned entirely for residential development. Approximately three-quarters of a mile east of the project site, on Lakeland Avenue, is the Candlewood Country Club golf course.[9]

- *South of the project site*. Directly to the south of the project site and across Lakeland Road, are the Carmela Elementary School and Amelia Mayberry Park and the Community Sports Complex. Other land uses to the south also include public areas, residential developments, churches, and small commercial establishments located near the intersection of Laurel Avenue and Meyer Road. This latter intersection is located approximately one-quarter mile south of the project site.[10]

- *West of the project site*. The intersection of Lakeland Road and Shoemaker Avenue is located approximately one-quarter mile west of the project site. The area located to the west of the project site is zoned entirely for industrial development. Land uses in this area include construction, hardware, and technology supply warehouses as well as truck parking along Painter Avenue, approximately 250 feet from the project site's westernmost boundary.[11]

Both Area 1 and Area 2 were vacant and undeveloped during the Summer of 2020 when the site visit was completed. The majority of the western half of the 3.93-acre Area 1 parcel was surfaced with concrete while the eastern half was paved with asphalt. The former building locations for 13231 Lakeland Avenue and 13241 Lakeland Avenue are evident. Several shipping containers were located along the western property line with a lesser amount located along the eastern property line. A third row of shipping containers was oriented north to south and located approximately 80 feet from the western property line. A mobile office and several other pallets of dry goods were stored on the north-central portion of the Area 1 site. The portion of the Area 2 site located on the eastern side of Laurel Avenue was vacant and unpaved in July 2020.[12] An aerial photograph of the project site and the surrounding area was previously provided in Exhibit 2-4. Photographs of the site and surrounding areas are provided in Exhibits 2-5 and 2-6.

[8] Blodgett/Baylosis Environmental Planning. *Site Visit*. Survey was conducted on August 20, 2020.

[9] Ibid.

[10] Ibid.

[11] Ibid.

[12] Ibid.

Figure 1: The proposed project site is located to the north of the Lakeland Road and Laurel Avenue intersection in the central portion of the City of Santa Fe Springs. The project proposal includes two areas within parcels zoned for Multiple-Family Residential Housing Development (R3-PD).

Figure 2: The larger 3.93-acre site of the development (Area 1) would include a two 2-story courtyard style wood-frame walk up buildings, and one 3-story wood-frame building with an elevator and interior corridor. This portion of the multiple-family housing complex west of Laurel Avenue would include 121 residential units, along with staff offices and resident amenities.

EXHIBIT 2-5
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Figure 3: Looking east on Laurel Avenue toward the Area 2, which is bisected by an access easement to a mid-block parking lot for the Lakeland Manor Apartments. Directly adjacent to this existing driveway easement is a Los Angeles County Department of Public Works (LADPW) Sunshine Shuttle bus stop on the southeast corner of the easement entrance.

Figure 4: The southern portion of Area 2 includes three vacant and undeveloped parcels on the east side of Laurel Avenue that have a total land area of 0.75 acres. This area of the project development would feature 18 residential units.

EXHIBIT 2-6
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

2.4 PROJECT DESCRIPTION

PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project involves the construction of a new 139-unit family housing development located near the intersection of Lakeland Road and Laurel Avenue within the City of Santa Fe Springs. Images of the site plan are shown in Exhibit 2-7. Key elements of the proposed project are summarized below and on the following pages.

- *Project Site*. The proposed project would include the development of four adjacent parcels. All four parcels have a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The applicable parcel numbers included within the project site boundaries include 8011-012-902 (Parcel 1), 8011-011-912 (Parcel 2), 8011-011-906 (Parcel 3), and 8011-011-907 (Parcel 4). The total land area of the four parcels that would be developed during the construction of the proposed project is 4.68 acres (203,761 square feet). The total building footprint for the proposed development project is 69,554 square feet, which would be divided between two development areas: Area 1 (Affordable Housing and Whole Child Residential Developments) and Area 2 (Habitat for Humanity Housing Development).[13]

- *Proposed Structures: Area 1*. The larger site to the west of Laurel Avenue (Area 1) consists of 3.93-acres and would include the construction of four new apartment buildings that would have a maximum footprint of 43,494 square feet and maximum height of 46 feet. Area 1 would include 121 residential dwelling units with a mix of one, two- and three-bedroom apartments. Area 1 would also include separate buildings housing various amenities containing a multi-purpose room, manager's offices, mailboxes, a computer center, a fitness room, and laundry facilities. The adjacent central courtyard would contain a patio and children's play areas. Other outdoor spaces would provide amenities for recreation and urban gardening.[14]

- *Parking: Area 1*. There are 152 residential parking spaces and 6 visitor parking spaces associated with this component, including 8 ADA-accessible stalls which meet the parking requirements (6 spaces) established in the Los Angeles County Building Code - Section 1129B.[15]

- *Proposed Structure: Area 2. Habitat for Humanity Residential Development*. The smaller site located to the east of Laurel Avenue consists of three parcels (totaling 0.75 acres) and would include the construction of three new residential structures with a total building footprint of 24,676 square feet and maximum height of 35 feet. Area 2 would include 18 residential units with a mix of one, two- and three-bedroom floor plans. [16]

[13] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

[14] Ibid.

[15] Ibid.

[16] Ibid.

EXHIBIT 2-7
SITE PLAN OF THE PROPOSED PROJECT
SOURCE: SVA ARCHITECTS

- *Parking: Area 2*. Included in the proposed development would be a 2-car parking garage for each unit, for a total of 36 garage parking spaces associated with this component.[17]

- *Access and Circulation*. The main access and entry to the Area 1 Affordable Housing Development would be provided from Lakeland Road with a secondary emergency vehicle exit to Laurel Avenue. Driveway access to the Area 1 Whole Child Residential Development would be provided on Laurel Avenue. Driveway access to the Area 2 component of the proposed project would also be provided from Laurel Avenue. Area 2 is bisected by an access easement to a mid-block parking lot for the Lakeland Manor Apartments located adjacent to the proposed development to the east along Lakeland Road. Directly adjacent to this existing driveway easement is a Los Angeles County Department of Public Works (LADPW) Sunshine Shuttle bus stop located on the southeast corner of the easement entrance and Laurel Avenue.[18]

OCCUPANCY CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project would involve the development of a new 139-unit housing project located near the intersection of Lakeland Road and Laurel Avenue. Of this total number of units, 121 rental units would consist of transitional and supportive units for lower income households. An additional 18 units would be reserved for senior households. The owner-occupied townhome condominium units would also be reserved for first-time buyer lower income households. These 18 townhome units would be constructed by Habitat for Humanity.[19]

CONSTRUCTION CHARACTERISTICS

The construction for the proposed project is estimated to begin on January 1st, 2021 and would take approximately twelve months to complete. This construction schedule time frame was used in the CalEEMod computer model that was used to calculate the construction emissions. The key construction phases are outlined the paragraphs that follow.

- *Phase 1 – Demolition/Grading*. The project site would be graded and readied for the construction. The site would be graded to a depth of approximately 3 to 6 inches. Localized remediation activities would also occur during this phase This phase would require two months to complete.

- *Phase 2 – Site Preparation*. During this phase, the building footings, utility lines, and other underground infrastructure would be installed. This phase would require two months to complete.

- *Phase 3 - Construction*. The new buildings would be constructed during this phase. This phase will take approximately six months to complete.

- *Phase 4 - Paving and Finishing*. This concluding phase would involve the paving and finishing. The completion of both phases will take approximately two months to complete.

[17] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

[18] Ibid.

[19] Ibid.

2.5 RELATED (CUMULATIVE) PROJECTS

Cumulative impacts refer to the combined effect of project impacts with the impacts of other past, present, and reasonably foreseeable future projects. As set forth in the *CEQA Guidelines* Section 15355,

> "Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.
>
> (a) The individual effects may include changes resulting from a single project or a number of separate projects.
>
> (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time."

The cumulative project list identified below and on the following page was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion*. This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. This related project would consist of a new, three-story self-storage building (Building B) that will have a total floor area of 97,503 square feet and will replace an existing single-story self-storage building. A new single-story building (Building J), consisting of 2,547 square feet, would be constructed along the site's east side. This related project is located approximately 3,650 feet to the northwest of the project site. This related project is currently under construction.

- *Greenstone Trailer Parking Project*. The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. The new parking lot will provide trailer parking for the nearby FedEx facility. This related project is located approximately 4,440 feet to the southwest of the project site. This related project was recently completed and is now operational.

- *Amazon Fulfillment Center*. This use would occupy an existing building located at 11811-11831 E. Florence Avenue. The existing building has a total floor area of 288,000 gross square feet and is situated on a 12.93-acre site. This building also includes 30 dock high positions for 53-foot trailers to deliver and load product to and from the building and two ground level doors. This related project is located approximately 1.8 miles to the northwest of the project site. This related project was recently approved by the City and the construction activities have commenced.

- *Lakeland Apartments*. This related project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. The project site is a remnant of Carmela Elementary School, which is adjacent to the related project site. This related project will consist of seven new apartment buildings and a community/recreation building (amenity building). This related project is located approximately 800 feet to the south of the project site. This project has been approved by the City and construction activities will be commencing in the next several months.

- *Los Nietos Industrial Development*. This related project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. The proposed 4.65-acre (202,857 square-foot) project site has been previously developed for commercial industrial land uses. This new building will replace four older industrial building with a total floor area of approximately 90,000 square feet. This related project is located approximately 1.5 miles to the northwest of the project site. This related project is undergoing review by the City.

The nearest related project to the proposed project site is the Lakeland Apartments which will be located approximately 800 feet to the south of the proposed project site. The potential for projects to have a cumulative impact depends on both their geographic location as well as the timing of development. The geographic area affected by cumulative projects will vary depending on the environmental topic. For example, construction noise impacts would be limited to areas directly affected by construction noise, whereas the area affected by a project's air emissions generally includes the local South Coast Air Basin. While the timing of the future projects is likely to fluctuate due to schedule changes or other unknown factors, this analysis assumes these projects would be implemented concurrently with construction of the proposed project.

2.6 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Santa Fe Springs) that calls for an exercise of judgment in deciding whether to approve a project. The following discretionary approvals are required:

- Approval of the Mitigated Negative Declaration; and
- Adoption of the Mitigation Monitoring and Reporting Program (MMRP).

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SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

Aesthetics (Section 3.1);
Agricultural &Forestry Resources (Section 3.2);
Air Quality (Section 3.3);
Biological Resources (Section 3.4);
Cultural Resources (Section 3.5);
Energy (Section 3.6)
Geology & Soils (Section 3.7);
Greenhouse Gas Emissions; (Section 3.8);
Hazards & Hazardous Materials (Section 3.9);
Hydrology & Water Quality (Section 3.10);
Land Use & Planning (Section 3.11);
Mineral Resources (Section 3.12);
Noise (Section 3.13);
Population & Housing (Section 3.14);
Public Services (Section 3.15);
Recreation (Section 3.16);
Transportation (Section 3.17);
Tribal Cultural Resources (Section 3.18);
Utilities (Section 3.19);
Wildfire (Section 3.20); and,
Mandatory Findings of Significance (Section 3.21).

The environmental analysis included in this section reflects the Initial Study Checklist format used by the City of Santa Fe Springs in its environmental review process (refer to Section 1.3 herein). Under each issue area, an analysis of impacts is provided in the form of questions followed by corresponding detailed responses. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact*. The proposed project *will not* have any measurable environmental impact on the environment.

- *Less Than Significant Impact*. The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Santa Fe Springs or other responsible agencies consider to be significant.

- *Less Than Significant Impact with Mitigation*. The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.

- *Potentially Significant Impact*. The proposed project may result in environmental impacts that are significant.

This Initial Study will assist the City of Santa Fe Springs in making a determination as to whether there is a potential for significant adverse impacts on the environment associated with the implementation of the proposed project.

3.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?				✕
B. Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✕
C. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from a publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✕
D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✕	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on aesthetics if it results in any of the following:

- Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?
- Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? or,
- Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect on a scenic vista? ● No Impact.*

The proposed project would involve the construction and occupancy of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. Of this total, 121 units would consist of rental (apartment) units and 18 units would be owner-occupied townhome units. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-

Planned Unit Development (R3-PD) designation.[20] The proposed project area is located within a rapidly urbanizing metropolitan neighborhood in southeastern Los Angeles County. Once complete, the proposed project will not negatively impact views of the Puente Hills (located approximately 8½ miles northeast of the project site) because current development along Laurel Avenue and other local roads restricts views of the Puente Hills from uses near the project site. Once occupied, public viewsheds of the surrounding areas would continue to be visible from the public right-of-way.[21] The proposed project will facilitate the develop of an existing vacant and blighted area with new residential development. As a result, no impacts will occur.

B. *Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ● No Impact.*

According to the California Department of Transportation (Caltrans), this intersection of Lakeland Road is not within proximity to a designated State or County designated scenic highway. The closest designated scenic highway to the project site is a 7-mile segment of the Orange Freeway (SR-57), located approximately 12 miles to the east of the project site.[22] Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. The proposed parcels for development are vacant and with no trees, significant rock outcroppings or existing structures. The project sites do not contain any buildings listed in the State or National registrar. As a result, no impacts will occur.

C. *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from a publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ● No Impact*

The eastern site is currently vacant and undeveloped, and the western portion is covered over by an asphalt parking area and is currently used as a storage container facility.[23] Both areas are located within parcels zoned for multiple-family residential housing Development at the intersection of Lakeland Road and Laurel Avenue in the City of Santa Fe Springs. A conceptual elevation of the proposed Area 1 development is provided in Exhibit 3-1. The limited disturbed ground cover consists of common grasses and other ruderal overgrowth atop sandy soil and gravel substrate. The proposed multi-unit residential development project would have a maximum footprint of 69,554 square feet and maximum height of 46 feet. The proposed multi-unit residential development project would replace the existing vacant and blighted properties with a new residential development. As a result, no impacts will occur.

[20] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

[21] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on August 24, 2020.

[22] California Department of Transportation. *Official Designated Scenic Highways.* https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways

[23] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on August 24, 2020.

EXHIBIT 3-1
CONCEPTUAL ELEVATION OF PROPOSED AREA 1
SOURCE: SVA ARCHITECTS

D. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ● Less than Significant Impact.*

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as light trespass which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The nearest sensitive receptors to the project site include the Carmela Elementary School (located 150 feet southeast of the project site), Amelia Mayberry Park (located 175 feet southwest of the project site) and surrounding residential units to the east and northeast of the project site. Project-related sources of nighttime light would include streetlights, parking lot security lighting, and vehicular headlights.

Lighting that will be utilized by the proposed development will be typical of that associated with residential uses and would be provided in order to illuminate the building entrances and parking areas. A moderate level of illumination already exists in the project area along Lakeland Road and Laurel Avenue. The project's exterior lighting would be directed towards the interior of the project site and away from any nearby land uses. Additionally, the proposed project will include directional lighting with shielding to ensure that on-site lighting does not cause light trespass onto the adjacent properties. Any potential light and glare from the parking areas would be required to comply with Section 155.496 of the City of Santa Fe Springs Municipal Code. As a result, less than significant impacts are anticipated to result upon the implementation of the proposed project.

CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare are site-specific. The nearest related project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road. This related project is located approximately 800 feet to the south of the project site and is separated from the proposed project by Lakeland Road and the existing Carmela Elementary School campus. Furthermore, the analysis determined that the proposed project combined with one or more of the related projects would not restrict scenic views along the local streets, damage or interfere with any scenic resources or highways, degrade the visual character of the project site and surrounding areas, or result in light and glare impacts. As a result, no cumulative aesthetic impacts will occur.

MITIGATION MEASURES

The analysis of aesthetics indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.2 AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?				✖
B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?				✖
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✖
D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?				✖
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on agriculture and forestry resources if it results in any of the following:

- Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- Would the project result in the loss of forest land or conversion of forest land to non-forest use?
- Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses? ● No Impact.*

The proposed project would involve the construction and occupancy of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. Of this total, 121 units would consist of rental (apartment) units and 18 units would be owner-occupied townhome units. According to the California Department of Conservation, the project site does not contain any areas of Farmland of Statewide Importance. According to the California Department of Conservation, the City of Santa Fe Springs does not contain any areas of *Prime Farmland*, *Unique Farmland*, or *Farmland of Statewide Importance*. A Light Agriculture zone (A-1) exists within the City's zoning code and the proposed project site's M-2 zoning designation permits agricultural uses, excluding dairies, stockyards, slaughter of animals and manufacture of fertilizer.[24] The proposed project will not require a zone change and no loss of land zoned for permitting agricultural uses will occur. The implementation of the proposed project would not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses. As a result, no impacts will occur.

B. *Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract? ● No Impact.*

Both Area 1 and Area 2 were vacant and undeveloped during the Summer of 2020 when the site visit was completed. The majority of the western half of the 3.93-acre Area 1 parcel was surfaced with concrete while the eastern half was paved with asphalt. The former building locations for 13231 Lakeland Avenue and 13241 Lakeland Avenue are visible. Several shipping containers were located along the western property line with a lesser amount located along the eastern property line. A third row of shipping containers was oriented north to south and located approximately 80 feet from the western property line. A mobile office and several other pallets of dry goods were stored on the north-central portion of the Area 1 site.[25] According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract since the land does not qualify for a Williamson Act Contract.[26] There are no agricultural uses located within the site that would be affected by the project's implementation. As a result, no impacts will occur.

C. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? ● No Impact.*

Although the project sites are currently undeveloped, both are surrounded by urban development. No forest lands are located within the vicinity of either site. Furthermore, the site's existing zoning designation does not contemplate forest land uses. As a result, no impacts will occur.

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[24] City of Santa Fe Springs Municipal Code. *Title XV, Land Usage*. Chapter 155, Code 155.241, Principal Permitted Uses.

[25] Ibid.

[26] California Department of Conservation. *State of California Williamson Act Contract Land*. https://www.conservation.ca.gov/dlrp/wa/Pages/ Farmland-Security-Zones.aspx

D. *Would the project result in the loss of forest land or conversion of forest land to a non-forest use? ● No Impact.*

No forest lands are located within the project site or surrounding area. No loss or conversion of forest lands to urban uses would result from the proposed project's implementation. As a result, no impacts will occur.

E. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use? ● No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farm land or forest land. As a result, no impacts will occur. proposed project would not involve any changes to the existing environment which could result in the conversion of farmland to non-agricultural use, or the conversion of forest land to a non-forest use. As a result, no impacts will occur.

CUMULATIVE IMPACTS

The analysis determined that there are no agricultural or forestry resources in the project area and that the implementation of the proposed project would not result in any impacts on these resources. In addition, none of the five related projects would involve any impacts related to the loss of farmland resources or forestry impacts. As a result, no cumulative impacts on agriculture or forestry resources will occur.

MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				✖
B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			✖	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			✖	
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on air quality if it results in any of the following:

- Would the project conflict with or obstruct implementation of the applicable air quality plan?
- Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- Would the project expose sensitive receptors to substantial pollutant concentrations?
- Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain. Carbon monoxide is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO_2)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. Nitrogen dioxide is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.

- *Sulfur dioxide* (SO_2) is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.

- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles because fine particles can more easily cause irritation.

Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day or 2.50 tons per quarter of reactive organic compounds;
- 100 pounds per day or 2.50 tons per quarter of nitrogen dioxide;
- 550 pounds per day or 24.75 tons per quarter of carbon monoxide;
- 150 pounds per day or 6.75 tons per quarter of PM_{10};
- 55 pounds per day or 2.43 tons per quarter of $PM_{2.5}$; or,
- 150 pounds per day or 6.75 tons per quarter of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM_{10};
- 55 pounds per day of $PM_{2.5}$; or,
- 150 pounds per day of sulfur oxides.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? ● No Impact.*

The proposed project would involve the construction and occupancy of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. Of this total, 121 units would consist of rental (apartment) units and 18 units would be owner-occupied townhome units. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation.[27] Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:

- Consistency Criteria 1 refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.

[27] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

- Consistency Criteria 2 refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.[28]

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Tables 3-1 and 3-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Santa Fe Springs.

Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to have a population of 20,300 residents through the year 2040, which is an increase of 2,400 person from the 2020 population.[29]

The proposed residential development is projected to add 467 new residents to the City. This figure assumes 3.36 people per household, which is the average household size in the City of Santa Fe Springs according to the U.S. Census. This number of new residents is well within SCAG's population projections for the City of Santa Fe Springs and the proposed project will not violate Consistency Criteria 2. As a result, no impacts related to the implementation of the AQMP are anticipated.

B. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ● Less than Significant Impact.*

According to the SCAQMD, any project is significant if it triggers or exceeds the most appropriate evaluation criteria. The project's construction period is expected to last approximately twelve months and would include site preparation, grading, erection of the new residential development, and the finishing of the project (e.g. painting, landscaping, paving of parking area). The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V. 2016.3.2). Model defaults were used for construction phase lengths and construction equipment. The model assumed the entire construction period would occur over a twelve-month period. It was also assumed that the project would water exposed areas three times daily during construction earthmoving activities to reduce fugitive dust emissions as directed under SCAQMD Rule 403 and would use architectural coatings with a maximum VOC content of 50 g/L, in compliance with SCAQMD Rule 1113. As shown in Table 3-1, daily construction emissions will not exceed the SCAQMD significance thresholds.

[28] South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

[29] Southern California Association of Governments. *Adopted Growth Forecast Regional Transportation Plan 2016-2040*. http://gisdata.scag.ca.gov/Pages/SocioEconomicLibrary.aspx

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition (on-site)	3.16	31.44	21.56	0.03	1.55	1.44
Demolition (off-site)	0.06	0.04	0.56	--	0.16	0.04
Total Demolition	**3.22**	**31.48**	**22.12**	**0.03**	**1.71**	**1.48**
Site Preparation (on-site)	3.88	40.49	21.15	0.03	9.09	5.75
Site Preparation (off-site)	0.07	0.04	0.67	--	0.20	0.05
Total Site Preparation	**3.95**	**40.53**	**21.82**	**0.03**	**9.29**	**5.80**
Grading (on-site)	2.29	24.73	15.85	0.02	3.54	2.36
Grading (off-site)	0.06	0.04	0.56	--	0.16	0.04
Total Grading	**2.35**	**24.77**	**16.41**	**0.02**	**3.70**	**2.40**
Building Construction (on-site)	1.90	17.43	16.57	0.02	0.95	0.90
Building Construction (off-site)	0.46	1.70	4.10	0.01	1.22	0.33
Total Building Construction	**2.36**	**19.13**	**20.67**	**0.03**	**2.15**	**1.23**
Paving (on-site)	1.29	10.83	12.26	0.01	0.57	0.53
Paving (off-site)	0.08	0.05	0.75	--	0.22	0.06
Total Paving	**1.27**	**10.88**	**13.01**	**0.01**	**0.79**	**0.59**
Architectural Coatings (on-site)	20.98	1.52	1.81	--	0.09	0.09
Architectural Coatings (off-site)	0.08	0.05	0.75	--	0.22	0.06
Total Architectural Coatings	**32.17**	**1.57**	**2.97**	**--**	**0.09**	**0.09**
Maximum Daily Emissions	**22.46**	**72.02**	**43.96**	**0.08**	**27.85**	**16.31**
Daily Thresholds	**75**	**100**	**550**	**150**	**150**	**55**

Source: CalEEMod V. 2016.3.2.

Long-term emissions refer to those air quality impacts that will occur once the proposed development has been constructed and is occupied. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic. The analysis of long-term operational impacts also used the CalEEMod V. 2016.3.2 computer model. Table 3-2 depicts the estimated operational emissions generated by the proposed project.

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO_2	CO	SO_2	PM_{10}	$PM_{2.5}$
Area-wide (lbs/day)	1.83	0.11	10.01	--	0.06	0.06
Energy (lbs/day)	0.04	0.38	0.16	--	0.31	0.31
Mobile (lbs/day)	1.50	7.71	20.16	0.07	6.35	1.73
Total (lbs/day)	**3.37**	**8.20**	**30.33**	**0.07**	**6.72**	**2.10**
Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**

Source: CalEEMod 2016.3.2.

As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. Since the project area is located in a non-attainment area for Ozone and particulates, the contractors will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading

and/or the use of equipment on unpaved surfaces.[30] The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. Therefore, less than significant impacts will occur.

C. *Would the project expose sensitive receptors to substantial pollutant concentrations? ● Less than Significant Impact.*

The project site is located in close proximity to a number of sensitive receptors as shown in Exhibit 3-2. The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. While the proposed project would result in additional vehicle trips, there would be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and the State sustainable growth objectives. Finally, the proposed project would not exceed the adopted projections used in the preparation of the Regional Transportation Plan/Sustainable Communities Strategy). As a result, the potential air quality impacts related to the generation of criteria pollutants are less than significant.

D. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ● No Impact.*

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding. The proposed project will not result in the generation of any odors. In addition, construction truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Furthermore, the project's contractors must adhere to SCAQMD rules and regulations that govern fugitive dust during site preparation which will significantly reduce the generation of fugitive dust. As a result, no impacts will occur.

CUMULATIVE IMPACTS

The implementation of the five individual related projects would result in both short-term (construction) and long-term (operational) air quality impacts. No demolition or construction activities for the proposed project or the five related projects are anticipated to occur simultaneously. The construction periods would range over a four to five year time frame. The emissions associated with each related project are summarized below:

- *Golden State Storage Expansion.* This project would involve the demolition of an existing self-storage building and its replacement with a new building. The project has been approved. The short-term and long-term emissions described in the MND prepared for this proposed related project were below the SCAQMD's daily levels of significance.

[30] South Coast Air Quality Management District. *Rule 403, Fugitive Dust.* As Amended June 3, 2005.

EXHIBIT 3-2
SENSITIVE AIR RECEPTORS MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *Greenstone Trailer Parking Project*. This related project's short-term emissions would be associated with the paving of the site only. Since the site will be used for the storage of trailers used elsewhere, very limited mobile emissions were anticipated. The categorical exemption's screening analysis indicated that the air emissions were below the SCAQMD's daily levels of significance.

- *Amazon Fulfillment Center*. This use would occupy an existing building located at 11811-11831 E. Florence Avenue. The project has been approved. Limited short-term emissions would result. The categorical exemption indicated that the net change in operational emissions would be negligent since there would not be a measurable increase in trip generation.

- *Los Nietos Industrial Development*. The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. The preliminary screening model has indicated that the projected emissions will be below SCAQMD daily thresholds. This related project is located approximately 1.5 miles to the northwest of the project site.

- *Lakeland Apartments*. This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. This related project is under construction and will be completion when the proposed project's construction commences. The short-term and long-term emissions described in the MND prepared for the proposed related project were below the SCAQMD's daily levels of significance.

MITIGATION MEASURES

The analysis of air quality impacts indicated that the projected emissions would be below the SCAQMD's thresholds of significance. As a result, no mitigation measures are required.

3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✖
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✖
C. Would the project have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✖
D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				✖
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✖
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

- Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

- Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ● No Impact.*

The City of Santa Fe Springs is considering an application for the construction of a 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed during the construction of the proposed project is 4.68 acres (203,761 square feet).[31] A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Whittier Quadrangle indicated that there are six threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is listed under the Whittier Quadrangle).[32] These species include:

- The Coastal California Gnatcatcher is not likely to be found on-site due to the existing surrounding development and the lack of habitat suitable for the California Gnatcatcher. The absence of coastal sage scrub, the coastal California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.

- The Least Bell's Vireo lives in a riparian habitat, with a majority of the species living in San Diego County. As a result, it is not likely that any Least Bell's Vireos will be encountered in the project area due to the lack of riparian habitat in the surrounding area.

- The Santa Ana Sucker will not be found on-site because the Santa Ana Sucker is a fish and there are no bodies of water present on-site. The nearest body of water is the La Canada Verde Creek, located approximately 0.54 miles east of the project site.

- The Bank Swallow lives in a riparian habitat and nests along rivers or streams. The nearest stream or body of water is the La Canada Verde Creek, located approximately 0.54 miles east of the project site; therefore, it is not likely that the Bank Swallow will be found on the project site. Additionally, the current level of development in the surrounding area is not an ideal environment for the Bank Swallow.

[31] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

[32] California Department of Fish and Wildlife. Bios Viewer. https://apps.wildlife.ca.gov/bios/printTablePreview.html.

- The Western Yellow-Billed Cuckoo is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a Western Yellow-Billed Cuckoo is low due to the level of development present within the City of Santa Fe Springs. Furthermore, the lack of riparian habitat further diminishes the likelihood of encountering populations of Western Yellow-Billed Cuckoos.

- California Orcutt Grass is found near vernal pools throughout Los Angeles, Riverside, and San Diego Counties. As indicated previously, the project site is located in the midst of an urban area. There are no bodies of water located on-site that would be capable of supporting populations of California Orcutt Grass nor does the site have the capacity to form vernal pools during wet seasons.

Both Area 1 and Area 2 were vacant and undeveloped during the Summer of 2020 when the site visit was completed. The majority of the western half of the 3.93-acre Area 1 parcel was surfaced with concrete while the eastern half was paved with asphalt. The former building locations for 13231 Lakeland Avenue and 13241 Lakeland Avenue are visible. The portion of the Area 2 site located on the eastern side of Laurel Avenue was vacant and unpaved in July 2020.[33] The proposed project will have no impact on the aforementioned species because the project site is located in the midst of an urban area. The project site and surrounding areas are not conducive to the survival of the aforementioned species due to the lack of suitable habitat. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ● No Impact.*

According to the United States Fish and Wildlife Service and the results of the site visits, there are no wetland or migratory bird nesting areas located within the project site.[34] In addition, there is no riparian habitat located on-site or in the surrounding areas. No offsite wetland or migratory bird nesting areas will be affected by the proposed development since all new development will be confined to the project site. In addition, the proposed development will abide by all migratory and nesting bird protections required by the Migratory Bird Treaty act of 1918. As a result, no impacts are anticipated.

C. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ● No Impact.*

No wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations (refer to Exhibit 3-3).[35] The site in its entirety is disturbed. Additionally, no offsite wetland habitats would be affected by the proposed development since the project's construction would be limited to the proposed project site. As a result, no impacts are anticipated.

[33] Blodgett/Baylosis Environmental Planning. *Site Visit*. Survey was conducted on August 20, 2020.

[35] U.S. Fish and Wildlife Service, National Wetlands Inventory. *Wetlands Mapper*. Website accessed August 14, 2020.

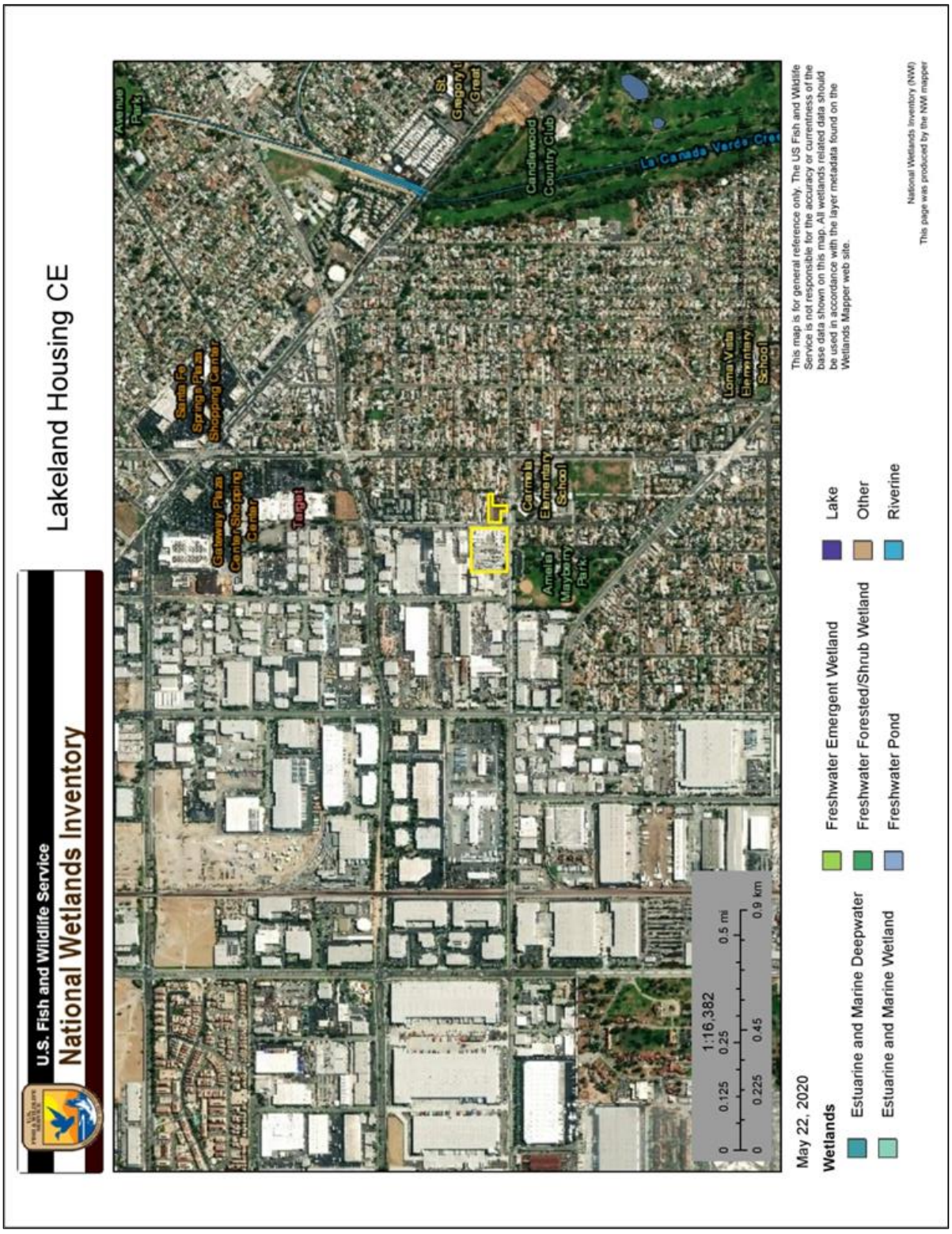

EXHIBIT 3-3
WETLANDS MAP
SOURCE: NATIONAL WETLANDS INVENTORY

D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? ● No Impact.*

The project site has no utility as a wildlife migration corridor due to the proposed site location in the midst of an urban area. According to the Los Angeles County Department of Regional Planning, a wildlife corridor may be defined as:

> "Areas of open space of sufficient width to permit larger, more mobile species (such as foxes, bobcats and coyote) to pass between larger areas of open space, or to disperse from one major open space region to another are referred to as "wildlife corridors." Such areas generally are several hundred feet wide, unobstructed, and usually possess cover, food and water."[36]

Wildlife migration through the proposed project site is inhibited by security fencing, surrounding development, utility lines, and major roadways. Future development of the site will require the removal of limited disturbed ground cover consisting of common grasses and other ruderal overgrowth within the project boundary. Given the disturbed character of the project site, no impacts will occur.

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ● No Impact*

General Regulations of the City of Santa Fe Springs Municipal Code Tree Ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys).[37] Any plans to cut, trim, prune, plant, remove, injure or interfere with any tree, shrub or plant upon any street, alley or public right-of-way within the city must be approved in advance by the City. No trees are located within either development area (Area 1 or Area 2). As a result, no trees will be removed with the implementation of the proposed project. As a result, no impacts will occur.

E. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ● No Impact.*

The project sites and the surrounding areas are urban. The proposed project's implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 8 ½ miles northeast from the project site.[38] The construction and operation of the proposed project will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

[36] Los Angeles County Department of Regional Planning. *Significant Ecological Areas.* http://planning.lacounty.gov/sea/local_and_site_specific_habitat_linkages_and_wildlife_corridors.

[37] Santa Fe Springs, City of, Municipal Code. Title IX General Regulations, Chapter 96 Streets and Sidewalks, Street Trees.

[38] County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map.* February 2015.

CUMULATIVE IMPACTS

The proposed project will not involve an incremental loss or degradation of protected habitat. All five related projects are located on properties that have been developed and are surrounded by urban development. None of the properties contain natural habitats or wetland areas that could lead to potential impacts related to an incremental loss in sensitive habitat. None of the five sites will involve the removal of heritage trees. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

MITIGATION MEASURES

The environmental analysis indicated that the proposed project would not result in any significant impacts on biological resources. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				✖
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		✖		
C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			✖	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
- Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- Would the project disturb any human remains, including those interred outside of formal cemeteries?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines? ● No Impact.*

Both Area 1 and Area 2 were vacant and undeveloped during the Summer of 2020 when the site visit was completed. The majority of the western half of the 3.93-acre Area 1 parcel was surfaced with concrete while the eastern half was paved with asphalt. The former building locations for 13231 Lakeland Avenue and 13241 Lakeland Avenue are visible. The portion of the Area 2 site located on the eastern side of Laurel Avenue was vacant and unpaved in July 2020.[39] Historical resources are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria

[39] Blodgett/Baylosis Environmental Planning. *Site Visit*. Survey was conducted on August 20, 2020.

outlined in CEQA Section 15064.5 used to evaluate the significance of a historical or cultural resource includes the following:

> (1) A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
>
> (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
>
> (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852).
>
> (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.[40]

Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road.[41] The proposed project site is not within proximity to either of these historic landmarks and is presently vacant and undeveloped with the exception of a previous asphalt parking area. The project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO). Since the project's implementation will not impact any Federal, State, or locally designated historic resources, no impacts will occur.

B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? ● Less than Significant Impact with Mitigation.*

The greater Los Angeles Basin was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years. Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin. Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. Two

[40] California State Parks, Office of Historic Preservation. Listed California Historical Resources. Website accessed August 22, 2020.

[41] California State Parks, Office of Historic Preservation. Listed California Historical Resources. Website accessed January 14, 2020.

village sites were located in the Los Nietos area: Naxaaw'na and Sehat. The sites of Naxaaw'na and Sehat are thought to be near the adobe home of Jose Manuel Nietos that was located near the San Gabriel River.[42]

The South-Central Coastal Information Center (SCCIC) was contacted to undertake a records search for the project area. The following summary reflects the results of the records search for the project area and a ½ mile radius. The search included a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Built Environment Resources Directory (BERD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ½ mile radius. According to the SCCIC records search, the site was not located within ½ mile of any known/recorded archaeological site, point of historical intersect, ACR, The site was not identified on any of the aforementioned lists. The response from the SCCIC is included herein in Appendix C.

A site visit did not yield any surface resources. Both Area 1 and Area 2 were vacant and undeveloped during the Summer of 2020 when the site visit was completed. The majority of the western half of the 3.93-acre Area 1 parcel was surfaced with concrete while the eastern half was paved with asphalt. The former building locations for 13231 Lakeland Avenue and 13241 Lakeland Avenue are visible. The portion of the Area 2 site located on the eastern side of Laurel Avenue was vacant and unpaved in July 2020.[43] As part of the AB-52 requirements, the Gabrielino-Kizh responded and indicated that the project area is located within the Tribe's ancestral territory. The Tribe considers the area to be sensitive for cultural resources, and requested the following mitigation measure be implemented:

- Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the "Tribe" or the "Consulting Tribe"). A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project

[42] McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.

[43] Blodgett/Baylosis Environmental Planning. *Site Visit*. Survey was conducted on August 20, 2020.

site, all ground disturbance shall immediately cease, and the County Coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow or implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provides law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

C. *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?* ● *Less than Significant Impact.*

There are no dedicated cemeteries located in the vicinity of the project site. The proposed project will be restricted to the project site and therefore will not affect any dedicated cemeteries. Notwithstanding, the following requirement is mandated by the California Code of Regulations (CCR) Section 15064.5(b)(4):

> "A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures."

Additionally, Section 5097.98 of the Public Resources Code states:

> "In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have

been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission."

Adherence to the aforementioned standard condition will ensure potential impacts remain at levels that are less than significant.

CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site-specific. Furthermore, the analysis herein determined that the proposed project would not result in any impacts on cultural resources. All five related projects are located on properties that are developed. None of the properties were located on sites that were undisturbed. AB-52 consultation was required for the Lakeland Apartments related project and cultural resources mitigation was included in the MND that was prepared for that project. As a result, no cumulative cultural resources impacts will occur as part of the proposed project's implementation.

MITIGATION MEASURES

The Gabrielino-Kizh indicated that the project area is located within the Tribe's ancestral territory. However, the Tribe considers the area to be sensitive for cultural resources, and requests the following mitigation measure be implemented:

Mitigation Measure No. 1 (Cultural Resources). Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the "Tribe" or the "Consulting Tribe"). A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project site, all ground disturbance shall immediately cease, and the County Coroner shall be notified per Public Resources Code Section 5097.98, and Health

& Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow or implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

3.6 ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			✖	
B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			✖	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation? ● Less than Significant Impact.*

The proposed project involves the construction of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. The proposed project would include the development of a total of four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation.[44] The project site is served by Southern California Edison (electricity) and the Southern California Gas Company (SCG). The proposed project is anticipated to consume 2,142 kWH of electricity and 1,258 cubic feet of natural gas daily. The utilities worksheets are included herein in Appendix B. The project Applicant will work with the local electrical utility company to identify existing and future strategies that will be effective in reducing energy consumption. The Title 24, Building Standards Code, California Energy Code and California Green Building standards would be applicable to the project. Adherence to Title 24 would reduce potential impacts to less than significant level. As a result, the impact will be less than significant.

[44] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

B. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ● Less Than Significant Impact.*

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 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. The 2016 version of the standards became effective as of January 1, 2017. The proposed project will conform to all pertinent energy conservation requirements. As a result, the potential impacts will be less than significant.

CUMULATIVE IMPACTS

The five related projects would consume both electricity and natural gas. The energy consumption impacts associated with each related project are summarized below:

- *Golden State Storage Expansion*. This project would involve the demolition of an existing self-storage building and its replacement with a new building. The project has been approved. The future energy consumption would be comparable to the historic rates due to the replacement of older less efficient technology.

- *Greenstone Trailer Parking Project*. This project's energy consumption would be limited to security lighting and the categorical exemption's screening indicated that the impacts would be less than significant.

- *Amazon Fulfillment Center*. This use would occupy an existing building located at 11811-11831 E. Florence Avenue. The project has been approved. The future energy consumption would be comparable to the historic rates due to the replacement of older less efficient technology.

- *Lakeland Apartments*. This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. The MND indicated the impacts would be less than significant.

- *Los Nietos Industrial Development*. The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This project would involve the demolition of an existing self-storage building and its replacement with a new building. The project has been approved. The future energy consumption would be comparable to the historic rates due to the replacement of older less efficient technology.

Given that all of the related projects must comply with the applicable energy conservation requirements, the cumulative impacts will be less than significant.

MITIGATION MEASURES

The analysis determined that the proposed project will not result in significant impacts related to energy and mitigation measures are not required.

3.7 GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or, landslides?			✖	
B. Would the project result in substantial soil erosion or the loss of topsoil?			✖	
C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			✖	
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property?			✖	
E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✖
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✖	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on geology and soils if it results in any of the following:

- Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?

- Would the project result in substantial soil erosion or the loss of topsoil?

- Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

- Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or, landslides? ● Less than Significant Impact.*

The City of Santa Fe Springs is located within a seismically active region. Many major and minor local faults traverse the entire Southern California region and earthquakes from several active and potentially active faults in the Southern California region could affect the project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.[45] A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Santa Fe Springs is not on the list.[46] Nevertheless, the site is within a seismically active region prone to occasional damaging earthquakes. The nearest active fault is the Whittier Fault, located approximately 3.3 miles northeast of the project site. In addition, the project will comply with the 2016 California Building Standards code, which is effective in minimizing any potential seismic-related impacts to structures.

According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The project site is not located in an area that is subject to liquefaction. Lastly, the project site is not subject to the risk of landslides because there are no hills or mountains within the vicinity of the project site. As a result, the potential impacts in regard to ground shaking, liquefaction, and landslides are less than significant since the risk is no greater in and around the project site than for the rest of the area. Geologic hazards are shown in Exhibit 3-4.

[45] California Department of Conservation. *What is the Alquist-Priolo Act.* http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx.

[46] Ibid.

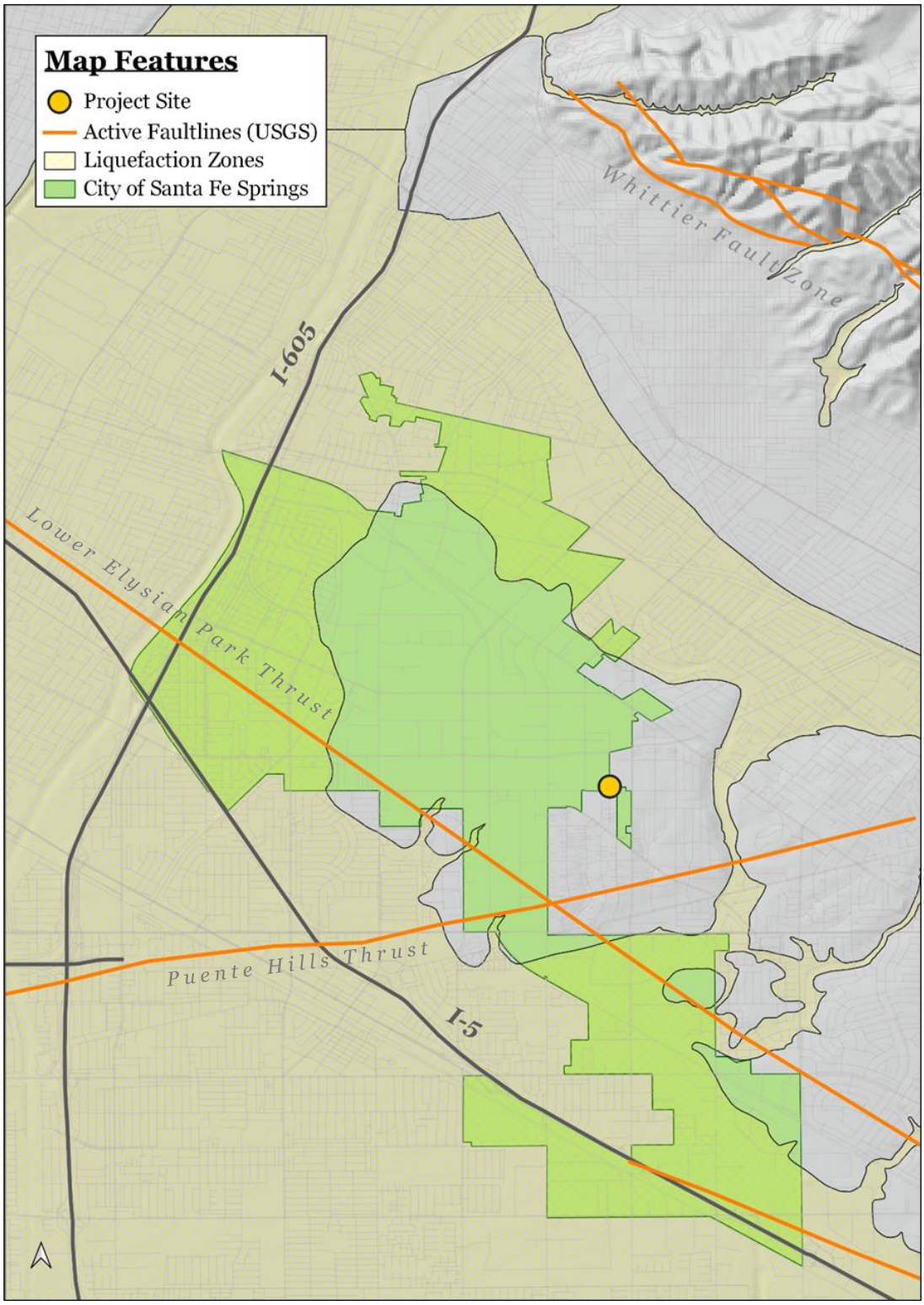

EXHIBIT 3-4
GEOLOGIC HAZARDS MAP
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

B. *Would the project result in substantial soil erosion or the loss of topsoil? ● Less than Significant Impact.*

According to the soil maps prepared for Los Angeles County by the United States Department of Agriculture, the project site is underlain with soils of the Urban Land-Thums-Pierview complex. Soils of this association have a moderate erosion hazard; however, current development and the placement of landscaping have reduced the soil's erosion risk. The project site is level and limited grading will be required for structural supports, building foundations, and utility lines. All grading activities will require grading permits from the City, which include requirements and standards designed to reduce potential erosion impacts. These requirements will effectively mitigate potential stormwater runoff impacts during construction. The project site is currently level and will remain level following the site's development. The surface grades within the parking and internal roadways will be designed to facilitate drainage into the nearest curbs and gutters. As a result, the impacts will be less than significant.

C. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? ● Less than Significant Impact.*

The United States Department of Agriculture Soil Conservation Service Report and General Soil Map for Los Angeles County were reviewed for this project. The project site is underlain with soils of the Urban land-Thums-Pierview complex. Soils of this association are at a moderate risk for erosion; however, the project site was previously developed and the underlying soils have been disturbed in order to facilitate previous construction activities. In addition, these soils are described as being used almost exclusively for residential and industrial development, as evident by the current level of urbanization present within the project site and surrounding areas.[47] As previously mentioned, the project site is not located in an area that is subject to liquefaction.[48] The soils that underlie the project site pose no threat to development; in addition, the project site will be level once the project is complete. Therefore, the proposed project will not expose any person or structure to risks associated with soil collapse, landslides, or soil expansion. As a result, the potential impacts are less than significant.

D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property? ● Less than Significant Impact.*

The Web Soil Survey, which is available on the United States Geological Survey website, was consulted to identify the soils that underlie the project site. According to the Web Soil Survey, the project site is underlain with soils of the Urban Land-Thums-Pierview complex, which is partially composed of clay.[49] Shrinking and swelling is influenced by the amount of clay present in the underlying soils. Clay and silty clay loam are present in the composition of these soils and these soils associations possess a moderate shrink-swell potential. The project contractors will be required to comply with the structural engineer's recommendations. As a result, the potential impacts will be less than significant.

[47] United States Department of Conservation. Web Soil Survey. *https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx*. Website Accessed September 5, 2020.

[48] Ibid.

[49] Ibid.

E. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? ● No Impact.*

No septic tanks will used for the proposed project since the units will be connected to the sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

F. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ● Less than Significant Impact.*

According to the State of California Geological Survey, the site's geology is classified as Urban Land-Thums-Pierview complex. Alluvium soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales. The on-site soils have undergone disturbance due to the previous development, the demolition activities within the property, and the other on-site activities. Furthermore, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. These soils are recent deposits that do not contain fossil deposits. Thus, the proposed project is not anticipated to disturb any paleontological resources and the impacts are less than significant.

CUMULATIVE IMPACTS

A potential project's geology and soils related impacts are generally site specific. As a result, the five related projects, together with the proposed project, are not anticipated to result in a significant adverse cumulative impact on geology and soils. The nearest related project, the Lakeland Apartments, is located approximately 800 feet to the south of the project site. Both the project site and this nearest related project site, exhibit the same topographical and soil characteristics, and each site was does not have any geotechnical constraints that are unique. As a result, no cumulative impacts will occur.

MITIGATION MEASURES

The analysis determined that the proposed project will not result in significant impacts related to geology and soils and no mitigation measures are required.

3.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✖	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ● Less than Significant Impact.*

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler.[50] However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome. They major GHG that influence global warming are described below.

- *Water Vapor*. Water vapor is the most abundant GHG present in the atmosphere. While water vapor is not considered a pollutant, while it remains in the atmosphere it maintains a climate necessary for life. Changes in the atmospheric concentration of water vapor is directly related to the warming of the atmosphere rather than a direct result of industrialization. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to

[50] California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

"hold" more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. When water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation. This will allow less energy to reach the Earth's surface thereby affecting surface temperatures.

- *Carbon Dioxide (CO2).* The natural production and absorption of CO2 is achieved through the terrestrial biosphere and the ocean. Manmade sources of CO2 include the burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700's, these activities have increased the atmospheric concentrations of CO2. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The International Panel on Climate Change (IPCC Fifth Assessment Report, 2014) Emissions of CO2 from fossil fuel combustion and industrial processes contributed about 78% of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period 2000 to 2010.

- *Methane (CH4).* CH4 is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO2. Methane's lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO2, N2O, and Chlorofluorocarbons (CFCs). CH4 has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other human-related sources of methane production include fossil-fuel combustion and biomass burning.

- *Nitrous Oxide (N2O).* Concentrations of N2O also began to increase at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N2O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant.

- *Chlorofluorocarbons (CFC).* CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C2H6) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.

- *Hydrofluorocarbons (HFC).* HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF3), HFC-134a (CF3CH2F), and HFC-152a (CH3CHF2). Prior to 1990, the only significant

emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each. Concentrations of HFC-152a are about 1 ppt. HFCs are manmade and used for applications such as automobile air conditioners and refrigerants.

- *Perfluorocarbons (PFC).* PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF4) and hexafluoroethane (C2F6). Concentrations of CF4 in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.

- *Sulfur Hexafluoride (SF6).* SF6 is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF6 has the highest global warming potential of any gas evaluated; 23,900 times that of CO2. Concentrations in the 1990s were about 4 ppt. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O). The SCAQMD has adopted interim GHG thresholds for development projects within the South Coast Air Basin. According to the SCAQMD, the interim thresholds for residential/commercial projects and industrial projects are 3,000 MTCO2E per year and 10,000 MTCO2E per year, respectively.[51] Table 3-3 summarizes annual greenhouse gas (CO2E) emissions from build-out of the proposed project. Carbon dioxide equivalent, or CO2E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table 3-3, the CO2E total for the project is 10,374.34 pounds per day or 4.66 MTCO2E per day. This translates into an annual emission of 1,703.98 MTCO2E, which is below the aforementioned threshold for residential projects.

Table 3-3
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO_2	CH_4	N_2O	CO_2E
Construction Phase - Demolition	3,747.94	1.05	--	3,774.31
Construction Phase - Site Preparation	3,685.65	1.19	--	3,715.45
Construction Phase - Grading	2,871.92	0.92	--	2,895.14
Construction Phase - Construction	2,533.36	0.61	--	2,568.76
Construction Phase - Paving	1,804.55	0.56	--	1,818.72
Construction Phase - Coatings	281.44	0.01	--	281.93
Long-term Area Emissions	20.64	0.01	--	21.14
Long-term Energy Emissions	732.06	0.01	0.01	736.41
Long-term Mobile Emissions	9,605.84	0.41	--	9,616.79
Total Long-term Emissions	**10,358.55**	**0.43**	**0.01**	**10,374.34**

Source: CalEEMod V.2016.3.2.

[51] SCAQMD. *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. Agenda No. 31.* December 5, 2008. https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf

This figure (1,703.98 MTCO2E) does not take into account the implementation of *low impact development* (LID) requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. As indicated in the table, the great majority of the GHG emissions will be generated from mobile sources. For this reason, the project's use of trip reduction incentives (the use of alternative forms of transportation, the installation of electric vehicle charging stations and bicycle racks, and other TDM measures will be important). The project is also an infill development within an urban area. Therefore, the project's GHG impacts are less than significant.

B. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? ● No Impact.*

The City of Santa Fe Springs does not presently have an adopted Climate Action Plan. However, the City's General Plan includes a Conservation Element that has an air quality focus. In this section, the following policies related to air quality are identified:

- *Policy 2.1:* Continue to research alternatives and pollution control measures that influence air quality, including trip reductions, carpooling, and local transit services.

- *Policy 2.2:* Encourage urban infill and land uses and densities that result in reduced trips and reduced trip lengths, and that support non-motorized modes of travel.

- *Policy 2.3:* Initiate capital improvement programs that allow for bus turnouts, traffic synchronization, and intersection channelization.

- *Policy 2.4:* Continue to participate and support cooperative programs between cities which will reduce trips and vehicle miles traveled.

The proposed project will not involve or require any variance from the aforementioned policies. Furthermore, the proposed project will not involve or require any other variance from the adopted plan, policy, or regulation governing GHG emissions. There will also be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).[52] As a result, no impacts will occur.

CUMULATIVE IMPACTS

The implementation of the five individual related projects would result in the generation of GHG emissions. with each related project are summarized below:

- *Golden State Storage Expansion*. This project would involve the demolition of an existing self-storage building and its replacement with a new building. The project has been approved. The

[52] Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Focusing growth toward infill areas takes development pressure off conservation lands and working lands; it increases transit rider-ship and reduces vehicle trips; it requires less per capita energy and water use than less space-efficient development; it improves public health by promoting active transportation and active lifestyles; and it provides a more equitable mix of housing choices, among other benefits. Thus, the SGC has been investigating actions that can be taken to improve the ability of local governments and private developers to successfully plan and build good infill projects.

short-term and long-term GHG emissions described in the MND prepared for the proposed related project were below the SCAQMD's daily levels of significance.

- *Greenstone Trailer Parking Project*. This project's short-term emissions would be related to generation of electricity for lighting. The categorical exemption's screening indicated that the GHG emissions were below the SCAQMD's daily levels of significance.

- *Amazon Fulfillment Center*. This use would occupy an existing building located at 11811-11831 E. Florence Avenue. The project has been approved. The categorical exemption indicated that the net change in operational GHG emissions would be negligent.

- *Los Nietos Industrial Development*. The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. The preliminary screening model has indicated that the projected GHG emissions will be below SCAQMD daily thresholds.

- *Lakeland Apartments*. This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. This related project is under construction and will be completed by the time the proposed project's construction commences. Both the construction related and operational GHG emissions were below thresholds.

Except for the Lakeland Apartments, the other related projects would largely involve replacement or the modernization of existing uses resulting in a limited increase in GHG emissions overall. The new development would be subject to new conservation measures that would translate into a reduction in overall GHG emissions over the life of the project. In addition, GHG emissions are inherently cumulative in nature though the new development will ensure that more modern measures and designs are implemented as a means to reduce GHG emissions.

MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✖		
B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✖		
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✖		
D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✖
E. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✖
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✖
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			✖	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on hazards and hazardous materials if it results in any of the following:

- Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

- Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ● Less than Significant Impact with Mitigation.*

A Phase I and Phase II Environmental Site Assessment (ESA) was previously prepared by SECOR for the project site. The Phase I ESA identified recognized environmental conditions that required further assessment. The site was located adjacent to the Amity Washer and Stamping Co. This facility is listed under the Site Cleanup Program and Brownfields List (SLIC) list as having a solvent release to soil that is under investigation with oversight from the California Regional Water Quality Control Board, Los Angeles Region (CRWQCB). There is a potential that this release may have affected the site as a result of soil or soil vapor migration from this adjacent property. SECOR recommended that a file review be conducted at the CRWQCB to evaluate if the release has indeed affected the site that requires further assessment or clean up. In addition, SECOR recommended collecting a soil vapor sample from the site nearest this adjacent property to determine if contamination exists beneath the Site.

SECOR reviewed oil field maps provided by the Division of Oil, Gas, and Geothermal Resources (DOG) website to determine if the project site is located within an active oil field. A review of (DOG) Wildcat Map, District 1, Map 102 did indicate that the site is located within an active oil field and there are numerous former or current oil wells within a one-mile radius of the site. However, none of these wells are noted on these maps as being located on the project site. Due to being in an active oil field the City of Santa Fe Springs requires that a methane gas assessment be completed of the soil to evaluate if methane is present at levels of concern. SECOR recommended that this survey be completed in accordance with the City's requirements. A total of eight borings were drilled at various locations throughout the site and the findings of this analysis determined that the methane levels were well below the City's "action level" of 5,0 ppmv.

Follow-up soil borings and the installation and the sampling of vapor probes were conducted by FREY and Optimal Technology (Optimal) on July 23, 24 and 29, 2020. This follow up investigation was conducted in accordance with the guidelines set forth in the California Environmental Protection Agency's document titled, "Advisory - Active Soil Gas Investigation," dated July 2015 (Cal EPA, 2015). All activities related to the aforementioned investigation were conducted under the direction of a State of California Certified Engineering Geologist in accordance with applicable regulations and accepted engineering practice and protocol.[53] Regulatory oversight for environmental assessment and remedial action that is conducted in the City of Santa Fe Springs is currently being provided by either the Los Angeles Regional Water Quality Control Board (RWQCB-LA) or the State of California Department of Toxic Substance Control (DTSC). In

[53] Frey Environmental, Inc. *Phase II Environmental Site Assessment- Proposed Lakeland Road Apartments*. August 11, 2020

the following discussion section, FREY compares the laboratory results to screening levels that are currently being using or proposed to be used in the near future by RWQCB-LA and DTSC. Methane data is compared to the City of Santa Fe Springs Ordinance 955. Metals in soil are commonly compared with the screening levels published by the Department of Toxic Substance Control (DTSC) and the United States Environmental Protection Agency (USEPA). Both the DTSC and USEPA publish screening levels for both residential and commercial land use. The residential land use scenario is appropriate for this site since the proposed redevelopment project t involves residential uses. Several metals were detected in the 15 soil samples analyzed for Title 22 metals but, with the exception of arsenic and lead, were detected at concentrations well below respective screening levels for residential soils. The DTSC and USEPA have recognized that the screening level for arsenic is commonly less than the concentrations which occur naturally in Southern California soils. The DTSC conducted an extensive study of naturally occurring arsenic concentrations in soils at school properties throughout Los Angeles County. The DTSC determined that arsenic occurs naturally at concentrations of up to 12 mg/kg in Southern California soils.[54]

Soil samples collected analyzed as part of this investigation did not contain arsenic in excess of 12 mg/kg. Concentrations of lead in soil sample SV12-1 (559 mg/kg) were above the respective residential screening level of 80 mg/kg. Soil samples SV12-3 (1.90 mg/kg) and SV12-5 (1.37 mg/kg) did not contain lead in excess of 80 mg/kg. Consequently, the vertical extent of lead in excess of the residential screening level is limited to depths of less than 3 feet bgs at the location of boring SV12. Soils characterized by SV12-1 (which may be exported from the site) which contained lead in excess of 50 mg/kg and 100 mg/kg were analyzed for soluble threshold limit concentration (STLC) used to classify State of California hazardous waste and for toxic characteristic leach procedure (TCLP) used to classify Federal hazardous waste. The STLC values for sample SV12-1 was 25.8 mg/L, greater than the State of California 5.0 mg/L hazardous waste criteria. The TCLP values for sample SV12-1 was 2.32 mg/L less than the Federal 5.0 mg/L hazardous waste criteria. Consequently, soils characterized by SV12-1 if handled and/or transported off-site would need to be disposed of at a waste facility licensed to except California classified hazardous waste.[55]

Thirty-one (31) soil vapor samples were also collected on July 23, 24 and 29, 2020 from probes installed in 22 different locations throughout the site. Methane in soil vapor was detected at a concentration of 6.44 ppmV in soil vapor sample SV13-5. The nine soil vapor samples collected in February of 2006 and screened with field equipment contained methane at concentrations up to 1,260 ppmV. Two of the 9 soil vapor samples collected in 2006 were analyzed in a laboratory which detected methane at concentrations up to 47 ppmV. Methane concentrations can be compared with the screening level of 12,500 ppmV as presented in the City of Santa Fe Springs Ordinance 955 (SFS, 2004). A total of 40 soil vapor samples collected from the Site were analyzed for methane. The greatest concentration of methane was 1,260 ppmV (as detected with a field instrument) well below the screening level of 12,500 ppmV.

Soil vapor containing VOCs have the potential to migrate from the subsurface through a foundation accumulate inside a building resulting in the potential exposure to building occupants. The concentrations of the 7 VOCs detected in the soil vapor samples can be compared to screening levels developed by several government agencies including RWQCB and DTSC. Utilizing the SFB-RWQCB ESLs and 2020 draft DTSC SLs, soil vapor containing concentrations of the 7 VOCs detected during this investigation were present in excess of ESLs and SLs in all soil vapor probe locations with the exception of SV14, SV15, SV18, SV20, SV21 and SV22. These soil vapor probes are located in the eastern portion of the Site. As previously noted, the

[54] Frey Environmental, Inc. *Phase II Environmental Site Assessment- Proposed Lakeland Road Apartments*. August 11, 2020.

[55] Ibid.

residential ESLs are slightly above the laboratory detection limits. Implementing the 2011 DTSC SLs, only ethylbenzene, PCE and TCE were detected in concentrations which exceeded residential screening levels and were limited to soil vapor probes SV1, SV3, SV4, SV8 and SV16. Soil vapor probes SV1, SV3, SV4 and SV8 are located within 100 feet of the western property line. Soil vapor probe SV16 was installed along the northern property line approximately 140 feet from Laurel Avenue. The following conclusions have been made based upon the information presented in the report.[56]

- Twenty-two soil borings were hand augured to 5-feet bgs with soil samples collected from 1, 3 and 5 feet bgs. In addition, 3 soil borings were hand augured to 15 feet bgs for vapor probe installation. The 66 soil samples, and the hand auger cuttings from the 15-foot borings, were visually examined for chemical impact and screened with a PID. No visual, olfactory or chemical impact was noted in the soil samples or soil cuttings.

- The 1-foot soil samples collected from soil borings SV1 through SV6, SV10, SV11, SV12 and SV17 through SV22 were analyzed for Title 22 metals. With the exception of soil sample SV12-1, metals were not detected in excess of residential screening levels.

- Soil sample SV12-1 contained lead at a concentration of 559 mg/kg which exceeded the residential screening level of 80 mg/kg. Soil samples SV12-3 and SV12-5 did not contain lead in excess of 80 mg/kg. Thus, lead exceeding the residential screening level is limited to depths of less than 3 feet bgs, in the area of SV12-1.

- Based on STLC and TCLP analyses for lead in SV12-1, soils characterized by SV12-1 are considered State of California regulated waste and would need to be disposed of at a waste facility licensed to except California classified hazardous waste, if transported off-site.

The results of the soil vapor analysis are summarized below:

- Twenty-two 5-foot, one 12-foot and eight 15-foot soil vapor probes were installed and sampled at the Site. Utilizing the SFB-RWQCB ESLs and the draft 2020 DTSC & SWRCB guidance to calculate screening levels (SLs), soil vapor containing concentrations of the 7 VOCs detected during this investigation were present in excess of ESLs ad SLs in all soil vapor probe locations with the exception of SV14, SV15, SV18, SV20, SV21 and SV22 which are located in the eastern portion of the site.

- PCE, TCE and ethylbenzene were the only VOCs detected in excess of the 2011 DTSC residential screening levels. Soil vapor probes SV1, SV3, SV4, SV8 and SV16 were the only probes which contained a VOCs in excess of a screening level. SV1, SV3, SV4 and SV8 were located within 100 feet of the western property line. SV16 was located along the northern property line approximately 140 feet west of Laurel Avenue.

- The concentrations of PCE and TCE detected in SV3, SV4 and SV8 appear to be the result of a chemical release from the Amity clarifier. The Riley Group, Amity's consultant, documented the presence of PCE and TCE in soil samples collected from 10-feet bgs adjacent to the clarifier, at concentrations up to 18,000 ug/kg and 4,000 ug/kg, respectively. Soil containing PCE and TCE in

[56] Frey Environmental, Inc. *Phase II Environmental Site Assessment- Proposed Lakeland Road Apartments*. August 11, 2020

these concentrations can result in significant vapor concentrations due to high vapor pressures and low adsorption to soil. Volatile organic compound such as PCE and TCE will radiate in all direction away from the release location (clarifier) and can migrate hundreds of feet both laterally and vertically

- The soil vapor sample collected from SV16 at 5 feet bgs did not contain VOCs. However, soil vapor sample SV16-15 contained PCE and TCE at concentrations of 2,283 ug/m3 and 2,776 ug/m3 , respectively. Based on the location along the northern property line, industrial facilities which bound the site on the north, and the VOC detections at 15 feet bgs but not at 5 feet bgs suggest that the VOCs detected in SV16 are migrating onto the Site from the north. A total of 40 soil vapor samples were collected in 2006 and 2020 and analyzed for methane. The greatest concentration of methane was 1,260 ppmV (as detected with a field instrument) well below SFS screening level of 12,500 ppmV.

The proposed project site will be developed in residential land uses. As a result, the following mitigation measures will be applicable:

- The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

- The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings.[57] The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units. The City and the CRWQCB will make the final determination as to whether the vapor intrusion barrier will require the use of passive or active venting prior to the approval of the proposed project.

- The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi-gas) monitors and alarms. All of the monitors must be maintained in good working order as long as the units are occupied. The monitors must be installed prior to the issuance of occupancy permits.

The above mitigation measures will reduce the potential impacts to levels that are less than significant.

[57] Passive subslab vapor mitigation involves the installation of a polyethylene vapor barrier under the concrete slab of an existing building or a new building (installed pre-construction) to prevent the entry of chemical vapors into the building from subsurface soil. For example, one method of passive mitigation is installing venting pipes under a vapor barrier in a basement which funnels residual vapors towards the sides of the building and then conveys the vapors outdoors through vents located on the roof or sidewalls. An active vapor ventilation system typically employs a similar slab pipe collection system connected to a vacuum system which actively pumps the vapor out of the soil.

B. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ● Less than Significant Impact with Mitigation.*

As indicated in the previous section (Section 3.9.A), the project site has been subject to contamination from offsite sources that will require remediation prior to the commencement of the site's development. The previous section describes the location and extent of this contamination and also indicates the required mitigation. The following mitigation measures cited in the previous section will also be effective in ensuring that these hazardous materials are not released into the general environment:

- The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

Due to the nature of the proposed project, the use of any hazardous materials will be limited to those that are commercially available and typically used in a household setting and will be used in accordance with all applicable laws and regulations. Therefore, the proposed project will not create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment through the routine use or transport of hazardous materials.

C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ● Less than Significant Impact with Mitigation.*

The Carmela Elementary School is located 150 feet southeast of the project site. The proposed project would involve the construction of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. As indicated in the previous section (Section 3.9.A), the project site has been subject to contamination from offsite sources. In the absence of mitigation, disturbance of contaminated soils could affect the site during grading and excavation. Adherence to the SMP requirements will mitigate potential impacts. The previous section describes the location and extent of this contamination and also indicates the required mitigation. The following mitigation measures cited in the previous section will also be effective in ensuring that these hazardous materials are not released into the general environment. The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The proposed units, once constructed, would not involve the use of any hazardous materials other than that typically used for routine cleaning and maintenance. As a result, the impacts are anticipated to be less than significant with adherence to the previous mitigation.

D. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ● No Impact.*

A search of the Envirostor Hazardous Waste and Substances Site "Cortese" List database identified two Cortese sites within the City: Sonic Plating Co., Inc. (located at 13002 Los Nietos Road) and Kelly Pipe Co., LLC (located at 11700 Bloomfield Avenue). The nearest of these Cortese sites to the project site is Kelly Pipe Co., LLC, which is located approximately three-quarters of a mile southwest of the project site.[58] Since the proposed project will not affect any Cortese site, no impacts will occur.

E. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ● No Impact.*

The proposed project would involve the construction of a new 139-unit housing development located north of the intersection of Lakeland Road and Laurel Avenue. Fullerton Airport is located approximately 5.17 miles southeast of the project site and the Long Beach Airport is located approximately 8.98 miles to the southwest.[59] The proposed project will not introduce a building that will interfere with the approach and take-off of airplanes utilizing any of the aforementioned airports and will not risk the safety of the people residing or working in the project area. As a result, no impacts are anticipated.

F. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ● No Impact.*

At no time will any adjacent street be completely closed to traffic during the project's construction. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project's implementation.

G. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? ● No Impact.*

The project site is not located within a "very high fire hazard severity zone." As a result, the potential impacts are will be less than significant.

CUMULATIVE IMPACTS

Cumulative impacts with respect to hazards and hazardous materials are typically site specific. The nearest of the five related projects is the Lakeland Apartments which is located approximately 800, feet south of the project site. This related project is being constructed in the former playfield that was part of the Carmela Elementary School. The analysis herein determined that the implementation of the proposed project would not result in any significant adverse impacts related to hazards and/or hazardous materials with the

[58] California Department of Toxic Substances Control, Envirostor. *Hazardous Waste and Substances Site Cortese List*. http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST.

[59] Toll-Free Airline. *Los Angeles County Public and Private Airports, California*. http://www.tollfreeairline.com/california/losangeles.htm.

implementation of the required mitigation measures. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

MITIGATION MEASURES

The analysis determined that the following mitigation measures would be required to address potentially significant impacts:

Mitigation Measure No. 2 (Hazardous Materials). The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

Mitigation Measure No. 3 (Hazardous Materials). The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi gas) monitors and alarms. All of the monitors must be maintained in good working order as long as the units are occupied. The monitors must be installed prior to the issuance of occupancy permits. The City and the CRWQCB will make the final determination as to whether the vapor intrusion barrier will require the use of passive or active venting prior to the approval of the proposed project.

Mitigation Measure No. 4 (Hazardous Materials). The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units.

3.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✖	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✖
C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?			✖	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?				✖
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✖	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on hydrology and water quality if it results in any of the following:

- Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

- Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

- Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?

- In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

- Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? ● Less than Significant Impact.*

In the absence of any requirements or regulations, a significant area of impervious surfaces (i.e. buildings, internal driveways, parking areas, etc.) may result in debris, leaves, soils, oil/grease, and other pollutants. The proposed project would be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The contractors would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable.

The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the contractors to implement over the life of the project. Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. In addition, the contactors would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. With the above-mentioned standard conditions, the impacts would be reduced to levels that are considered to be less than significant.

B. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ● No Impact.*

A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any natural underground water wells within the project site.[60] The search yielded no results. In addition, the proposed project will be connected to the City's utility lines and will not deplete groundwater supplies. Since there are no underground wells on-site that would be impacted by the proposed development, no impacts will occur.

[60] Geotracker GAMA. http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp. Website accessed August 20, 2020.

C. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? ● Less than Significant Impact.*

The project's construction will be restricted to the designated project site and the project will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The site is currently vacant and undeveloped. No significant grading and/or excavation into the local aquifer will occur. No additional undisturbed land will be affected. As a result, the potential impacts will be less than significant.

D. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? ● No Impact.*

According to the City of Santa Fe Springs Natural Hazards Mitigation Plan, "The 100-year flooding event is a flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood." The project site is not located within a designated 100-year flood hazard area, as defined by the Federal Emergency Management Agency (FEMA).[61] According to the FEMA flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X.[62]This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. Therefore, no impacts related to flood flows are associated with the proposed project's implementation.

The Santa Fe Springs General Plan and the City's Natural Hazards Mitigation Plan indicates the greatest potential for dam failure and the attendant inundation comes from the Whittier Narrows Dam located approximately five miles northwest of the City. The City of Santa Fe Springs Multi-Hazard Functional Plan states there is a low risk that the City will experience flooding due to dam failure. Nevertheless, in the event of dam failure, the western portion of the City located to the west of Norwalk Boulevard would experience flooding approximately one hour after dam failure. The maximum flood depths could reach as high as five feet in depth, gradually declining to four feet at the southern end of the City's impacted area.[63] The project site is located one mile east of Norwalk Boulevard and would not be impacted. As a result, no impacts related to flooding will occur.

The proposed project is not located in an area that is subject to inundation by seiche or tsunami. As indicated earlier, there are no rivers located in the vicinity that would result in a seiche. In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and the project site would not

[61] Los Angeles County Department of Public Works. *Flood Zone Determination Website.* http://dpw.lacounty.gov/wmd/floodzone/. Website accessed January 14, 2020.

[62] Ibid.

[63] City of Santa Fe Springs. *Natural Hazards Mitigation Plan.* October 11, 2004.

be exposed to the effects of a tsunami.[64] Lastly, the proposed project will not result in any mudslides since the project site is generally level and is not located near any slopes. As a result, no impacts are expected.

E. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ● Less than Significant Impacts.*

The proposed project will be in compliance with the City of Santa Fe Springs Municipal Code that outlines the local requirements for the implementation of the NPDES and MS4 stormwater runoff requirements. In addition, the project's operation will not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. As indicated in Section 3.10.A, the proposed project would be required to implement stormwater pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The Applicant would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. In addition, the Applicant must prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) in order to ensure that potential water quality impacts are mitigated. The aforementioned requirements will reduce the potential impacts to levels that are less than significant.

CUMULATIVE IMPACTS

The potential impacts related to hydrology and storm water runoff are typically site-specific. All five related project sites were previously developed. With the exception of the Lakeland Apartments related project, the four remaining related projects are separated from the project site by at least ½ mile. The Lakeland Apartments related project is located approximately 800 feet to the south of the project site, south of the existing Carmella Elementary School campus. The projects will not be permitted to drain offsite and will be required to impound stormwater runoff onsite. Furthermore, each individual development will be required to implement NPDES and SWPPP requirements. As a result, no cumulative impacts are anticipated.

MITIGATION MEASURES

As indicated previously, hydrological characteristics will not substantially change as a result of the proposed project. As a result, no mitigation is required.

[64] Google Earth. Website accessed August 22, 2020.

3.11 LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?			✖	
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✖

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community? ● No Impact.*

The proposed project site is located on the north of the Lakeland Road and Laurel Avenue intersection in the central area of the City of Santa Fe Springs. The proposed project would include three phases of a 139-unit multiple-family residential housing development located along the north side of Lakeland Road, straddling Laurel Avenue. The larger 3.93-acre site (referred to as Area 1) is a rectilinear area bound by Lakeland Road to the south, Laurel Avenue to the east, by industrial uses to the west and to the north. The smaller site (referred to as Area 2) includes three parcels totaling 0.75 acres in area with access to Laurel Avenue to west, Lakeland Road to the south, and surrounded by mixed residential uses.[65] The smaller site (Area 2) is bisected by an alley that provides access to a mid-block parking lot for the Lakeland Manor Apartments that are located along Lakeland Road. Directly adjacent to this existing alleyway is a Los Angeles County Public Works (LADPW) and a Sunshine Shuttle bus stop on the southeast corner of the entrance to the alley and Laurel Avenue. Surrounding land uses are zoned primarily for multiple-family residential and industrial development. The following land uses are located near the project site:

- *North of the project site*. North of the western portion of the proposed planned housing development (Area 1), the land areas are zoned entirely for industrial and multiple residential family uses. The adjacent parcels directly north of Area 1 include an air-conditioner factory and a hardware supply warehouse. The City of Santa Fe Springs boundary with the unincorporated community of South Whitter is located approximately 100 feet north of the eastern portion of the Area 2 portion of the project site. Directly north of the Area 2 portion of the project site, are other mixed residential land uses. Public facilities in the vicinity of the project site includes a local church and a Department of Social Services community resource health center.[66]

- *East of the project site*. The City of Santa Fe Springs corporate with the unincorporated community of South Whitter approximately 250 feet east of the project site. Land uses to the east of the proposed project site are zoned entirely for residential development. Approximately three-quarters of a mile east of the project site on Lakeland Avenue, is the Candlewood Country Club golf course.[67]

[65]Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

[66] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on August 24, 2020.

[67] Ibid.

- *South of the project site*. Directly to the south of the project site and across Lakeland Road, are the Carmela Elementary School and Amelia Mayberry Park and community sports complex. Surrounding land uses to the south include public areas, residential development, churches, and small commercial establishment located near the intersection of Laurel Avenue and Meyer Road. This intersection is located approximately one-quarter mile south of the project site.[68]

- *West of the project site*. The intersection of Lakeland Road and Shoemaker Avenue is located approximately one-quarter mile west of the project site. The area located to the west of the project site is zoned entirely for industrial development. Land uses in this area include construction, hardware and technology supply warehouse as well as truck parking along Painter Avenue approximately 250 feet from the project site's westernmost boundary.

The proposed project and the applicable zoning and general plan land use designations will be compatible with the proposed use. As a result, less than significant impacts will occur.

B. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ● No Impact.*

As indicated in the previous subsection, the use contemplated for the proposed development will not conflict with any existing General Plan land use designation or zoning designation.[69] In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and is not subject to a local coastal program.[70] The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan or natural community conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 8 ½ miles northeast from the project site.[71] The construction and occupancy of the proposed residential development will be restricted to the project site and will not affect the Puente Hills SEA. Therefore, no impacts will result.

CUMULATIVE IMPACTS

The potential cumulative impacts with respect to land use are site-specific. The cumulative project list, identified below and on the following page was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion*. This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. The proposed project would consist of a new, three-story self-storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing single-story self-storage buildings located within the project site. This related project is located approximately 3,650 feet to

[68] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on August 24, 2020.

[69] City of Santa Fe Springs. *General Plan Land Use Map and Zoning Map*. As amended 2010.

[70] Google Earth. Website accessed January 14, 2020.

[71] County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

the northwest of the project site. No GPA or ZC would be required as part of the proposed project's implementation.

- *Greenstone Trailer Parking Project*. The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. No GPA or ZC would be required as part of the proposed project's implementation.

- *Amazon Fulfillment Center*. This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This existing building has a total floor area of 288,000 gross square feet and is situated on a 12.93 acre site. This related project is located approximately 1.8 miles to the northwest of the project site. No GPA or ZC would be required as part of the proposed project's implementation.

- *Lakeland Apartments*. This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. This related project is located approximately 800 feet to the south of the project site. A Zone Change and a General Plan Amendment will be required as part of the proposed related project's implementation. A Zone Change was required to change the zoning designation from PF (*Public Facilities*) to R-3-PD (*Multiple Family Planned Development Overlay Zone).* A General Plan Amendment will be required to change the general plan designation from *Public Facilities* to *Multiple Family Residential*.

- *Los Nietos Industrial Development*. The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This new building will replace four older industrial building with a total floor area of approximately 90,000 square feet. This related project is located approximately 1.5 miles to the northwest of the project site. No GPA or ZC would be required as part of the proposed project's implementation.

There are no related projects located adjacent to the proposed project site. The nearest related project is the Lakeland Apartments which will be located approximately 800 feet to the south of the proposed project site. The proposed project will not require any GPA or ZC and the future use will be consistent with the Santa Fe Springs General Plan, no cumulative land use impacts will result from the proposed project's implementation.

MITIGATION MEASURES

The analysis determined that no impacts on land use and planning would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

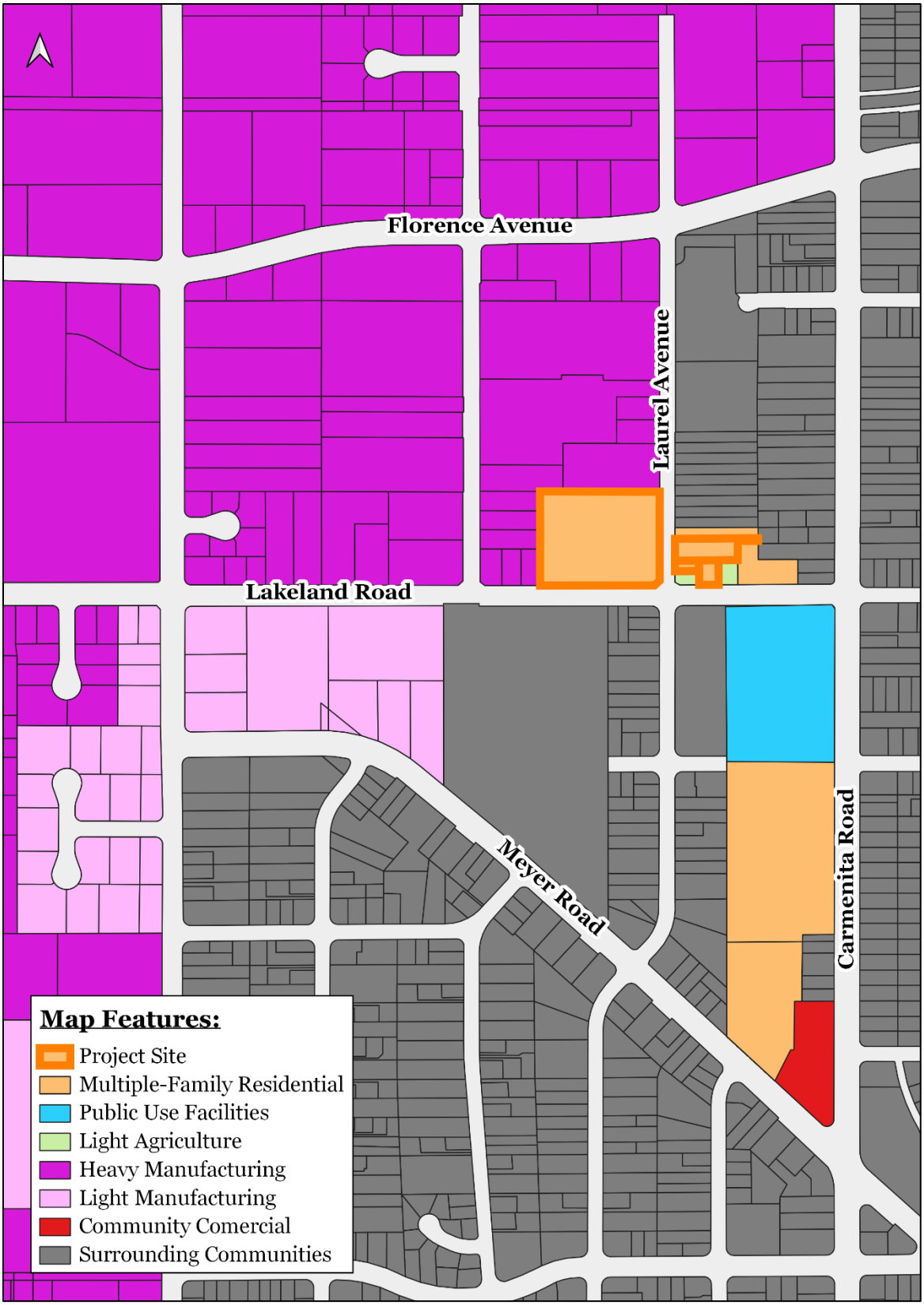

EXHIBIT 3-4
LAND USE MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✖
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ● No Impact.*

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site.[8] The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1):* This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.

- *Mineral Resource Zone 2 (MRZ-2):* This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.

- *Mineral Resource Zone 3 (MRZ-3):* This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous

[8] California, State of. Department of Conservation. California *Oil, Gas, and Geothermal Resources Well Finder*. https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-118.04773/33.93174/17

areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgraded it to MRZ-1.

- *Mineral Resource Zone 4 (MRZ-4):* This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site. The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present. As indicated previously, the site is vacant and undeveloped. In addition, there are no active mineral extraction activities occurring on-site or in the adjacent properties. As a result, no impacts to mineral resources will occur.

B. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? ● No Impact.*

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

CUMULATIVE IMPACTS

The potential impacts on mineral resources are site-specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. No mineral resources or extraction activities are located within the project site boundaries nor are any such resources found within the boundaries of the five related projects. As a result, no cumulative impacts will occur.

MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the approval of the proposed project and its subsequent implementation. As a result, no mitigation measures are required.

3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✖	
B. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?			✖	
C. For a project located within the vicinity of a private airstrip or- an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on noise if it results in any of the following:

- Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- Would the project result in generation of excessive groundborne vibration or groundborne noise levels?
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ● Less than Significant Impact.*

Noise levels may be described as using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of 3.0 dB or less in the ambient noise level is considered to represent the threshold for human sensitivity. Noise levels of 3.0 dB less are not generally perceptible to

persons with average hearing abilities.[72] Typical noise levels related to common activities are illustrated in Exhibit 3-3. The ambient noise environment in the vicinity of the proposed residential development is dominated by noise emanating from vehicles traveling on Lakeland Road, Laurel Avenue, and from Carmenita Road along with noise from stationary sources from surrounding development.[73] To characterize ambient noise levels, a field study was conducted within the project site. Noise measurements were taken at three locations on Monday, November 23, 2020 at 12:00 PM. Residential uses are located to the north and east of Area 2 and south of Lakeland Road with these uses being within unincorporated (Los Angeles County) areas. The following three measurement locations corresponded to the nearest noise sensitive receptors:

- *Measurement Location 1.* Five residential lots are located along the east side of Laurel Avenue. These units are located to the west of Area 1 and north of Area 2 within Los Angeles County. The nearest units abut the property line of Area 2 and are separated from Area 1 by Laurel Avenue. These residences are also located in Los Angeles County. The actual measurement location is located next to Laurel Avenue in front of the residential property located adjacent to the Area 2 portion of the project site. The average noise level for the measurement period at this location was 56.5 dBA.

- *Measurement Location 2.* The Lakeland Manor Apartments are located adjacent to Area 2 on the east side. These apartments are also located in Los Angeles County. The actual measurement location is where the site adjoins the project site along Lakeland Road. The average noise level for the measurement period at this location was 48.6 dBA.

- *Measurement Location 3.* Two single-family homes are located along the Lakeland Road frontage with Area 2. These homes will be surrounded on two sides by the proposed Area 2 development. These homes are located in Santa Fe Springs. The actual measurement location is located on the southwest corner of one of the single-family homes near the corner of Lakeland Road and Laurel Avenue. The average noise level for the measurement period at this location was 62.6 dBA.

Future sources of noise generated on-site will include noise typically associated with residential uses and noise emanating from vehicles traveling to and from the residential development. In addition, the future tenants will be located in a R-3-PD (Multiple Family – Development Overlay Zone) zone and will be required to adhere to all pertinent noise control regulations outlined by the City of Santa Fe Springs. The City of Santa Fe Springs Municipal Code has established the following noise control standards for development within R-3 zones: R-3 Zone: Absolute maximum of 70 dBA between 7:00 AM to 10:00 PM and an absolute maximum of 65 dBA between 10:00 PM to 7:00 AM.[74] The City's noise standards are not to be exceeded by five dBA for a cumulative period of 15 minutes in any hour, by ten dBA for a cumulative period of five minutes in any hour, by 15 dBA for a cumulative period of one minute in any hour, or by 20 dBA for any period of time (less than one minute in an hour). The proposed residential development, once occupied, will not exceed the aforementioned noise control standards since the use is consistent with the applicable R3 zone district. In addition, the residents will be required to comply with the City's noise control standards.

[72] Bugliarello, et. al. *The Impact of Noise Pollution,* Chapter 127, 1975.

[73] Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on August 24, 2020.

[74] Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.424.*

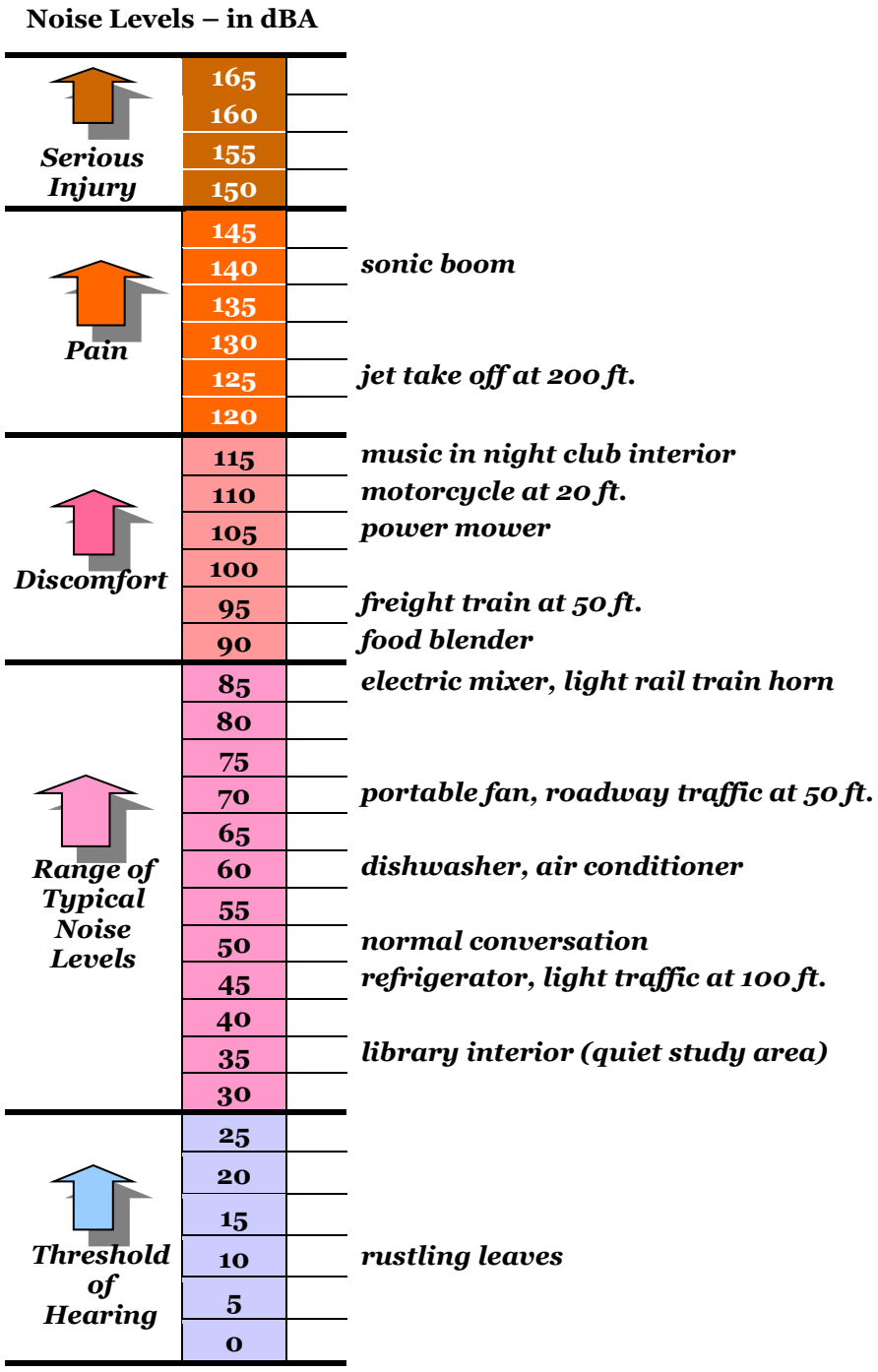

EXHIBIT 3-3
TYPICAL NOISE SOURCES AND LOUDNESS SCALE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

In addition, the City has also set the following additional provisions applicable to certain special noise sources:

- *Construction of buildings and projects*. It shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 7:00 PM of one day and 7:00 AM of the next day. This type of construction equipment (pile driver, jack hammer, power shovel, etc.) will not be used as part of the proposed project's construction.

- *Maintenance*. It shall be unlawful for any person, including city and utility crews, to perform maintenance of real property, other than emergency work, between 7:00 PM on one day and 7:00 AM of the following day, if such maintenance activity produces noise above the ambient level at any lot line of property within a residential zone.

As indicated previously, Los Angeles County unincorporated areas are located to the north, east, and south of the proposed project site. Area 1 is located approximately 150 feet from the nearest residences located on the east side of Laurel Avenue and residential units abut Area 2 on the north and east sides. All of the aforementioned residential units are located in Los Angeles County and because of the proximity of this County land to the project site, the County's noise control requirements for residential zones (Zone II) are summarized as follows: 45 dB between 7:00 AM and 10:00 PM and 50 dB between 7:00 AM and 10:00 PM. The County's Noise Control Ordinance has established the following exterior noise standards (as measured at the property line):

- *Standard No. 1* shall be the exterior noise level which may not be exceeded for a cumulative period of more than 30 minutes in any hour

- *Standard No. 2* shall be the exterior noise level which may not be exceeded for a cumulative period of more than 15 minutes in any hour.

- *Standard No. 3* shall be the exterior noise level which may not be exceeded for a cumulative period of more than 5 minutes in any hour.

- *Standard No. 4* shall be the exterior noise level which may not be exceeded for a cumulative period of more than 1 minute in any hour.

- *Standard No. 5* shall be the exterior noise level which may not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level for residential properties (45 dB between 10:00 PM and 7:00 AM and 50 dB between 7:00 AM and 10:00 PM) plus 20 dB.

The proposed residential development, once occupied, will not exceed the aforementioned County *land use and noise compatibility standards* given the project's residential use which is consistent with the County's Residential Zone II designation outlined in the noise ordinance. New traffic volumes are most often considered to be an important variable in increases in project related noise levels. A change in traffic noise levels of 3.0 dB is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. As indicated in Section 3.16, the proposed project is

anticipated to generate approximately 851 average daily trips and 65 AM peak hour trips and 79 PM peak hour trips. The existing average daily traffic volumes along Lakeland Road, the nearest major arterial to the project site, are 5,000 average trips per day (ADT). Therefore, the proposed project's traffic generation will not result in a doubling of traffic volumes. As a result, the long-term (operational noise impacts) will be less than significant.

A second potential source of noise impact is related to the proposed project's construction. Construction noise in the County of Los Angeles is regulated by Section 12.08.440 of the County Code ,which states, "Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between weekday hours of 7:00 PM and 7:00 AM, or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited." The Code further states, "the contractor shall conduct construction activities in such manner that the maximum noise levels at the affected multiple-family residential buildings will not exceed 80 dBA daily, except Sundays and legal holidays, 7:00 AM to 8:00 PM *and* 64 dBA daily 8:00 PM to 7:00 PM and all day Sunday and legal holidays." In other words, the critical metric that construction noise *may not exceed* is 80 dBA Monday through Saturday from 7:00 AM to 8:00 PM and 64 dBA between 8:00 PM and 7:00 AM. These noise levels apply to those noise levels at the property line of the neighboring existing residential structure(s) and include noise from mobile construction equipment and the intermittent, short-term stationary equipment noise (less than 10 days). As indicated previously, the Santa Fe Springs Municipal Code prohibits the operation of construction equipment in a residential zone between the hours of 7:00 PM and 7:00 AM. As a result, the construction activities will only be permitted between 7:00 AM and 7:00 PM. Section 155.425(B) of the City's Municipal Code, noise from construction activities are exempt from the City's established noise standards as long as the construction activities occur between the hours of 7:00 AM and 7:00 PM.

The larger of the two development sites (Area 1) is located at least 150 feet from the nearest residence located on the east side of Laurel Avenue and the main construction activity area is separated from the residences by Laurel Avenue and the future parking area. The smaller of the two sites (Area 2), is located adjacent to multiple family residential uses on the north and east. The main construction activity area will be between 25 to 50 feet from the existing residences. Because of the construction area's small size and the close proximity of the existing homes to the construction activities, there would be little or no noise reduction due to spreading loss.

The construction equipment within both sites would be limited to smaller trucks, loaders, small cranes, and forklifts. Both sites have been graded and are level. The use of smaller equipment is especially critical for the smaller Habitat for Humanity site (Area 2) given its small size. Once the sites have been readied for construction, the dominant noise source would be limited to the use of hammers and saws related to the framing of the structures.[75] According to the Roadway Construction Noise Model (Federal Highway Administration, RCNM, V 1.1), the typical noise levels (50 feet from the equipment would be the following: the front-end loader would be 56.2 dB, the crane would be 57.6 dBA, the dump/haul truck would be 53.5, the lift would be 51.8 dBA, and a paver would be 54.3 dBA. It is important to note that this equipment will be used intermittently during the daytime periods only. Finally, the equipment noise levels represent the

75 Telephone Conversation. *Darrell Simien, Senior Vice President of Community Development. Habitat for Humanity of Greater Los Angeles.* August 11, 2021.

maximum noise level and does not take into account any adjustments for noise attenuation or spreading loss.

Section 155.425(B) of the City's Municipal Code, noise from construction activities is exempt from the City's established noise standards as long as the activities occur between the hours of 7:00 AM and 7:00 PM. However, neither the City's General Plan or the Municipal Code establish a numeric maximum acceptable *construction threshold* levels at potentially affected receptors, which would allow for a quantified determination of what CEQA constitutes "a substantial temporary or periodic noise increase." Thus, the construction noise threshold from the Los Angeles County Noise Control Ordinance was utilized. The County Code has established a significant construction noise impact if construction noise exceeds 80 dBA at the property line of a residential use during the day-time period. In other words, the construction activity may not exceed 80 dBA Monday through Saturday from 7:00 AM to 8:00 PM and 64 dBA between 8:00 PM and 7:00 AM.

As stated previously, the individual construction equipment noise levels will not exceed 60 dBA when in use. Area 1 is located more than 150 feet from the nearest sensitive receptor and the construction noise levels will further diminish due to spreading loss by around 3.0 decibels for every doubling of distance from the noise source. The anticipated construction noise levels for Area 1, at the nearest sensitive receptor, will be well under 60 dBA even though the site's larger size will permit more than one piece of equipment to operate at the same time. While the potential for spreading loss is limited for Area 2 due to the site's small site, the use of equipment will be limited in both the number and size. The anticipated construction equipment noise levels for Area 2 will range from 51.8dBA to 57.6 dBA, which is also well under the 80 dBA threshold. Therefore, the construction noise impacts would be less than significant.

B. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels? ● Less than Significant Impact.*

Construction activities for the proposed project have the potential to generate low levels of ground-borne vibration. The operation of construction equipment generates vibrations that propagate though the ground and diminishes in intensity with distance from the source. The nearest land uses that may potentially be impacted by ground-borne vibration and noise (primarily from the use of heavy construction equipment) are the residential uses located to the north, east, and south of the proposed project site. The noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. The construction noise levels will decline as one moves away from the noise source. This effect is known as spreading loss. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. However, construction activities will be in compliance with the City's noise standards. As previously mentioned, the operation of equipment or the construction of projects is prohibited in between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day when the project is located within a radius of 500 feet from a residential area. Compliance with City noise standards will decrease any potential adverse impacts to the nearby residential neighborhood. Section 12.12.030 of the Los Angeles County The County's Noise Control Ordinance further prohibits construction activities Sundays or certain construction activities on other days between the hours of 8:00 PM and 6:30 AM.[76] Adherence to the City's noise control standards

[76] These other activities include construction or repair work of any kind upon any building or structure, or perform any earth excavating, filling or moving, where any of the foregoing entails the use of any air compressors; jackhammers; power-driven drill; riveting machine; excavator, diesel-powered truck, tractor or other earth moving equipment; hand hammers on steel or iron, or

will reduce the construction-related noise impacts to levels that are less than significant since the hours of construction will be limited to the daytime periods.

The City of Santa Fe Springs has not adopted policies or guidelines relative to ground-borne vibration resulting from construction. The City Municipal Code (Section 155.428) states, "Every use shall be so operated that the ground vibration generated by said use is not harmful or injurious to the use or development of surrounding properties. No vibration shall be permitted which is perceptible without instruments at any use alone the property line on which said use is located." However, this threshold applies to ground-borne vibrations from long-term operational activities, not construction. The proposed project is a residential development and would not involve the use of equipment that would result in high vibration levels, which are more typical for large commercial and industrial projects. In addition, the proposed use would not result in the increased use of heavy-duty vehicles on the public roadways. As a result, the potential ground-borne noise impacts are considered to be less than significant.

C. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ● No Impact.*

The project site is not located within two miles of an airport. Fullerton Airport is located approximately six miles southeast of the project site and the Long Beach Airport is located approximately ten miles to the southwest.[77] The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. As a result, the project will not expose people working in the project area to excessive noise levels and no impacts will occur.

CUMULATIVE IMPACTS

The cumulative project list, identified below was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion*. This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. This related project is located approximately 3,650 feet to the northwest of the project site. This related project is too distant from the proposed project to result in any discernable cumulative noise impacts.

- *Greenstone Trailer Parking Project*. The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. This related project is located approximately 4,440 feet to the southwest of the project site. This related project is too distant from the proposed project to result in any discernable cumulative noise impacts.

any other machine, tool, device or equipment which makes loud noises to the disturbance of persons occupying sleeping quarters in a dwelling, apartment, hotel, mobile-home, or other place of residence.

[77] Toll-Free Airline. *Los Angeles County Public and Private Airports, California.* http://www.tollfreeairline.com/california/losangeles.htm.

- *Amazon Fulfillment Center*. This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This related project is located approximately 1.8 miles to the northwest of the project site. This related project is too distant from the proposed project to result in any discernable cumulative noise impacts.

- *Los Nietos Industrial Development*. The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This related project is located approximately 1.5 miles to the northwest of the project site. This related project is too distant from the proposed project to result in any discernable cumulative noise impacts.

- *Lakeland Apartments*. This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. This related project is located approximately 800 feet to the south of the project site. This related project is anticipated to generate approximately 851 average daily trips and 65 AM peak hour trips and 79 PM peak hour trips.[78] The existing average daily traffic volumes along Carmenita Road are 20,000 to 30,000 trips per day.[79] Therefore, the traffic generation for the Lakeland Apartments will not result in a doubling of traffic volumes resulting in a discernable increase in traffic noise. As a result, the potential cumulative noise impacts will be less than significant. The construction times for this related project and the proposed project will occur at different times. As a result, no short-term construction noise impacts are anticipated.

MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant adverse noise impacts. As a result, no noise mitigation is required. The Applicant has agreed to the following condition that would further ensure than the neighboring residents may contact either the construction manager and or the City's Code Enforcement officer:

> "During the construction phases, signs shall be conspicuously posted indicating the contact information where local residents may contact by phone, the construction manager and the City of Santa Fe Springs code enforcement official(s) to register a noise complaint."

The above language would be added as a condition of approval to the resolution approving the project.

[78] Institute of Transportation Engineers. *Trip Generation Manual, 9th Edition*. September 2012. Secondary Source: Trames Solutions, Inc. *Lakeland Apartments Traffic Impact Analysis*. January 17, 2018.

[79] City of Santa Fe Springs. *Traffic Volume ADT Count Map 2009 Santa Fe Springs Citywide*. July 3, 2009.

3.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✖
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on population and housing if it results in any of the following:

- Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ● No Impact.*

The proposed project site is located to the north of the Lakeland Road and Laurel Avenue intersection in the central area of the City of Santa Fe Springs. The proposed project would include a 139-unit multiple-family residential housing development located along the north side of Lakeland Road, straddling Laurel Avenue.[80] The proposed residential development consisting of 139 residential units is projected to add 467 new residents to the City. This figure assumes 3.36 people per household, which is the average household size in the City of Santa Fe Springs according to the U.S. Census. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

[80] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

- *New development in an area presently undeveloped and economic factors which may influence development*. Both sites (Site A and Site B) are currently vacant and undeveloped though they were formerly developed. The sites are surrounded on all sides by urban development.

- *Extension of roadways and other transportation facilities*. No roadway extensions will be required to accommodate the proposed development.

- *Extension of infrastructure and other improvements*. The installation of any new utility lines will not lead to subsequent offsite development since these utility lines will serve the site only.

- *Major off-site public projects (treatment plants, etc.)*. The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.

- *The removal of housing requiring replacement housing elsewhere*. The site is vacant and undeveloped and there are no housing units located on either property. As a result, no replacement housing will be required.

- *Additional population growth leading to increased demand for goods and services*. The project's construction would result in a limited increase in construction employment which can be accommodated by the local labor market.

- *Short-term growth-inducing impacts related to the project's construction*. The project will result in temporary employment during the construction phase.

According to the Growth Forecast released by the Southern California Association of Governments (SCAG) in conjunction with the Regional Transportation Plan for 2016-2040, the City of Santa Fe Springs is 20,300 residents through the year 2040, which is an increase of 2,400 persons from the 2020 population.[81] The projected population increase resulting from the proposed project is within the projected population projection developed by SCAG. The proposed project will not induce substantial unplanned population growth in an area. As a result, no impacts will occur.

B. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ● No Impact.*

No housing units will be displaced as a result of the proposed project's implementation. The site is vacant and undeveloped. As a result, no housing displacement impacts will occur.

[81] Southern California Association of Governments. *Adopted Growth Forecast Regional Transportation Plan 2016-2040.* http://gisdata.scag.ca.gov/Pages/SocioEconomicLibrary.aspx

CUMULATIVE IMPACTS

The cumulative project list, identified below was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion*. This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. This related project will not involve any housing dislocation or result in any new housing development other than the caretaker's residence.

- *Greenstone Trailer Parking Project*. The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. This related project will not involve any housing dislocation or result in any new housing development.

- *Amazon Fulfillment Center*. This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This related project will not involve any housing dislocation or result in any new housing development.

- *Los Nietos Industrial Development*. The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This related project will not involve any housing dislocation or result in any new housing development.

- *Lakeland Apartments*. The 128 residential units that are part of the proposed project are anticipated to add approximately 430 residents to the City.[82] This figure assumes an average household size of 3.36 people per household, which is the average household size in the City of Santa Fe Springs according to the U.S. Census. According to the Growth Forecast released by the Southern California Association of Governments (SCAG) in conjunction with the Regional Transportation Plan for 2016-2040, the City of Santa Fe Springs is projected to add 5,100 new residents through the year 2040. The projected population increase resulting from this related project would be within the projected population projection developed by SCAG.

The proposed project's development of 139 residential units is projected to add 467 new residents to the City. When adding the 430 residents from the Lakeland Apartments related project, the two projects would have a combined total of 267 units and 897 potential residents. The projected population increase resulting from the proposed project and the single related project would be consistent with the Growth Forecast in SCAG's RTP/SCS.

MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

[82] United States Census Bureau. Quickfacts, Santa Fe Springs City, California. https://www.census.gov/quickfacts/fact/table/santafespringscitycalifornia/PST045216.

3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. 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 would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or other public facilities?			✖	

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- 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: fire protection, police protection, schools, parks or other public facilities?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *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 would cause significant environmental impacts, in* fire protection; police protection; schools; parks; or other public facilities? ● *Less than Significant Impact.*

Fire Department

The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. Finally, the Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The first response station to the site is station No. 1.[83]

[83] Santa Fe Springs Fire Department. Website accessed on August 22, 2020.

The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would only place an incremental demand on fire services since the project will involve the construction of modern structures that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the abovementioned requirement, as well as the pertinent codes and ordinances, would

reduce the impacts to levels that are less than significant. Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to local roadways and potentially requiring partial lane closures during street improvements and utility installations. However, at no time will any of the surrounding local streets be completely closed to traffic. All construction staging areas will be located within the project site. As a result, the project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and less than significant impacts are associated with the proposed project's implementation

Law Enforcement

The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six support personnel.[84]

The proposed 139-unit residential project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. The building and layout design of the residential development would include crime prevention features, such as nighttime security lighting and secure parking facilities. A sliding wrought iron gate will be installed at the entrance to the project site, along the Carmenita Road frontage. To ensure the proposed residential project elements adhere to the City's security requirements, the City of Santa Fe Springs Department of Police Services will review the site plan for the proposed project to ensure that the development adheres to the Department requirements, including, but not limited to, photometric plan review. Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.

[84] City of Whittier. http://www.cityofwhittier.org/depts/police/sfs/default.asp.

Schools

The proposed residential development consisting of 139 residential units is projected to add 467 new residents to the City. The project site is served by the following schools and school districts: Carmela Elementary School (South Whittier School District), Richard Graves Middle School (South Whittier School District), and Santa Fe High School (Whittier Union High School District).

According to the 2010 Census, 23.8 percent of the City's population is school-aged (five years of age to 18 years of age). Using the Citywide Census data, there is a potential for 111 school-age students to be added to the school system as a result of the project, based on the City's percentage of children in between the ages of 5 and 18. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school enrollment impacts will be offset by the school fees ($3.379 per square foot for residential development) that will be paid by the developer. As a result, less than significant impacts will result from the proposed project's implementation.

Recreational Services

Due to the residential nature of the proposed project, the proposed project will place an incremental demand for recreational open space and services. However, the potential impacts to park services will be offset since the project will involve the installation of an on-site dog park and walking trail. As a result, the impacts anticipated are less than significant.

Governmental Services

No new governmental services will be needed, and the proposed project is not expected to have any significant impact on existing governmental services. The proposed project will not directly increase demand for governmental services. As a result, no impacts are anticipated.

CUMULATIVE IMPACTS

The cumulative project list, identified below was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion*. This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. This related project will essentially replace an existing use with a newer facility.

- *Greenstone Trailer Parking Project*. The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. This related project will not involve any activities that will impacts public services.

- *Amazon Fulfillment Center*. This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This related project will involve the repurposing of an existing warehouse building.

- *Los Nietos Industrial Development*. The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This related project will replace four older industrial buildings with a newer industrial building.

- *Lakeland Apartments*. The 128 residential units that are part of the proposed project are anticipated to add approximately 430 residents to the City.[85] These potential residents will utilize the various public services in the City.

The proposed project's development of 139 residential units is projected to add 467 new residents to the City. When adding the 430 residents from the Lakeland Apartments related project, the two projects would have a combined total of 267 units and 897 potential residents. The projected population increase resulting from the proposed project and the single related project would still be within the projected year 2040 population projection developed by SCAG. During the period from 2006-07 through 2015-16, the South Whittier School District enrollments declined by 1,016 students, or 24.9%. In addition, all of the cumulative projects along with the proposed project will be required to pay all pertinent school development fees. As a result, the additional students generated by the proposed project would not result in any adverse cumulative impacts.

MITIGATION MEASURES

The analysis of public service impacts indicated that no significant adverse impacts are anticipated and no mitigation is required with the implementation of the proposed project.

[85] United States Census Bureau. Quickfacts, Santa Fe Springs City, California. https://www.census.gov/quickfacts/fact/table/santafespringscitycalifornia/PST045216.

3.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✖	
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on recreation if it results in any of the following:

- Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* ● *Less than Significant Impact.*

The City of Santa Fe Springs Parks and Recreation Services Department operates and maintains a wide range of active and passive facilities for local residents. These parks include Los Nietos Park, Little Lake Park, Lake Center Athletic Park, Lakeview Park, Santa Fe Springs Park and Heritage Park. The nearest park to the project site is the Amelia Mayberry Park located opposite the project site, on the south side of Lakeland Road. This park is owned and operated by Los Angeles County Department of County Parks and Recreation. Given the residential nature of the proposed project, there will be an incremental increase in the demand for recreational use and services. However, the potential impacts to park services will be offset somewhat since the project will involve the installation of some open space amenities. Area 1 would include separate buildings housing various amenities containing a multi-purpose room, a computer center, and a fitness room. The adjacent central courtyard would contain a patio and children's play areas. Other outdoor

spaces would provide amenities for recreation and urban gardening.[86] As a result, the impacts anticipated are less than significant.

B. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ● No Impact.*

The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. In addition, the potential impacts to existing park services will be offset since the project will involve the installation of on-site open space amenities. As indicated previously, Area 1 would include separate buildings housing various amenities containing a multi-purpose room, a computer center, and a fitness room. The adjacent central courtyard would contain a patio and children's play areas.[87] In addition, a bus stop is located adjacent tom the project site. As a result, no impacts are anticipated.

CUMULATIVE IMPACTS

Of the five related projects, only the Lakeland Apartments will have the potential for a direct cumulative impact on recreational facilities and services. *Lakeland Apartments*. The 128 residential units that are part of the proposed project are anticipated to add approximately 430 residents to the City.[88] These potential residents will utilize the various public services in the City. This related project will also include an *amenity building* that will be a one-story structure that will have a total floor area of 4,119 square feet. The amenity building will include a clubroom, fitness room, and male and female restrooms for the pool and spa. A pool and attached spa will be installed south of the amenity building. Finally, a dog park will be provided on the northwest corner of the project site and a walking trail will be installed along the perimeter of the project site. Both the Lakeland Apartments related project and the proposed project will provide recreational amenities as part of the individual developments. As a result, the potential cumulative impacts will be less than significant.

MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

[86] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

[87] Ibid.

[88] United States Census Bureau. Quickfacts, Santa Fe Springs City, California. https://www.census.gov/quickfacts/fact/table/santafespringscitycalifornia/PST045216.

3.17 TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✖	
B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?				✖
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✖
D. Would the project result in inadequate emergency access?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on transportation and circulation if it results in any of the following:

- Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- Would the project result in inadequate emergency access?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? ● Less than Significant Impact.*

The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would include the development within four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed during the construction of the proposed project is 4.68 acres.[89]

[89] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

The main access and entry to Area 1 of the proposed housing development would be provided from Lakeland Road with a secondary exit to Laurel Avenue. Driveway access to Area 2 of the proposed project would be provided from Laurel Avenue. Also of note, this smaller property in Area 2 is bisected by an access easement to a mid-block parking lot for the Lakeland Manor Apartments located adjacent to the proposed development to the east along Lakeland Road. Directly adjacent to this existing driveway easement is a Los Angeles County Department of Public Works (LADPW) Sunshine Shuttle bus stop on the southeast corner of the easement entrance and Laurel Avenue.[90]

The project's trip generation was estimated using trip generation rates derived from the Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Handbook. The project's daily trips are presented in Table 4. As shown in Table 3-4, the project is anticipated to generate approximately 756 trips per day, with 50 trips occurring during the morning (AM) peak hour and 61 trips occurring during the evening (PM) peak hour.

Table 3-4
Project Trip Generation

Description/Variable	Average Daily Trips	AM Peak Hour	PM Peak Hour
ITE Trip Rates for the Proposed Project (Multi-Family Residential –ITE Code 220)			
Trip Rates for Multi-Family Residential (139 units)	5.44 trips/unit	0.36 trips/unit	0.44 trips/unit
Traffic Generation	756 trips/day	50 AM trips	61 PM trips

The number of trips that will be added will not impact any street's or intersection's level of service (LOS). As a result, the potential impacts are less than significant when considering the proposed residential development will replace a previous industrial use. The project's construction and occupation will not result in a loss of pedestrian facilities since all sidewalks that would be affected by the project's construction would be replaced. In addition, the project will not preclude the use of public transit stops will not be relocated or eliminated. As a result, the potential impacts are considered to be less than significant.

B. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? ● No Impact.*

According to CEQA Guidelines §15064.3 subdivision (b)(1), vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. It is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. The County of Los Angeles is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The requirements of the CMP became effective with voter approval of Proposition 111. The purpose of the CMP is to link land use, transportation, and air quality decisions to develop a partnership among transportation decision-makers in devising appropriate transportation solutions that include all modes of travel and to propose transportation projects that are eligible to compete for State gas tax funds. The CMP also serves to consistently track trends during peak traffic hours at major intersections in the Country and identify areas in great need of improvements where traffic congestion is worsening. The CMP requires that intersections which are designated as being officially monitored by the Program be analyzed under the

[90] Email from Mr. Rich Westberg. Executive Vice President. The Richmond Group of California. Personal Email May 12, 2020.

County's CMP criteria if the proposed project is expected to generate 50 or more peak hour trips on a CMP-designated facility. The nearest CMP-designated intersection to the project site is Imperial Highway/Carmenita Road. This intersection was not analyzed within the traffic impact analysis and will not experience more than 50 peak hour trips at a freeway intersection. As indicated previously, the proposed project is anticipated to generate approximately 44 AM peak hour trips and 53 PM peak hour trips throughout the local roadway network. As a result of the projected traffic conditions, no impacts on CMP arterial roadways or intersections are anticipated.

In terms of vehicle miles traveled, the proposed project is an infill development that will provide much-needed new housing for a job-rich, housing-poor community. According to the most recent SCAG RTP estimates, Los Angeles County as a whole had a jobs/housing balance of 0.63 compared to a jobs/housing balance of 0.40 for the City. The new housing development would enable future employees to live in the City, rather than to commute to the City from more distant locations, thus reducing the overall vehicle miles traveled.

C. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? No Impact.*

The design of driveways will be based on City Code, which sets standards for such design. The proposed project will not expose future residents to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. As a result, no impacts are anticipated.

D. *Would the project result in inadequate emergency access? ● No Impact.*

The project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project's implementation will not result in any impacts.

CUMULATIVE IMPACTS

A total of five cumulative projects were identified for the cumulative analysis and these related projects included the following:

- *Golden State Storage Expansion*. This project would involve the construction and operation of new self-storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road. The proposed project would replace and expand an existing storage facility with a new three-story self-storage building that will have a total floor area of 97,503 square feet. This related project is located approximately 3,650 feet to the northwest of the project site.

- *Greenstone Trailer Parking Project*. The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would consist of 202,000 square feet and would be designed to accommodate 158 trailer parking spaces. The trailers are currently using another parking lot nearby. This related project is located approximately 4,440 feet to the southwest of the project site. According to the CE prepared for the project, the net traffic increase would be minimal.

- *Amazon Fulfillment Center*. This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This related project is located approximately 1.8 miles to the northwest of the project site. According to the CE prepared for the project, the net traffic increase would be minimal.

- *Los Nietos Industrial Development*. The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. The new building will replace four older industrial building with a total floor area of approximately 90,000 square feet. This related project is located approximately 1.5 miles to the northwest of the project site.

- *Lakeland Apartments*. This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. The project site is a remnant of Carmela Elementary School, which is adjacent to the related project site to the north. This related project is located approximately 800 feet to the south of the project site. The traffic impact analysis that was prepared for this related project determined that the proposed development is projected to generate approximately 65 vehicles trips during the AM peak hour and 79 vehicles per hour during the PM peak hour.

As indicated above, the Lakeland Apartments related project is anticipated to generate 65 AM peak hour trips and 79 PM peak trips. The proposed projects peak hour trip generation was projected to be 50 AM peak hour trips and 61 PM peak hour trips. The majority of these trips would use Lakeland Avenue to access Carmenita Road. Given that both projects are residential infill projects that would represent a substantial reduction in vehicle miles travelled, the cumulative traffic impacts are less than significant.

MITIGATION MEASURES

The analysis of potential impacts related to traffic and circulation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe?		✖		

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in*

subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? ● Less than Significant Impact with Mitigation.

A Tribal Cultural Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

Adherence to the aforementioned mitigation presented above and in Subsection B under Cultural Resources will minimize potential impacts to levels that are less than significant.

CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site-specific. Furthermore, the analysis herein determined that the proposed project would not result in any impacts on cultural resources. All five related projects are located on properties that are developed. None of the properties were located on sites that were undisturbed. As a result, no cumulative tribal/cultural resources impacts will occur as part of the proposed project's implementation.

MITIGATION MEASURES

The Gabrielino-Kizh indicated that the project area is located within the Tribe's ancestral territory. However, the Tribe considers the area to be sensitive for cultural resources, and requests the following mitigation measure be implemented:

Mitigation Measure No. 6 (Cultural Resources). Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the "Tribe" or the "Consulting Tribe"). A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be

present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project site, all ground disturbance shall immediately cease, and the County Coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow or implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

3.19 UTILITIES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✖	
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?				✖
C. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✖	
D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✖	
E. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

- Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

- Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

- Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? ● Less than Significant Impact.*

The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 139-unit housing development located near the intersection of Lakeland Road and Laurel Avenue. The proposed project would include the development within four adjacent parcels, all with a Multiple-Family Residential-Planned Unit Development (R3-PD) designation. The total land area to be developed during the construction of the proposed project is 4.68 acres.

The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over 5 million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.[9] The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 20.36 mgd. As indicated in Table 3-5, the future development is projected to generate 21,684 gallons of effluent on a daily basis which is well under the capacity of the aforementioned WRPs.[92]

Table 3-5
Wastewater (Effluent) Generation (gals/day)

Use	Total Units	Factor	Generation
Multiple-Family Residential	139 units	156 gallons/day/unit	21,684 gals/day
Total Consumption			21,684 gals/day

Source: Blodgett Baylosis Environmental Planning.

[9] Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp.

In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project and as a result, the impacts are expected to be less than significant.

B. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? ● No Impact.*

As indicated in the previous section, the proposed project will generate approximately 21,684 gallons of wastewater a day. The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. Lastly, the SFSWUA also receives Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California. Table 3-6 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 32,526 gallons of water on a daily basis.

Table 3-6
Water Consumption (gals/day)

Use	Total Units	Factor	Generation
Multiple-Family Residential	139 units	234 gallons/day/unit	32,526 gals/day
Total Consumption			32,526 gals/day

Source: Blodgett Baylosis Environmental Planning.

The existing water supply facilities can accommodate this additional demand. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

C. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ● Less than Significant Impact.*

The County of Los Angeles, acting as the Los Angeles County Flood Control District (LACFCD), has the regional, County-wide flood control responsibility. LACFCD responsibilities include planning for developing and maintaining flood control facilities of regional significance which serve large drainage areas. The proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The site proposes new internal roadways and hardscape areas that will be subject to the National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. The

project will also be required to comply with the City's storm water management guidelines. As a result, the potential impacts will be less than significant.

D. *Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ● Less than Significant Impact.*

As previously indicated, Table 3-6 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 32,526 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand. As a result, the impacts are considered to be less than significant.

E. *Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals? ● No Impact.*

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt. The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company.[93] Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. Trash collection is provided by the Consolidated Disposal Service, CR and R Waste and Recycling, and Serv-Well Disposal Company. Table 3-7 indicates the solid waste generation for the proposed project.

Table 3-7
Solid Waste Generation (lbs./day)

Use	Total Units	Factor	Generation
Multiple-Family Residential	139 units	12.23 lbs/day/unit	1,700 lbs/day
Total Generation			1,700 lbs/day

Source: Blodgett Baylosis Environmental Planning.

The proposed project is projected to generate approximately 1,700 pounds of solid waste on a daily basis. The proposed project will contribute a limited amount to the waste stream. As a result, the impacts will be less than significant.

[93] Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp.

F. *Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? ● No Impact.*

The proposed project, like all other development in Los Angeles County and the City of Santa Fe Springs, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

CUMULATIVE IMPACTS

The cumulative project list, identified below and on the following page was provided by the City of Santa Fe Springs. The identified related projects include the following:

- *Golden State Storage Expansion*. This project would involve the construction and operation of new self-storage building that will have a total floor area of 97,503 square feet and will replace existing single-story self-storage building located within the project site. This related project is located approximately 3,650 feet to the northwest of the project site.

- *Greenstone Trailer Parking Project*. The 5.55-acre project site consists of one parcel that is located at 12017 Greenstone Avenue. The proposed parking area would accommodate 158 trailer parking spaces. This related project is located approximately 4,440 feet to the southwest of the project site.

- *Amazon Fulfillment Center*. This use would occupy an existing building located at 11811-11831 E. Florence Avenue. This existing building has a total floor area of 288,000 gross square feet and is situated on a 12.93 acre site. This related project is located approximately 1.8 miles to the northwest of the project site.

- *Los Nietos Industrial Development*. The project will involve the development of a new 92,930 square foot commercial industrial warehouse located at 12521 Los Nietos Road. This new building will replace four older industrial building with a total floor area of approximately 90,000 square feet. This related project is located approximately 1.5 miles to the northwest of the project site.

- *Lakeland Apartments*. This project is a new 128-unit apartment complex within a 5.13-acre (223,421 square feet) site located on the west side of Carmenita Road in between Lakeland Road and Meyer Road. The project site is a remnant of Carmela Elementary School, which is adjacent to the project site to the north. This related project is located approximately 800 feet to the south of the project site. The proposed related project was projected to consume approximately 29,952 gallons of water on a daily basis. This related project was also projected to generate 19,968 gallons of effluent on a daily basis. Finally, this related project, was projected to generate 1,565 pounds of solid waste per day.

The nearest related project is the Lakeland Apartments which will be located approximately 800 feet to the south of the proposed project site. Both the proposed project and the Lakeland Apartments will connect to water and sewer lines located in Lakeland Avenue. These lines, in turn, will connect to trunks located in Carmenita Road. The proposed project would be estimated to consume approximately 32,526 gallons of water and generate 21,684 gallons of effluent on a daily basis. The estimated solid waste generation is 1,700 pounds per day. As indicated previously, the Lakeland Apartments related project was also projected to

consume 29,952 gallons of water on a daily basis, generate 19,968 gallons of effluent on a daily basis, and generate 1,565 pounds of solid waste per day. Combined, the two projects will consume 62,478 gallons of water on a daily basis, generate 41,652 gallons of effluent on a daily basis, and generate 3,265 pounds of solid waste daily. The existing water and sewer lines have sufficient remaining capacity to accommodate both related projects.

MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				✖
B. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✖
C. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✖
D. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✖

THRESHOLDS OF SIGNIFICANCE

According to the City of Santa Fe Springs, acting as Lead Agency, a project may be deemed to have a significant adverse impact on wildfire risk and hazards if it results in any of the following:

- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan? ● No Impact.*

The proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

B. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ● No Impact.*

The proposed project would be an unmanned telecommunications facility. The project sites are slated for development. The proposed project may be exposed to particulate emissions generated by wildland fires in the surrounding region. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, no impacts will occur.

C. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ● No Impact.*

The project will not require nor will it involve the extension of new utility lines such as gas lines, water lines, etc. other that connections to the site itself. As a result, no impacts will result.

D. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ● No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. Therefore, the project will not result in any impacts related to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no impacts will occur.

CUMULATIVE IMPACTS

The analysis herein determined that the proposed project would not result in any significant adverse impacts with respect to potential wildfire. In addition, none of the five related projects are located within an area located in a geographic area where there is a risk from wild fire. All five related projects occupy

properties that are developed and are surround by urban development. As a result, no cumulative impacts related to wildfire will occur.

MITIGATION MEASURES

The analysis of wildfires impacts indicated that less than significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✖
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				✖
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✖

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

A. The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.

B. The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.

C. The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.

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SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory, with the implementation of the required mitigation.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly, with the implementation of the required mitigation.

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional finding that a mitigation monitoring and reporting program will be required for the proposed project.

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SECTION 5 REFERENCES

5.1 PREPARERS

Blodgett Baylosis Environmental Planning
16388 Colima Road, Suite 206J
Hacienda Heights, CA 92240
(626) 336-0033

Marc Blodgett, Project Manager
Alice Ye, Administrative Assistant

5.2 REFERENCES

Bugliarello, et. al., *The Impact of Noise Pollution,* Chapter 127, 1976.

California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *California Important Farmland Finder*.

California Department of Fish and Wildlife, *Natural Diversity Database*.

California Department of Parks and Recreation, *California Historical Landmarks*.

California Division of Mines and Geology, *Seismic Hazards Mapping Program,* 2012.

California Office of Planning and Research, *California Environmental Quality Act and the CEQA Guidelines*, as amended 2018.

Google Earth.

Southern California Association of Governments, *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040,* April 2016.

United States Department of Agriculture. *Web Soil Survey*.

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APPENDIX A
AIR QUALITY WORKSHEETS

Lakeland Road Housing Development ISMND

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	121.00	Dwelling Unit	1.59	69,554.00	467
Parking Lot	194.00	Space	1.75	77,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	8			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - N/A

Land Use - N/A

Construction Phase - N/A

Energy Use -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	18.00	22.00
tblConstructionPhase	NumDays	230.00	131.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	8.00	22.00
tblConstructionPhase	NumDays	18.00	23.00
tblConstructionPhase	NumDays	5.00	44.00
tblConstructionPhase	PhaseEndDate	2/23/2022	12/30/2021
tblConstructionPhase	PhaseEndDate	1/4/2022	11/1/2021
tblConstructionPhase	PhaseEndDate	1/28/2021	2/1/2021
tblConstructionPhase	PhaseEndDate	2/16/2021	5/1/2021
tblConstructionPhase	PhaseEndDate	1/28/2022	12/1/2021
tblConstructionPhase	PhaseEndDate	2/4/2021	4/1/2021
tblConstructionPhase	PhaseStartDate	1/29/2022	12/1/2021
tblConstructionPhase	PhaseStartDate	2/17/2021	5/1/2021
tblConstructionPhase	PhaseStartDate	2/5/2021	4/1/2021
tblConstructionPhase	PhaseStartDate	1/5/2022	11/1/2021
tblConstructionPhase	PhaseStartDate	1/29/2021	2/1/2021
tblGrading	AcresOfGrading	11.00	4.00
tblLandUse	LandUseSquareFeet	121,000.00	69,554.00
tblLandUse	LotAcreage	7.56	1.59
tblLandUse	Population	346.00	467.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	22.4615	72.0281	43.9625	0.0805	24.6500	3.5985	27.8571	13.3596	3.3245	16.3101	0.0000	7,799.0449	7,799.0449	2.2568	0.0000	7,855.4634
Maximum	**22.4615**	**72.0281**	**43.9625**	**0.0805**	**24.6500**	**3.5985**	**27.8571**	**13.3596**	**3.3245**	**16.3101**	**0.0000**	**7,799.0449**	**7,799.0449**	**2.2568**	**0.0000**	**7,855.4634**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	22.4615	72.0281	43.9625	0.0805	9.8385	3.5985	13.0456	5.2699	3.3245	8.2204	0.0000	7,799.0449	7,799.0449	2.2568	0.0000	7,855.4634
Maximum	**22.4615**	**72.0281**	**43.9625**	**0.0805**	**9.8385**	**3.5985**	**13.0456**	**5.2699**	**3.3245**	**8.2204**	**0.0000**	**7,799.0449**	**7,799.0449**	**2.2568**	**0.0000**	**7,855.4634**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	60.09	0.00	53.17	60.55	0.00	49.60	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	33.5399	2.6260	71.5480	0.1575		9.2983	9.2983		9.2983	9.2983	1,133.3971	2,196.0173	3,329.4144	3.3975	0.0769	3,437.2752
Energy	0.0456	0.3898	0.1659	2.4900e-003		0.0315	0.0315		0.0315	0.0315		497.6343	497.6343	9.5400e-003	9.1200e-003	500.5915
Mobile	1.5081	7.7189	20.1630	0.0767	6.2950	0.0582	6.3532	1.6843	0.0543	1.7386		7,804.7837	7,804.7837	0.3590		7,813.7583
Total	**35.0936**	**10.7347**	**91.8769**	**0.2367**	**6.2950**	**9.3880**	**15.6830**	**1.6843**	**9.3841**	**11.0684**	**1,133.3971**	**10,498.4353**	**11,631.8324**	**3.7660**	**0.0861**	**11,751.6250**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.8335	0.1154	10.0132	5.3000e-004		0.0553	0.0553		0.0553	0.0553	0.0000	18.0173	18.0173	0.0175	0.0000	18.4536
Energy	0.0456	0.3898	0.1659	2.4900e-003		0.0315	0.0315		0.0315	0.0315		497.6343	497.6343	9.5400e-003	9.1200e-003	500.5915
Mobile	1.5081	7.7189	20.1630	0.0767	6.2950	0.0582	6.3532	1.6843	0.0543	1.7386		7,804.7837	7,804.7837	0.3590		7,813.7583
Total	**3.3872**	**8.2241**	**30.3421**	**0.0797**	**6.2950**	**0.1450**	**6.4401**	**1.6843**	**0.1411**	**1.8254**	**0.0000**	**8,320.4353**	**8,320.4353**	**0.3860**	**9.1200e-003**	**8,332.8034**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	90.35	23.39	66.98	66.33	0.00	98.46	58.94	0.00	98.50	83.51	100.00	20.75	28.47	89.75	89.40	29.09

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2021	2/1/2021	5	22	
2	Site Preparation	Site Preparation	2/1/2021	4/1/2021	5	44	
3	Grading	Grading	4/1/2021	5/1/2021	5	22	
4	Building Construction	Building Construction	5/1/2021	11/1/2021	5	131	
5	Paving	Paving	11/1/2021	12/1/2021	5	23	
6	Architectural Coating	Architectural Coating	12/1/2021	12/30/2021	5	22	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 1.75

Residential Indoor: 140,847; Residential Outdoor: 46,949; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 4,656 (Architectural Coating – sqft)

OffRoad Equipment

Lakeland Road Housing Development ISMND - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	120.00	26.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	24.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**		**1.5513**	**1.5513**		**1.4411**	**1.4411**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0411	0.5651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0456		166.1105	166.1105	4.4700e-003		166.2222
Total	**0.0633**	**0.0411**	**0.5651**	**1.6700e-003**	**0.1677**	**1.2300e-003**	**0.1689**	**0.0445**	**1.1400e-003**	**0.0456**		**166.1105**	**166.1105**	**4.4700e-003**		**166.2222**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**		**1.5513**	**1.5513**		**1.4411**	**1.4411**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0411	0.5651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0456		166.1105	166.1105	4.4700e-003		166.2222
Total	**0.0633**	**0.0411**	**0.5651**	**1.6700e-003**	**0.1677**	**1.2300e-003**	**0.1689**	**0.0445**	**1.1400e-003**	**0.0456**		**166.1105**	**166.1105**	**4.4700e-003**		**166.2222**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0760	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547		199.3326	199.3326	5.3600e-003		199.4666
Total	**0.0760**	**0.0493**	**0.6781**	**2.0000e-003**	**0.2012**	**1.4800e-003**	**0.2027**	**0.0534**	**1.3600e-003**	**0.0547**		**199.3326**	**199.3326**	**5.3600e-003**		**199.4666**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**7.0458**	**2.0445**	**9.0903**	**3.8730**	**1.8809**	**5.7539**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0760	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547		199.3326	199.3326	5.3600e-003		199.4666
Total	**0.0760**	**0.0493**	**0.6781**	**2.0000e-003**	**0.2012**	**1.4800e-003**	**0.2027**	**0.0534**	**1.3600e-003**	**0.0547**		**199.3326**	**199.3326**	**5.3600e-003**		**199.4666**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2149	0.0000	6.2149	3.3311	0.0000	3.3311			0.0000			0.0000
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671		2,871.9285	2,871.9285	0.9288		2,895.1495
Total	**2.2903**	**24.7367**	**15.8575**	**0.0296**	**6.2149**	**1.1599**	**7.3748**	**3.3311**	**1.0671**	**4.3982**		**2,871.9285**	**2,871.9285**	**0.9288**		**2,895.1495**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0411	0.5651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0456		166.1105	166.1105	4.4700e-003		166.2222
Total	**0.0633**	**0.0411**	**0.5651**	**1.6700e-003**	**0.1677**	**1.2300e-003**	**0.1689**	**0.0445**	**1.1400e-003**	**0.0456**		**166.1105**	**166.1105**	**4.4700e-003**		**166.2222**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.4238	0.0000	2.4238	1.2991	0.0000	1.2991			0.0000			0.0000
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671	0.0000	2,871.9285	2,871.9285	0.9288		2,895.1495
Total	**2.2903**	**24.7367**	**15.8575**	**0.0296**	**2.4238**	**1.1599**	**3.5837**	**1.2991**	**1.0671**	**2.3662**	**0.0000**	**2,871.9285**	**2,871.9285**	**0.9288**		**2,895.1495**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0411	0.5651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0456		166.1105	166.1105	4.4700e-003		166.2222
Total	**0.0633**	**0.0411**	**0.5651**	**1.6700e-003**	**0.1677**	**1.2300e-003**	**0.1689**	**0.0445**	**1.1400e-003**	**0.0456**		**166.1105**	**166.1105**	**4.4700e-003**		**166.2222**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**		**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0724	2.4798	0.5885	6.6400e-003	0.1664	4.9900e-003	0.1714	0.0479	4.7800e-003	0.0527		708.3400	708.3400	0.0429		709.4112
Worker	0.5066	0.3285	4.5207	0.0133	1.3413	9.8700e-003	1.3512	0.3557	9.0900e-003	0.3648		1,328.8840	1,328.8840	0.0357		1,329.7774
Total	**0.5789**	**2.8083**	**5.1091**	**0.0200**	**1.5077**	**0.0149**	**1.5226**	**0.4036**	**0.0139**	**0.4175**		**2,037.2240**	**2,037.2240**	**0.0786**		**2,039.1886**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**	**0.0000**	**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0724	2.4798	0.5885	6.6400e-003	0.1664	4.9900e-003	0.1714	0.0479	4.7800e-003	0.0527		708.3400	708.3400	0.0429		709.4112
Worker	0.5066	0.3285	4.5207	0.0133	1.3413	9.8700e-003	1.3512	0.3557	9.0900e-003	0.3648		1,328.8840	1,328.8840	0.0357		1,329.7774
Total	**0.5789**	**2.8083**	**5.1091**	**0.0200**	**1.5077**	**0.0149**	**1.5226**	**0.4036**	**0.0139**	**0.4175**		**2,037.2240**	**2,037.2240**	**0.0786**		**2,039.1886**

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0940	10.8399	12.2603	0.0189		0.5788	0.5788		0.5342	0.5342		1,804.5523	1,804.5523	0.5670		1,818.7270
Paving	0.1994					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2933**	**10.8399**	**12.2603**	**0.0189**		**0.5788**	**0.5788**		**0.5342**	**0.5342**		**1,804.5523**	**1,804.5523**	**0.5670**		**1,818.7270**

3.6 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0844	0.0548	0.7535	2.2200e-003	0.2236	1.6500e-003	0.2252	0.0593	1.5200e-003	0.0608		221.4807	221.4807	5.9600e-003		221.6296
Total	**0.0844**	**0.0548**	**0.7535**	**2.2200e-003**	**0.2236**	**1.6500e-003**	**0.2252**	**0.0593**	**1.5200e-003**	**0.0608**		**221.4807**	**221.4807**	**5.9600e-003**		**221.6296**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0940	10.8399	12.2603	0.0189		0.5788	0.5788		0.5342	0.5342	0.0000	1,804.5523	1,804.5523	0.5670		1,818.7270
Paving	0.1994					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2933**	**10.8399**	**12.2603**	**0.0189**		**0.5788**	**0.5788**		**0.5342**	**0.5342**	**0.0000**	**1,804.5523**	**1,804.5523**	**0.5670**		**1,818.7270**

3.6 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0844	0.0548	0.7535	2.2200e-003	0.2236	1.6500e-003	0.2252	0.0593	1.5200e-003	0.0608		221.4807	221.4807	5.9600e-003		221.6296
Total	**0.0844**	**0.0548**	**0.7535**	**2.2200e-003**	**0.2236**	**1.6500e-003**	**0.2252**	**0.0593**	**1.5200e-003**	**0.0608**		**221.4807**	**221.4807**	**5.9600e-003**		**221.6296**

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	20.7635					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	**20.9824**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**		**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1013	0.0657	0.9041	2.6700e-003	0.2683	1.9700e-003	0.2702	0.0711	1.8200e-003	0.0730		265.7768	265.7768	7.1500e-003		265.9555
Total	**0.1013**	**0.0657**	**0.9041**	**2.6700e-003**	**0.2683**	**1.9700e-003**	**0.2702**	**0.0711**	**1.8200e-003**	**0.0730**		**265.7768**	**265.7768**	**7.1500e-003**		**265.9555**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	20.7635					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	**20.9824**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**	**0.0000**	**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1013	0.0657	0.9041	2.6700e-003	0.2683	1.9700e-003	0.2702	0.0711	1.8200e-003	0.0730		265.7768	265.7768	7.1500e-003		265.9555
Total	**0.1013**	**0.0657**	**0.9041**	**2.6700e-003**	**0.2683**	**1.9700e-003**	**0.2702**	**0.0711**	**1.8200e-003**	**0.0730**		**265.7768**	**265.7768**	**7.1500e-003**		**265.9555**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.5081	7.7189	20.1630	0.0767	6.2950	0.0582	6.3532	1.6843	0.0543	1.7386		7,804.7837	7,804.7837	0.3590		7,813.7583
Unmitigated	1.5081	7.7189	20.1630	0.0767	6.2950	0.0582	6.3532	1.6843	0.0543	1.7386		7,804.7837	7,804.7837	0.3590		7,813.7583

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	797.39	866.36	734.47	2,727,756	2,727,756
Parking Lot	0.00	0.00	0.00		
Total	797.39	866.36	734.47	2,727,756	2,727,756

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Parking Lot	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0456	0.3898	0.1659	2.4900e-003		0.0315	0.0315		0.0315	0.0315		497.6343	497.6343	9.5400e-003	9.1200e-003	500.5915
NaturalGas Unmitigated	0.0456	0.3898	0.1659	2.4900e-003		0.0315	0.0315		0.0315	0.0315		497.6343	497.6343	9.5400e-003	9.1200e-003	500.5915

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	4229.89	0.0456	0.3898	0.1659	2.4900e-003		0.0315	0.0315		0.0315	0.0315		497.6343	497.6343	9.5400e-003	9.1200e-003	500.5915
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0456**	**0.3898**	**0.1659**	**2.4900e-003**		**0.0315**	**0.0315**		**0.0315**	**0.0315**		**497.6343**	**497.6343**	**9.5400e-003**	**9.1200e-003**	**500.5915**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	4.22989	0.0456	0.3898	0.1659	2.4900e-003		0.0315	0.0315		0.0315	0.0315		497.6343	497.6343	9.5400e-003	9.1200e-003	500.5915
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0456**	**0.3898**	**0.1659**	**2.4900e-003**		**0.0315**	**0.0315**		**0.0315**	**0.0315**		**497.6343**	**497.6343**	**9.5400e-003**	**9.1200e-003**	**500.5915**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Electric Lawnmower

Use Electric Leafblower

Use Electric Chainsaw

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use only Natural Gas Hearths

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.8335	0.1154	10.0132	5.3000e-004		0.0553	0.0553		0.0553	0.0553	0.0000	18.0173	18.0173	0.0175	0.0000	18.4536
Unmitigated	33.5399	2.6260	71.5480	0.1575		9.2983	9.2983		9.2983	9.2983	1,133.3971	2,196.0173	3,329.4144	3.3975	0.0769	3,437.2752

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1252					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.4047					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	31.7064	2.5106	61.5348	0.1570		9.2430	9.2430		9.2430	9.2430	1,133.3971	2,178.0000	3,311.3971	3.3800	0.0769	3,418.8216
Landscaping	0.3037	0.1154	10.0132	5.3000e-004		0.0553	0.0553		0.0553	0.0553		18.0173	18.0173	0.0175		18.4536
Total	**33.5399**	**2.6260**	**71.5480**	**0.1575**		**9.2983**	**9.2983**		**9.2983**	**9.2983**	**1,133.3971**	**2,196.0173**	**3,329.4144**	**3.3975**	**0.0769**	**3,437.2752**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1252					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.4047					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3037	0.1154	10.0132	5.3000e-004		0.0553	0.0553		0.0553	0.0553		18.0173	18.0173	0.0175		18.4536
Total	**1.8335**	**0.1154**	**10.0132**	**5.3000e-004**		**0.0553**	**0.0553**		**0.0553**	**0.0553**	**0.0000**	**18.0173**	**18.0173**	**0.0175**	**0.0000**	**18.4536**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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APPENDIX B
UTILITIES WORKSHEETS

INTRODUCTION TO UTILITY SCREENING TABLES

The following worksheets are used to evaluated the potential impacts of a project.

Table 1 Definition of Project

This Table is used to establish the proposed development parameters that are used the calculation of utilities usage. The independent variable to be entered is identified by shading. For residential development, the number of housing units should be entered in the shaded area. For non-residential development, the total floor area of development should be entered in the shaded area.

Tables 2 Summary of Project Impacts

Consumption/Generation Rates. This table indicates the development's projected electrical consumption, natural gas consumption, water consumption, effluent generation, and solid waste generation. No modifications should be made to this table.

Tables 3 through 7 Calculation of Project Impacts

Tables 3 through 7 indicate the results of the analysis.

Table 3 Electrical Consumption - This Table calculates the projected electrical consumption for new development. Default generation rates provided in the shaded areas may be changed.

Table 4 Natural Gas Consumption - This Table calculates the projected natural gas useagefor new development. Default generation rates provided in the shaded areas may be changed.

Table 5 Water Consumption - This Table calculates the projected water consumption ratesfor new development. Default generation rates provided in the shaded areas may be changed.

Table 6 Sewage Generation - This Table calculates the projected effluent generation rates for new development. Default generation rates provided in the shaded areas may be changed.

Table 7 Solid Waste Generation - This Table calculates the projected waste generation for new development. Default generation rates provided in the shaded areas may be changed.

Table 1 Project Name: SFSP 067 - Lakeland Housing CE

Definition of Project Parameters - Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development).

Land Use	Independent	Factor
Residential Uses	**Variable**	**Total Units**
Single-Family Residential	No. of Units	0
Medium Density Residential	No. of Units	0
Multiple-Family Residential	No. of Units	139
Mobile Home	No. of Units	0
Office Uses	**Variable**	**Total Floor Area**
Office	Sq. Ft.	0
Medical Office Building	Sq. Ft.	0
Office Park	Sq. Ft.	0
Bank/Financial Services	Sq. Ft.	0
Commercial Uses	**Variable**	**Floor Area/Rooms**
Specialty Retail Commercial	Sq. Ft.	0
Convenience Store	Sq. Ft.	0
Movie Theater	Sq. Ft.	0
Shopping Center	Sq. Ft.	0
Sit-Down Restaurant	Sq. Ft.	0
Fast-Food Restaurant	Sq. Ft.	0
Hotel	Rooms	0
Manufacturing Uses	**Variable**	**Total Floor Area**
Industrial Park	Sq. Ft.	0
Manufacturing	Sq. Ft.	0
General Light Industry	Sq. Ft.	0
Warehouse	Sq. Ft.	0
Public/Institutional	**Variable**	**Total Floor Area**
Public/Institutional	Sq. Ft.	0
Open Space	Sq. Ft.	0

Table 2: Projected Utility Consumption and Generation

Summary of Project Impacts - Results of analysis identified below. No modifications should be made to this Table.

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	2,142
Natural Gas Consumption	cubic feet/day	1,528
Water Consumption	gallons/day	32,526
Sewage Generation	gallons/day	21,684
Solid Waste Generation	pounds/day	1,700

Table 3: Electrical Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	No. of Units	kWh	Variable	kWh/Unit/Day
Single-Family Residential	0	5,625.00	kWh/Unit/Year	0.0
Medium Density Residential	0	5,625.00	kWh/Unit/Year	0.0
Multiple-Family Residential	139	5,625.00	kWh/Unit/Year	2,142.1
Mobile Home	0	4,644.00	kWh/Unit/Year	0.0
Office Uses	Sq. Ft.	kWh	Variable	kWh/Sq. Ft./Day
Office	0	20.80	kWh/Sq. Ft./Year	0.0
Medical Office Building	0	14.20	kWh/Sq. Ft./Year	0.0
Office Park	0	20.80	kWh/Sq. Ft./Year	0.0
Bank/Financial Services	0	20.80	kWh/Sq. Ft./Year	0.0
Commercial Uses	Sq. Ft./Rooms	kWh	Variable	kWh/Sq. Ft./Day
Specialty Retail Commercial	0	16.00	kWh/Sq. Ft./Year	0.0
Convenience Store	0	16.00	kWh/Sq. Ft./Year	0.0
Movie Theater	0	16.00	kWh/Sq. Ft./Year	0.0
Shopping Center	0	35.90	kWh/Sq. Ft./Year	0
Sit-Down Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Fast-Food Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Hotel	0	8,955.00	kWh/Sq. Ft./Year	0.0
Manufacturing Uses	Sq. Ft.	kWh	Variable	kWh/Sq. Ft./Day
Industrial Park	0	4.80	kWh/Sq. Ft./Year	0.0
Manufacturing	0	4.80	kWh/Sq. Ft./Year	0.0
General Light Industry	0	4.80	kWh/Sq. Ft./Year	0.0
Warehouse	0	4.80	kWh/Sq. Ft./Year	0.0
Public/Institutional	Sq. Ft.	kWh	Variable	kWh/Sq. Ft./Day
Public/Institutional	0	4.80	kWh/Sq. Ft./Year	0.0
Open Space	0	0.00	kWh/Sq. Ft./Year	0.0
Total Daily Electrical Consumption (kWh/day)				2,142.1

Sources:
Residential rates were derived from the SCAQMD's CEQA Air Quality Handbook (April 1993).
All other rates are from Common Forecasting Methodology VII Demand Forms, 1989

Table 4: Natural Gas Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Single-Family Residential	0	6,665.00	Cu. Ft./Mo./Unit	0.0
Medium Density Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Multiple-Family Residential	139	4,011.50	Cu. Ft./Mo./Unit	1,527.7
Mobile Home	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Office Uses	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Office	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Medical Office Building	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Office Park	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Bank/Financial Services	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Specialty Retail Commercial	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Convenience Store	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Movie Theater	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Shopping Center	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Sit-Down Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Fast-Food Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Hotel	0	2.90	Cu. Ft./Mo./Room	0.0
Manufacturing Uses	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Industrial Park	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Manufacturing	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
General Light Industry	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Warehouse	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Cu. Ft. of Nat. Gas**	**Variable**	**Cu. Ft./Day**
Public/Institutional	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Open Space	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Total Daily Natural Gas Consumption (cubic feet/day)				1,527.7

Sources:
South Coast Air Quality Management District, CEQA Air Quality Handbook. April 1993

Table 5: Water Consumption

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses	**No. of Units**	**Gals. of Water**	**Variable**	**Gals./Day**
Single-Family Residential	0	390.00	Gals./Day/Unit	0.0
Medium Density Residential	0	300.00	Gals./Day/Unit	0.0
Multiple-Family Residential	139	234.00	Gals./Day/Unit	32,526.0
Mobile Home	0	234.00	Gals./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Office	0	0.30	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.30	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.30	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.15	Gals./Day/Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Room**	**Gals. of Water**	**Variable**	**Gals./Day**
Specialty Retail Commercial	0	0.15	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.15	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.20	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.50	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	1.50	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.12	Gals./Day/Sq. Ft.	0.0
Hotel	0	187.50	Gals./Day/Room.	0.0
Manufacturing Uses	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Industrial Park	0	0.30	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.30	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.30	Gals./Day/Sq. Ft.	0.0
Warehouse	0	0.05	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Gals. of Water**	**Variable**	**Gals./Day**
Public/Institutional	0	0.12	Gals./Day/Sq. Ft.	0.0
Open Space	0	0.12	Gals./Day/Sq. Ft.	0.0
Total Daily Water Consumption (gallons/day)				32,526.0

Sources:

Source: Derived from Los Angeles County Sanitation District rates (150% of effluent generation).

Table 6: Sewage Generation

Project Component	Units of Measure	Generation Factor		Projected Consumption
Residential Uses	**No. of Units**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Single-Family Residential	0	260.00	Gals./Day/Unit	0.0
Medium Density Residential	0	200.00	Gals./Day/Unit	0.0
Multiple-Family Residential	139	156.00	Gals./Day/Unit	21,684.0
Mobile Home	0	156.00	Gals./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Office	0	0.20	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.20	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.20	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.10	Gals./Day/Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Specialty Retail Commercial	0	0.10	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.10	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.13	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.33	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	1.00	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.08	Gals./Day/Sq. Ft.	0.0
Hotel	0	125	Gals./Day/Room.	0.0
Manufacturing Uses	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Industrial Park	0	0.20	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.20	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.20	Gals./Day/Sq. Ft.	0.0
Warehouse	0	0.03	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Gals. of Effluent**	**Variable**	**Gals./Day**
Public/Institutional	0	0.10	Gals./Day/Sq. Ft.	0.0
Open Space	0	0.10	Gals./Day/Sq. Ft.	0.0
Total Daily Sewage Generation (gallons/day)				21,684.0

Source: Los Angeles County Sanitation Districts.

Table 7: Solid Waste Generation

Project Component	Units of Measure	Generation Factor		Projected Generation
Residential Uses	**No. of Units**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Single-Family Residential	0	12.23	Lbs./Day/Unit	0.0
Medium Density Residential	0	12.23	Lbs./Day/Unit	0.0
Multiple-Family Residential	139	12.23	Lbs./Day/Unit	1,700.0
Mobile Home	0	12.23	Lbs./Day/Unit	0.0
Office Uses	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Office	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Medical Office Building	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Office Park	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Bank/Financial Services	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Commercial Uses	**Sq. Ft./Rooms**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Specialty Retail Commercial	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Convenience Store	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Movie Theater	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Shopping Center	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Sit-Down Restaurant	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Fast-Food Restaurant	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Hotel	0		Lbs./Day/Room	0.0
Manufacturing Uses	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Industrial Park	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Manufacturing	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
General Light Industry	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Warehouse	0	8.93	Lbs./Day/1,000 Sq. Ft.	0.0
Public/Institutional Use	**Sq. Ft.**	**Lbs.of Waste**	**Variable**	**Lbs./Day**
Public/Institutional	0	4.00	Lbs./Day/1,000 Sq. Ft.	0.0
Open Space	0	3.00	Lbs./Day/1,000 Sq. Ft.	0.0
Total Daily Solid Waste Generation				1,700.0

Source: City of Los Angeles CEQA Thresholds Guide, 2006, and
City of Los Angeles Average Solid Waste Generation Rates, April 1981

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APPENDIX C
RESPONSE LETTER FROM THE SCCIC

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South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395
California Historical Resources Information System
Los Angeles, Orange, Ventura and San Bernardino Counties
sccic@fullerton.edu

3/28/2021 SCCIC File #: 22137.8307

Wayne M. Morrell
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Re: Record Search Results for Proposed the Lakeland Road Housing Development

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Whittier, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Built Environment Resources Directory (BERD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius: 0
Reports and Studies	Within project area: 0 Within project radius: 6
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 0 Within ¼-mile radius: 1
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 0
National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 0

City of Los Angeles Historic-Cultural Monuments (LAHCM)	Within project area: 0 Within ¼-mile radius: 0

HISTORIC MAP REVIEW - Downey, CA (1943) 15' USGS historic maps indicate that in 1943 there was no visible development within the project area. There were several roads and buildings within the project search radius which was located within the historic place name of Santa Fe Springs. The Atchison Topeka and Santa Fe rail line ran to the north of the project area.

RECOMMENDATIONS

*When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.

The archaeological sensitivity of the project location is unknown because there are no previous studies for the subject property. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. Therefore, customary caution and a halt-work condition should be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel. It is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may request an archaeological monitor. Finally, if the built-environment resources on the property are 45 years or older, a qualified architectural historian should be retained to study the property and make recommendations regarding those structures.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Isabela Kott
GIS Technician/Staff Researcher

Stacy St. James
Digitally signed by Stacy St. James
Date: 2021.03.28 19:40:06 -07'00'

Enclosures:

(X) Invoice # 8307

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

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APPENDIX D
RESPONSE LETTER FROM GABRIELENO BAND OF MISSION INDIANS – KIZH NATION

Gabrieleno Band of Mission Indians – Kizh Nation
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

June 28, 2021

Dear Wayne Morell,

The mitigation measures should be specific to TCR for purposes of complying with CEQA therefore please utilize the attached mitigation measures for your project. **These mitigation measures are the property of the kizh nation and shall not be duplicated, reproduced, or used for the benefit of any third party without the kizh nation's prior written consent. Thank you**

MM TCR-1 *Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the "Tribe" or the "Consulting Tribe"). A copy of the executed contract shall be submitted to the City of Santa Fe Springs Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to nopotential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burialgoods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist*

Gabrieleno Band of Mission Indians – Kizh Nation PO Box 393 Covina, CA 91723
(626)5215827 email: Admin@gabrielenoindians.org website: www.gabrielenoindians.org

to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA

Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.

Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

These mitigation measures are the property of the kizh nation and shall not be duplicated, reproduced, or used for the benefit of any third party without the kizh nation's prior written consent.

With respect,

Andrew Salas, Chairman

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