12118 BLOOMFIELD AVENUE DEVELOPMENT PROJECT

ADMINISTRATIVE DRAFT INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

Lead Agency:

City of Santa Fe Springs
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Project Applicant:

Rexford Industrial – 12118 Bloomfield, LLC
11620 Wilshire Blvd, 10th Floor
Los Angeles, CA 90025

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

2355 Main Street, Suite 100
Irvine, California 92614

June 2022

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1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.).

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed Project. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Santa Fe Springs, in consultation with other jurisdictional agencies, to determine if a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) is required for the project.

This Initial Study informs City of Santa Fe Springs decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the Project. A "significant effect" or "significant impact" on the environment means "*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*" (Guidelines §15382). As such, the MND's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Pub. Res. Code §21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines §15004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit Santa Fe Springs and the applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines §15126.4)

Existing Plans, Programs, or Policies (PPPs)

Throughout the impact analysis in this Initial Study, reference is made to requirements that are applied to all development on the basis of federal, state, or local law, and Existing Plans, Programs, or Policies currently in place which effectively reduce environmental impacts. Existing Plans, Programs, or Policies are collectively identified in this document as PPPs. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. Where the application of these measures does not reduce an impact to below a level of significance, a project-specific mitigation measure is introduced.

1.2 DOCUMENT ORGANIZATION

This IS/MND includes the flowing sections:

Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an Initial Study/MND was prepared by the City of Santa Fe Springs to evaluate the proposed Project's potential to impact the physical environment.

Section 2.0 Project Setting

Provides information about the proposed Project's location.

Section 3.0 Project Description

Includes a description of the proposed Project's physical features and construction and operational characteristics.

Section 4.0 Discretionary Approvals

Includes a list of the discretionary approvals that would be required by the proposed Project.

Section 5.0 Environmental Checklist

Includes the Environmental Checklist and evaluates the proposed Project's potential to result in significant adverse effects to the physical environment.

Section 6.0 Document Preparers and Contributors

Includes a list of the persons that prepared this IS/MND.

2 PROJECT SETTING

2.1 PROJECT LOCATION

The Project site is located in southeastern Los Angeles County within the City of Santa Fe Springs. The site is within the United States Geological Survey (USGS) Whittier 7.5-Minute Series Quadrangle and can be identified within Township 3 South, Range 11 West, San Bernardino Base and Meridian. The City of Santa Fe Springs is approximately 12 miles southeast of downtown Los Angeles and 18 miles northwest of downtown Santa Ana.

Regional access to the Project site is available via Interstate 5 (I-5) located approximately 0.8 miles to the southwest and Interstate 605 (I-605) located approximately 2.3 miles to the west. The regional location of the Project site is shown in Figure 2-1, *Regional Location*.

The Project site is located at 12118 Bloomfield Avenue, Santa Fe Springs, California 90670. The Project site consists of one parcel encompassing approximately 5.16-acres. The parcel is identified as Assessor's Parcel Number (APN) 8026-019-022. Local access to the site is provided by Bloomfield Avenue to the west, a 4-lane major arterial, Lakeland Road to the north, a secondary arterial, and Imperial Highway to the south, a 6-land major arterial. The Project site and the surrounding area is shown in Figure 2-2, *Local Vicinity*.

2.2 EXISTING PROJECT SITE

The Project site comprises a single parcel encompassing approximately 5.16-acres. The parcel is identified as Los Angeles County Assessor's Parcel Number 8026-019-022. The site is currently developed with 5 industrial buildings totaling 66,536 square feet and is operated by Crown Fence, a commercial fence contractor. The Project site's existing conditions are shown in Figure 2-3, *Aerial,* and Figure 2-4, *Site Photos*.

2.3 EXISTING GENERAL PLAN AND ZONING DESIGNATIONS

The Project site has a City of Santa Fe Springs General Plan Land Use designation of Industrial, as shown in Figure 2-5, *General Plan Designation*. The land use designation allows for a broad "range of industrial, manufacturing, outdoor storage, and logistic activities, generally in large buildings and on large properties" per the City's General Plan for 2040.

The Project site is zoned as Heavy Manufacturing (M-2), as shown on Figure 2-6, *Existing Zoning Designations*. According to Section 255.340 of the City's Municipal Code, the M-2 zoning designation is intended "to preserve the lands of the city appropriate for heavy industrial uses" and "to promote uniform and orderly industrial development." Warehouses are a permitted use within the M-2 zone.

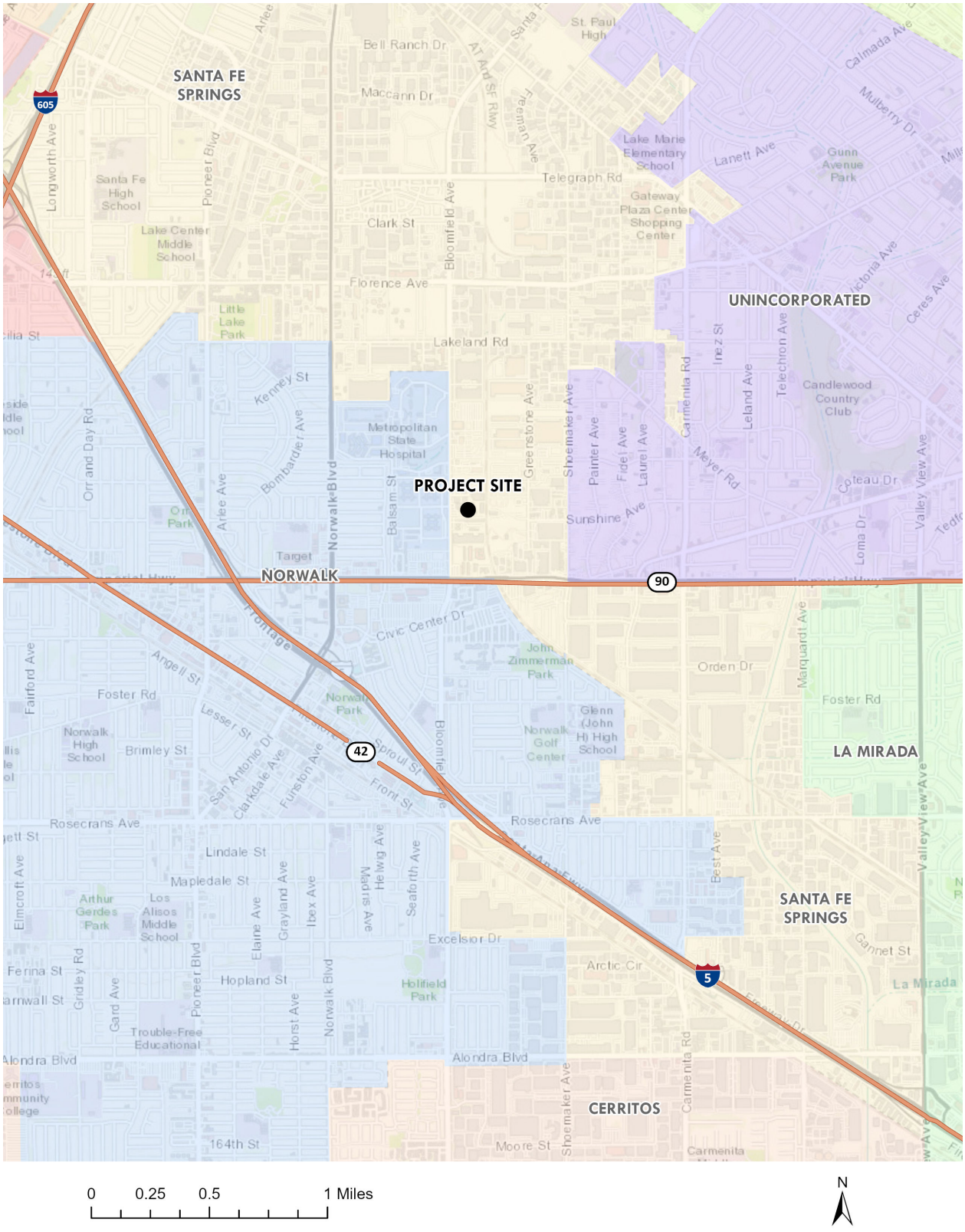
2.4 SURROUNDING LAND USE, GENERAL PLAN AND ZONING DESIGNATIONS

The Project site is located within a predominately developed area. The surrounding land uses are described in Table 1.

Table 1: Surrounding Existing Land Uses and Zoning Designations

	Existing Land Use	City General Plan Designation	City Zoning Designation
North	Industrial Building	Industrial	Heavy Manufacturing (M-2)
West	Metropolitan State Hospital	City of Norwalk - Institutional	City of Norwalk - Institutional (I)
South	Bloomfield Business Center	Industrial	Heavy Manufacturing (M-2)
East	Railroad followed by an empty industrial lot and truck trailer storage	Industrial	Heavy Manufacturing (M-2)

Regional Location



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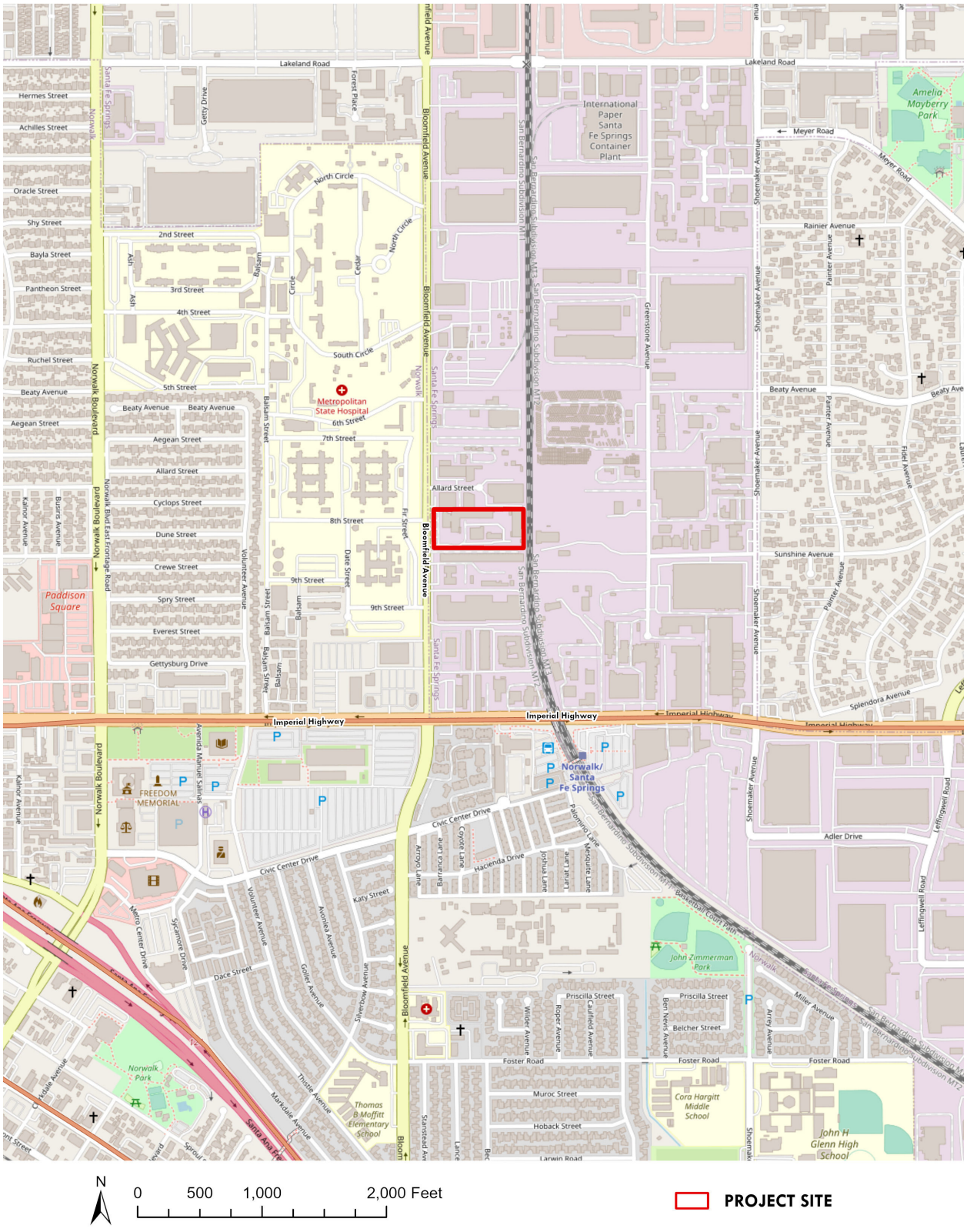
Local Vicinity



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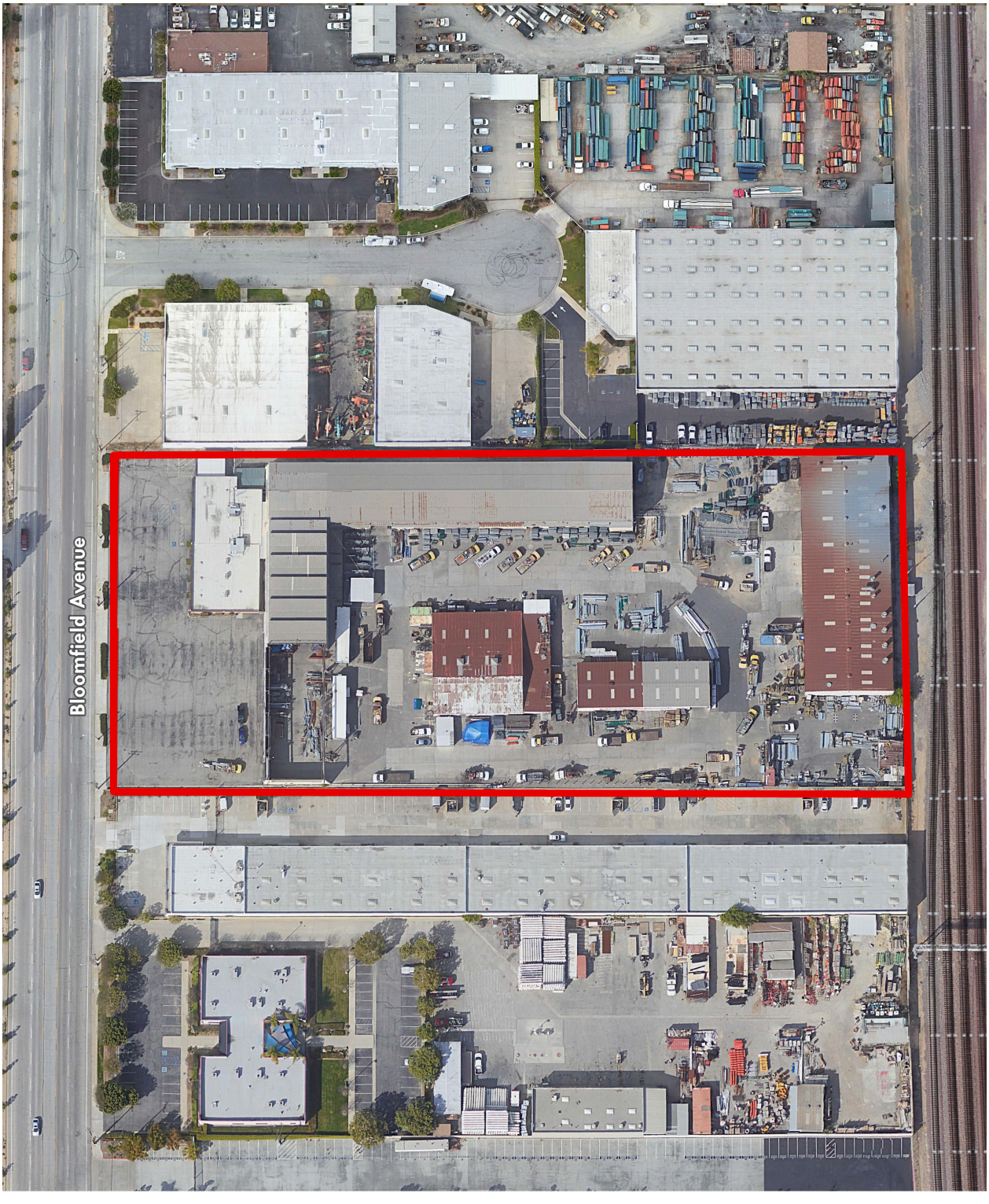
Aerial



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Northeastern views of the western edge of the Project Site from Bloomfield Avenue.

Northern views of the western edge of the Project Site from Bloomfield Avenue.

Southeastern views of the western edge of the Project Site from Bloomfield Avenue.

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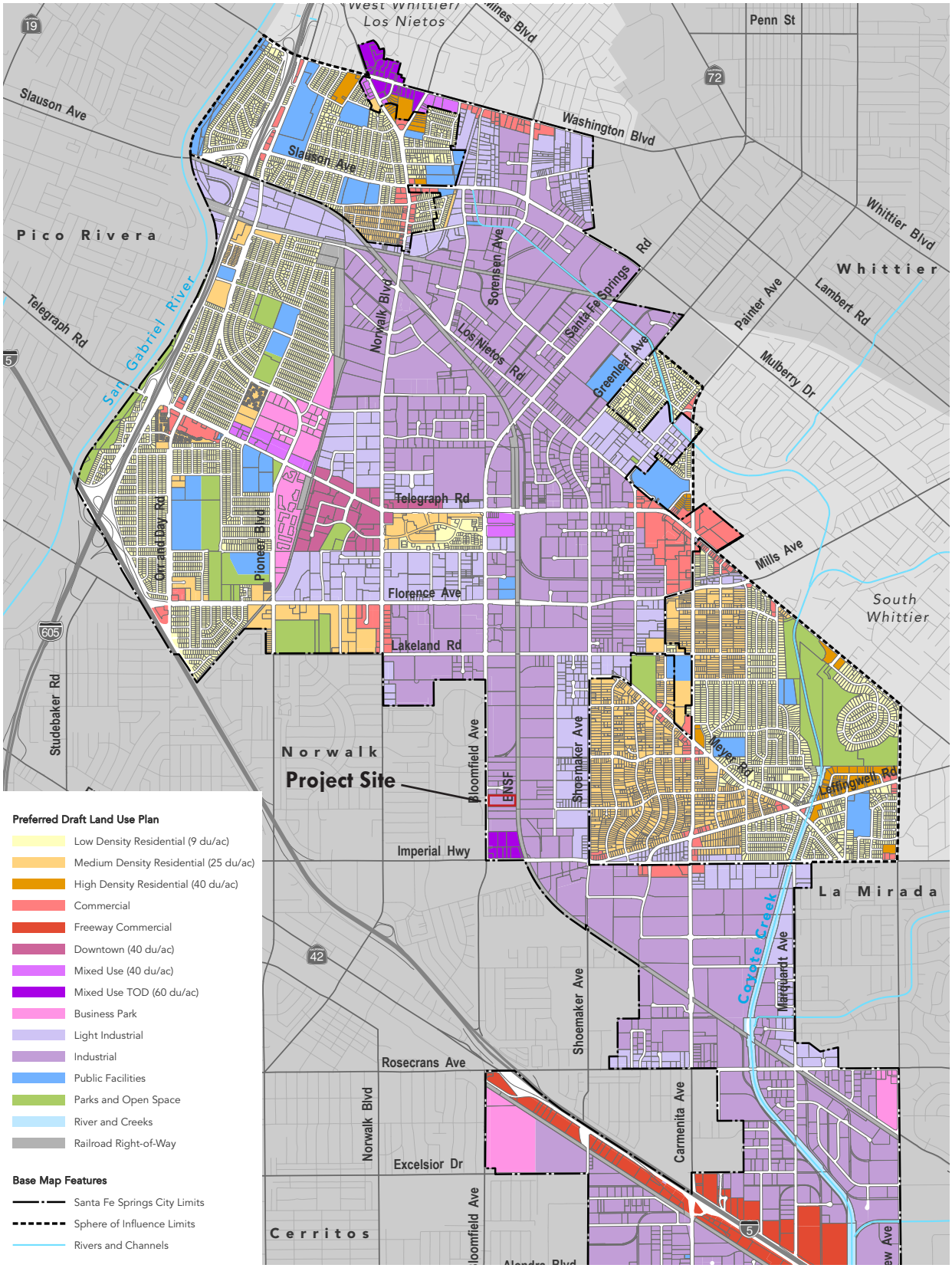
Existing General Plan Land Use Desingation



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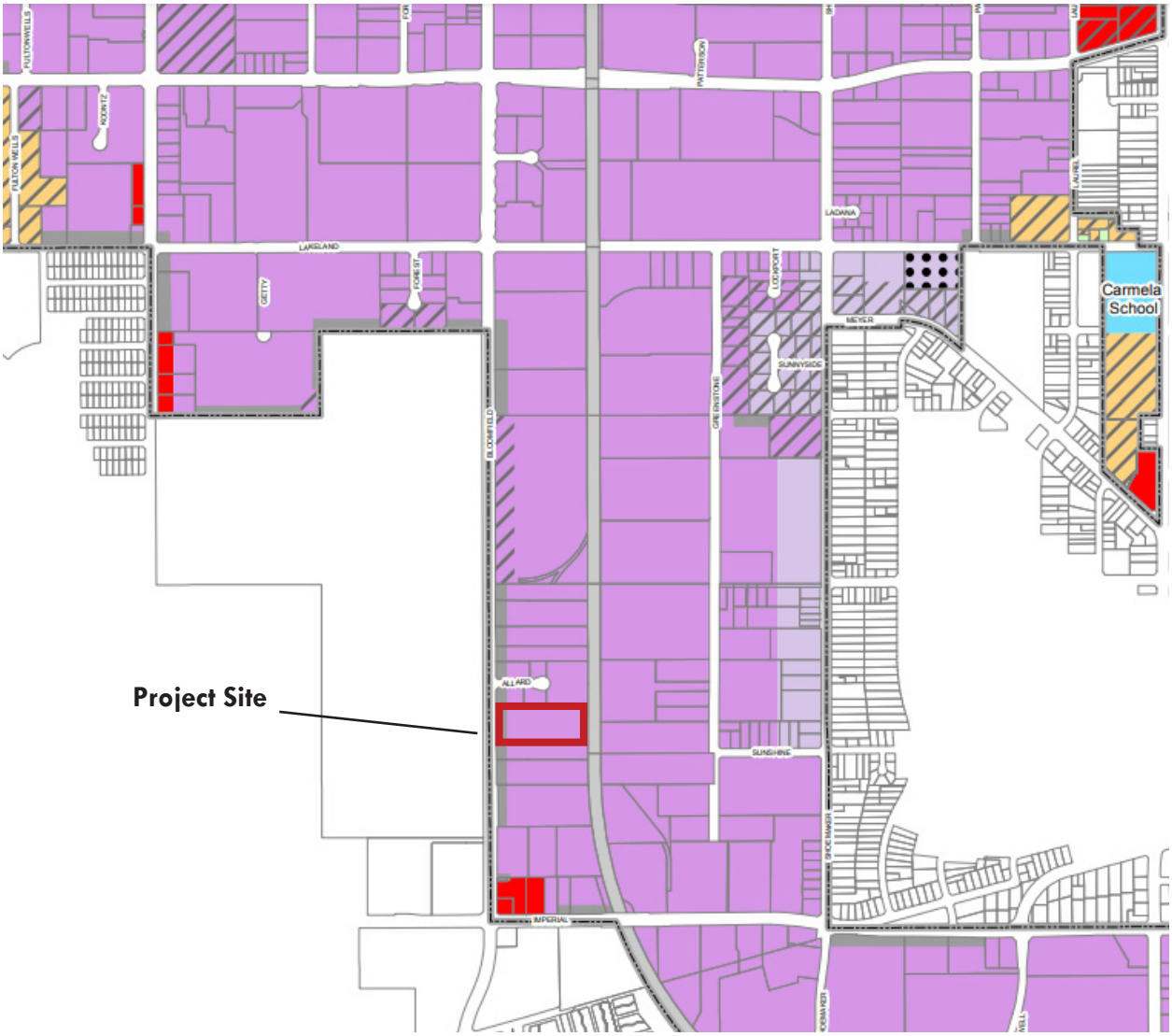
Existing Zoning Desingation



Legend

Primary Zone

	A-1	Light Agriculture
	R-1	Single-Family Residental
	R-3	Multiple-Family Residential
	C-1	Neigborhood Commercial
	C-4	Community Commercial
	ML	Limited Manufacturing
	M-1	Light Manufacturing
	M-2	Heavy Manufacturing
	BP	Buffer Parking
	PF	Public Use Facilities
	RR	Rail Road
	Creek	Channels and Rivers

Overlay Zone

	D	Design Overlay
	FOZ	Freeway Overlay
	PD	Planned Development Overlay
	SP1	Specific Plan Overlay

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3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The applicant for the proposed Project is requesting approval from the City of Santa Fe Springs to demolish the existing 5 buildings on the site, totaling 66,536 square feet, and to construct an approximately 109,570 square foot two-unit industrial warehouse building measuring 45 feet in height with a FAR of 0.49. The Project would include a parking lot, ornamental landscaping, and associated infrastructure. The Project requests the approval of a Development Plan Approval (DPA) for consideration of the architectural design, conceptual landscaping, and overall compliance with the City's Zoning Regulations. Figure 3-1, C*onceptual Site Plan,* illustrates the proposed site plan.

3.2 PROJECT FEATURES

Building Summary and Architecture

The proposed industrial warehouse building would be a two-unit, single-story building totaling 109,570 square feet and would include mezzanine, loading docks, and associated vehicle and truck trailer parking spaces. The building would be divided into two units; Unit 01 and Unit 02. Unit 01 would total 61,034 square feet and would include 2,717 square feet of office space and 2,277 square feet of mezzanine. Unit 02 would total 46,112 square feet and would include 2,887 square feet of office and 2,424 square feet of mezzanine.

As shown in Figure 3-2, *Elevations*, the proposed Project would establish an architectural presence through an emphasis on building finish materials and consistent material usage and color scheme. The building would be shades of grey with orange accents and blue reflective glazing on the windows. The Project would include a 98-foot setback along Bloomfield Avenue which would include 30 feet of landscaping along the street frontage. The building would also be set back from the northern, eastern, and southern property lines and landscaping would be provided along the entire perimeter of the site. The use of landscaping, building layout, finish materials, and accenting on the Project site would create a quality architectural presence along Bloomfield Avenue.

Parking and Loading Dock Summary

Truck loading docks and trailer parking would be located along the northern side of the building. The Project would include 16 loading docks and 4 trailer parking stalls. Each unit would contain 8 loading docks and 2 trailer parking stalls that would be secured by sliding gates. The proposed Project would also provide 170 passenger car parking spaces, including 8 ADA spaces and 9 electric vehicle charging stations. Passenger car parking spaces would be located to the north, east, and west of the warehouse.

Landscaping and Fencing

An 8-foot high tube-steel fence is proposed along the northern, eastern, and southern perimeters of the Project Site. Additionally, a 10-foot bi parting sliding gate is proposed at the at the entrance of the truck court for security along with a 14-foot-high painted concrete tilt up screen wall.

In addition to the 30 feet of landscaping along Bloomfield Avenue., landscaping would be provided along the northern and southern borders. The Project would also include a detention basin located

within the front yard setback along Bloomfield Avenue. In total, the proposed Project includes approximately 16,514 square feet of ornamental landscaping that would include 9,851 square feet of landscaping throughout the parking areas and 6,663 square feet of frontage landscaping as shown in Figure 3-3, *Landscape Plan*. Proposed landscaping would include 24-inch and 360-inch box trees, various shrubs, vines, and ground covers to screen the proposed building, detention basin, and parking and loading areas from off-site viewpoints.

Access and Circulation

Access to the proposed Project would be provided via two driveways along Bloomfield Avenue. The northern access point would be via a 30-foot-wide driveway and the southern access point would be via a 33-foot 8-inch driveway. Internal circulation would be provided by 30- to 35-foot drive aisles including a 26-foot-wide fire access road.

Infrastructure Improvements

Water and Sewer
The proposed Project would install new onsite water and sewer lines that would connect to the existing 12-inch water lines and 12-inch sewer lines within Bloomfield Avenue.

Drainage Improvements
A detention basin would be located along the western boundary of the site along Bloomfield Avenue. Additionally, a detention storage basin is proposed on the northern end of the Project site beneath the drive aisle. The proposed basins would provide retention and infiltration of the proposed Project's stormwater drainage before entering the existing18-inch storm drain lines in Bloomfield Avenue.

3.3 GENERAL PLAN AND ZONING

The site has a General Plan land use designation of Industrial and a zoning designation of Heavy Manufacturing (M-2). The proposed Project is consistent with the existing land use and zoning designations.

3.4 CONSTRUCTION AND PHASING

Construction activities for the Project would occur over one phase and in the following stages: (1) demolition and removal of existing structures, foundations, asphalt/pavement, utilities, and other subsurface improvements; (2) grading and excavation; (3) site preparation, which includes clearing any remaining infrastructure, utilities, and trenching for the new utilities and services; (4) building construction; and (5) landscape installation, paving, and application of architectural coatings. Demolition is expected to begin in July 2022 and construction would take place over 14 months. The Project is expected to open in 2023. Construction activities would be limited to the hours of 7:00 a.m. to 7:00 p.m., 7 days per week pursuant to the City's Municipal Code Chapter 155.425.

The Project would require the import of approximately 5,000 cubic yards of material. Construction activities include removal and re-compaction of soils to a depth of 2 to 5 feet below existing grade. In addition, overexcavations should be performed such that a minimum of 3 feet of engineered fill is established below the proposed foundation elements. The depth of overexcavation in non-structural areas planned for new pavement construction is recommended to be 2 feet below the current grade or planned subgrade.

3.5 OPERATIONAL CHARACTERISTICS

The Project would be operated as an industrial two-unit warehouse. Typical operational characteristics include employees and customers traveling to and from the site, delivery of materials and supplies to the site, truck loading and unloading, and manufacturing activities. The Project is anticipated to operate 7 days a week 24 hours a day.

3.6 DISCRETIONARY APPROVALS, PERMITS, AND STUDIES

The following discretionary approval, permits, and studies are anticipated to be necessary for implementation of the proposed Project:

City of Santa Fe Springs

- Development Plan Approval
- Adoption of this Mitigated Negative Declaration with the determination that the MND has been prepared in compliance with the requirements of CEQA.
- Approvals and permits necessary to execute the proposed Project, including but not limited to, demolition permit, grading permit, building permit, etc.

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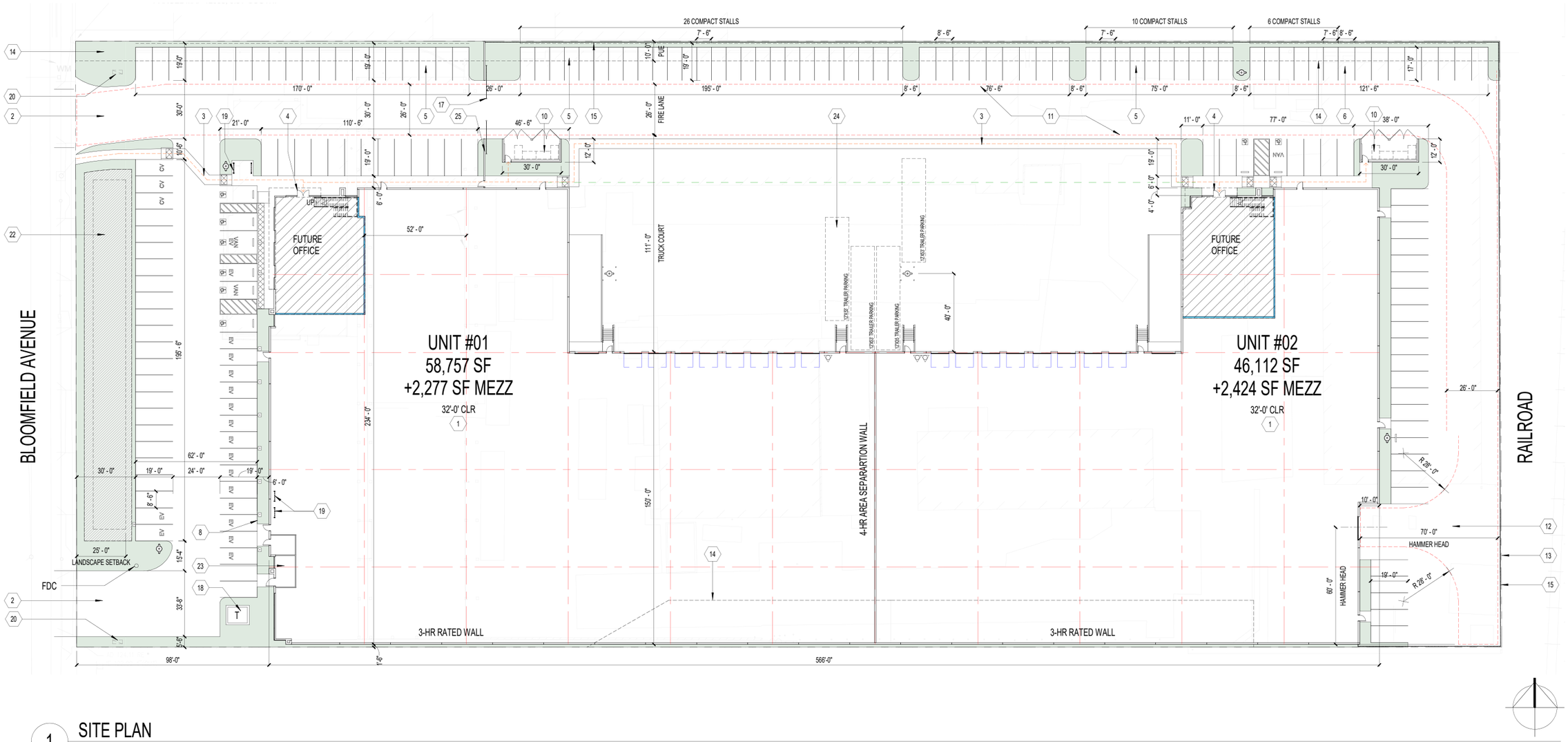
Conceptual Site Plan



1 SITE PLAN
1" = 30'-0"

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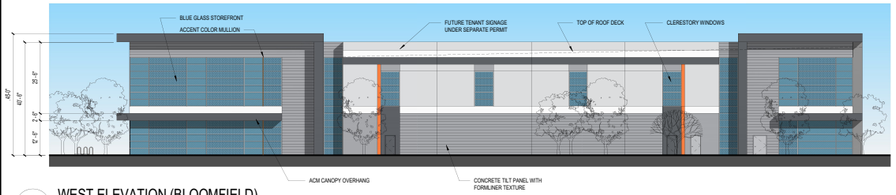


1 WEST ELEVATION (BLOOMFIELD)
1/16" = 1'-0"

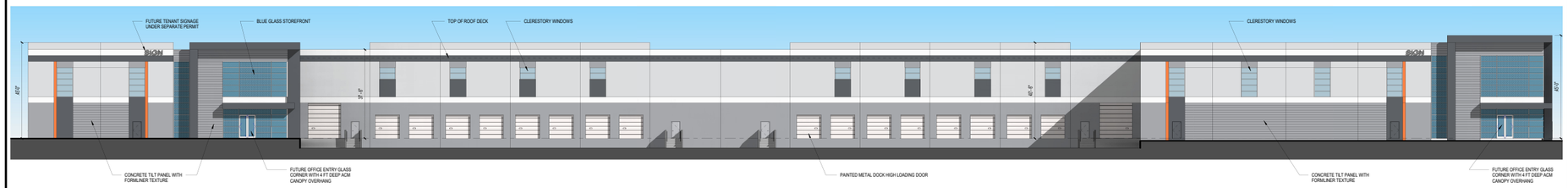
BUILDING FLOOR KEY PLAN

GENERAL NOTES

1. ALL ROOFTOP MECHANICAL UNITS WILL BE SCREENED FROM VIEW BY THE PARAPET WALLS.
2. REFER TO LANDSCAPE DWGS FOR EXACT SPECIES AND PLANT LOCATION.
3. PROVIDE GRAFFITI RESISTANT COATING TO A HEIGHT OF 12 FEET AS REQUIRED BY CITY.

FINISH SCHEDULE

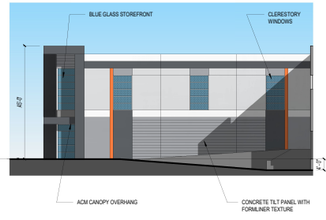
	1. FIELD COLOR	PPG 1007-1 WILLOW SPRING
	2. ACCENT COLOR	PPG 1007-3 GHOST WRITER
	3. ACCENT COLOR	SW 7074 SOFTWARE
	4. ACCENT COLOR	SW 7069 IRON ORE
	5. ACCENT COLOR	SW 6987 NAVEL
	6. GLAZING	PPG VISTACOOL PACIFICA
	7. FORMLINER	FITZGERALD 16920 - RANDOM WOOD
	8. ACM CANOPY	ALUCOBOND COLOR TO MATCH 4. ACCENT COLOR



2 NORTH ELEVATION
1/16" = 1'-0"

5 EAST ELEVATION - POD
1/16" = 1'-0"

3 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION - POD
1/16" = 1'-0"

7 SOUTH ELEVATION
1/16" = 1'-0"

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Landscape Plan

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	3" THICK 3/4" DECORATIVE CRUSHED ROCK GRAVEL - CALIFORNIA GOLD OR EQUAL (AVAILABLE FROM SOUTHWEST BOULDER) OVER WEED BARRIER
2	6"X6" CONCRETE MOW CURB TO SEPARATE SHRUB AREAS FROM DECORATIVE GRAVEL

NOTES

1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
2. NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY . CONTRACTOR REPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.

SHREDDED MULCH NOTE

ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)782-0260

SMALL ACCENT SHRUBS - 5 GAL - LOW WATER
Agave x `Blue Glow` / Blue Glow Agave
Aloe striata / Coral Aloe
Bougainvillea x `Rosenka` / Bougainvillea
Hesperaloe parviflora / Red Yucca - Space 4` o.c.
Lonicera japonica `Halliana` / Halls Honeysuckle Flowering Vine
Salvia greggii `Furmans Red` / Furman`s Red Salvia

SHRUB PALETTE - MEDIUM WATER USE
Buxus microphylla japonica `Green Beauty` / Green Beauty Boxwood - Space 30" o.c.
Ligustrum texanum / Texas Privet - Space 3`-6" o.c.
Nandina domestica / Heavenly Bamboo
Phormium tenax `Amazing Red` / Dwarf Red Flax
Rhaphiolepis indica `Jack Evans` / Indian Hawthorn
Rosa floribunda `Iceberg` / Iceberg Rose

WOMP - BASIN / BIOSWALE HYDROSEED MIX
Hydroseed Slurry Component for slopes from 3:1 to 2:1
Product - Application Rate
Conwed 1,000 Wood Fiber Mulch - 2,000 lbs / acre
Ecology Controls M-Binder / Tack - 200 lbs / acre
Biosol Mix 7-2-3 Organic fertilizer - 800 lbs / acre
AM 120 Mycorrhizal inoculum - 60 lbs / acre
Agave angustifolia `Marginata` / Variegated Caribbean Century Plant
Deschampsia cespitosa / 4 Lbs/Acre
Eschscholzia caespitosa / 1 Lbs/Acre
Festuca rubra `Molate` / 20 Lbs / Acre
Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca
Hordeum depressum / 3 Lbs/Acre
Juncus bufonius / 1 Lbs/Acre
Leymus triticoides `Rio` / 6.0 Lbs/Acre
Muhlenbergia microsperma / 3 Lbs/Acre
Muhlenbergia rigens / 1 Lbs/Acre

GROUND COVER PALETTE - LOW WATER USE - 1 GAL
Acacia redolens `Desert Carpet` TM / Bank Catclaw Space 4` o.c.
Lantana montevidensis `New Gold` / Trailing Lantana Space 3` o.c.
Lonicera japonica `Halliana` / Halls Honeysuckle Flowering Vine
Rosmarinus officinalis `Huntington Carpet` / Huntington Carpet Rosemary - Space 3` o.c.

GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL
Dianella tasmanica `Casa Blue` / Flax Lily
Hemerocallis x `Stella de Oro` / Stella de Oro Daylily
Rosa x `Noare` Flower Carpet Red / Rose
Trachelospermum jasminoides / Chinese Star Jasmine

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	Cercidium x `Desert Museum` / Thornless Palo Verde	36"box	Low	6
	Lagerstroemia x `Muskogee` / Lavender Crape Myrtle Std. SIZE - 24" BOX - WATER USE - WULCOL - MED	24"box	Med	6
	Quercus virginiana / Southern Live Oak	24"box	Low	4
	Rhus lancea / African Sumac	24"box	Low	7
	Tristania conferta / Brisbane Box	24"box	Med	21

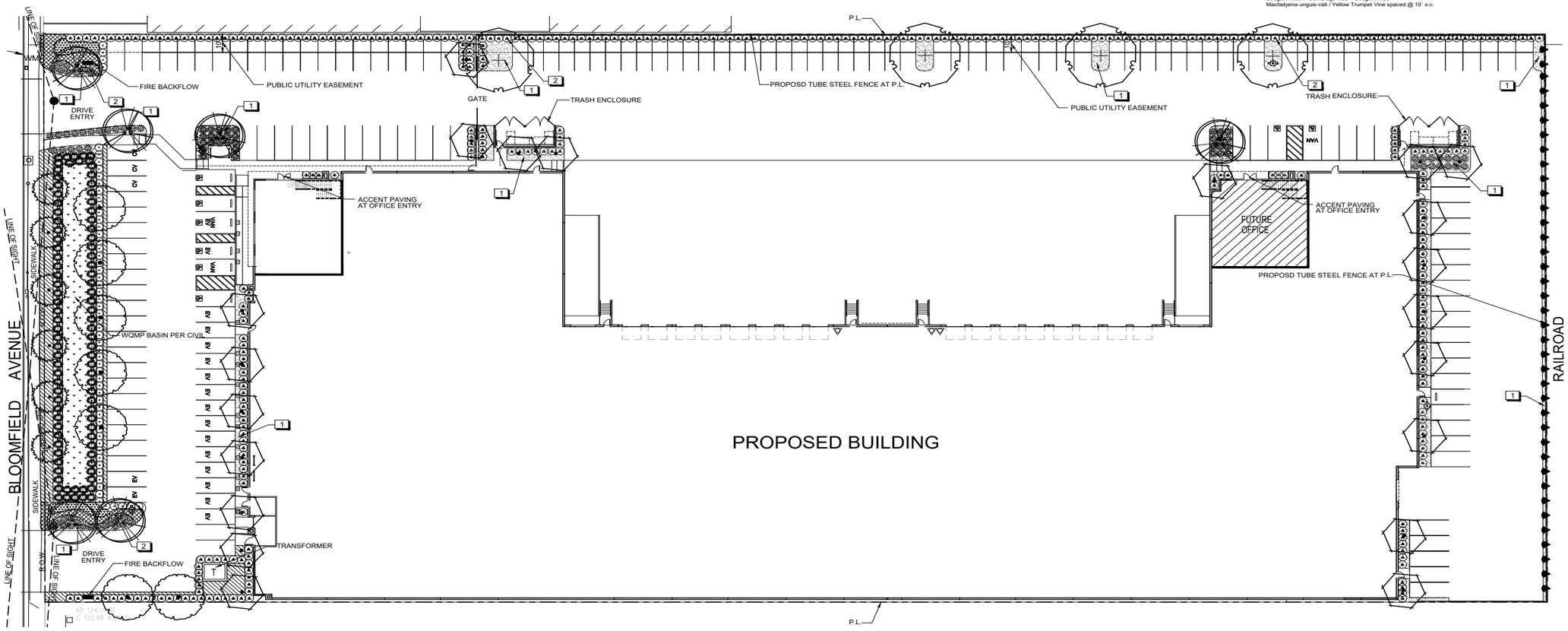
CONCEPT PLANT SCHEDULE

FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER
Buxus microphylla japonica `Green Beauty` / Green Beauty Boxwood - Space 30" o.c.
Ligustrum texanum / Texas Privet - Space 3`-6" o.c.
Nandina domestica / Heavenly Bamboo
Rhaphiolepis indica `Jack Evans` / Indian Hawthorn
Rosa floribunda `Iceberg` / Iceberg Rose

GRASSES - LOW WATER - 1 & 5 GAL
Muhlenbergia capillaris `Autumn Blush` / Pink Muhly
Muhlenbergia lindheimeri `Autumn Glow` TM / Lindheimer`s Muhly Space 4` o.c.
Pennisetum x `Fairy Tails` / Evergreen Fountain Grass

SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER
Arbutus unedo / Strawberry Tree Shrub - Space 5` o.c.
Callistemon citrinus `Little John` / Dwarf Bottle Brush
Elaeagnus pungens `Fruitlandii` / Silverberry
Lantana x `New Gold` / New Gold Lantana
Leucophyllum frutescens `Green Cloud` TM / Green Cloud Texas Ranger
Nerium oleander `Red` / Red Oleander
Olea europaea `Little Ollie` TM / Little Ollie Olive
Tecoma x `Sunrise` / Yellow Bells - Space 5`-6" o.c.
Westringia fruticosa / Coast Rosemary - Space 4` o.c.
Xylosma congestum `Compacta` / Compact Xylosma

VINES FOR SCREENING - 5 GAL - LOW WATER
Bougainvillea x `San Diego Red` / Bougainvillea
Macfadyena unguis-cati / Yellow Trumpet Vine spaced @ 10` o.c.



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ENVIRONMENTAL CHECKLIST

This section includes the completed environmental checklist form. The checklist form is used to assist in evaluating the potential environmental impacts of the proposed Project. The checklist form identifies potential project effects as follows: 1) Potentially Significant Impact; 2) Less Than Significant with Mitigation Incorporated; 3) Less Than Significant Impact; and, 4) No Impact. Substantiation and clarification for each checklist response is provided in Section 5 (Environmental Evaluation). Included in the discussion for each topic are standard condition/regulations and mitigation measures, if necessary, that are recommended for implementation as part of the proposed Project.

3.7 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (☒) would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

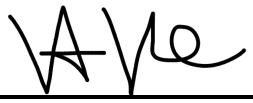
Environmental Factors Potentially Affected

☐	Aesthetics	☐	Agriculture and Forest Resources	☐	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Energy
☒	Geology/Soils	☐	Greenhouse Gas Emissions	☒	Hazards and Hazardous Materials
☐	Hydrology/Water Quality	☐	Land Use/Planning	☐	Mineral Resources
☐	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☒	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

3.8 DETERMINATION

(To be completed by the Lead Agency) on the basis of this initial evaluation

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



June 2, 2022

Signature — Date

Vince Velasco — City of Santa Fe Springs

Printed Name — For

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than

significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).

5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:

   (a) Earlier Analysis Used. Identify and state where they are available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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

9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

3.9 ENVIRONMENTAL CHECKLIST QUESTIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099 would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) 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, 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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Have a substantial adverse effect on a scenic vista?

No Impact. Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view of visual setting.

The Project site is within an urbanized developed area of the City of Santa Fe Springs. The site is surrounded by business park uses to the south, industrial uses to the north and east, and institutional uses to the west. Additionally, a railroad right of way (Norwalk Atchison Topeka) borders the site immediately to the east. The Project would redevelop the site and construct a new warehouse building that would be similar to the height of the existing onsite buildings. The Project would incorporate landscaping and design standards that comply with the City's Municipal Code and would thus comply with the City's General Plan. Therefore, no impacts would occur.

b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The nearest Officially Designated State Scenic Highway is a portion of State Route (SR-91), which is located 14.5 miles southeast of the Project site and is not visible from the Project site. Additionally, a portion of State Route 57 (SR-57) located approximately 10.3 miles east and State Route 1 (SR-1) located approximately 10.2 miles southwest of the Project site are designated as

eligible highways; both of which are not visible from the site. Therefore, no impacts to scenic resources within a state scenic highway would occur.

c) In non-urbanized areas, 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?

Less than Significant Impact. The Project site is located within an urbanized area of the City of Santa Fe Springs, surrounded by business park, industrial, and institutional uses. The proposed Project would redevelop the site and construct a new warehouse facility with related improvements that would be consistent with the General Plan and City's Municipal Code and an upgrade to the existing development on the site which does not meet the current landscape requirements. The Project would meet site design requirements including but not limited to setbacks, building heights, parking, and landscaping as shown in Table AES-1 below. The Project's compliance with building code requirements would be verified during the City's plan check and permitting process. As a result, the warehouse would not substantially degrade the existing visual character or quality of public views of the site and its surroundings and impacts related to scenic quality within the urbanized environment would be less than significant.

Table AES-1: Consistency with Development Standards

Development Feature	M-2 Zoning Requirement	Proposed Project Consistency
Minimum Lot Area	7,500 SF	**Consistent.** The proposed Project site is 224,770 SF.
Maximum FAR	0.75	**Consistent.** The proposed Project would have a FAR of 0.49.
Building Height	No building height limit except when 100' of a residential zone, school or park in which case the limit is 50'	**Consistent.** The proposed Project would be 45' in height.
Front Yard Setback	20' min	**Consistent.** The Project would include a 98' building setback which would include 30' of landscaping along the street frontage.
Side Yard Setback	N/A	**Consistent.** The Project would include a 75' building setback to the north including 3' of landscaping along the northern perimeter and a 1'-6" landscaped building setback to the south.
Rear Yard	N/A	**Consistent.** The warehouse would include a 60' building setback.
Parking	0-40K SF: 1/500 SF 40,001-100K SF: 1/750 SF (multi-tenant) 100,001-200K SF: 1/1,000 SF 200,001 SF +: 1/2K SF Or 170 total spaces	**Consistent.** The Project would include 170 spaces.
Landscaping	Frontage: 25 SF per LF of frontage Parking: 6% of parking area Or 8,221 SF	**Consistent.** The Project would include 16,514 SF of landscaping.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact. The Project site is located within a developed urban area. Existing sources of light in the vicinity of the Project site includes: street lights, parking lot lighting, building illumination, security lighting, landscape lighting, and lighting from building interiors that pass through windows.

Construction. Although construction activities would occur primarily during daylight hours, construction activities could extend into the evening hours, as permitted by the City's Municipal Code Chapter 155.425 (permitted construction activities from 7:00 a.m. to 7:00 p.m., 7 days per week). Lighting required during construction of the Project would be shielded and directed toward work activity areas, in compliance with the City's Municipal Code Chapters 155.432 and 155.496 (included as PPP AES-1) that provides for directing lighting away from adjacent uses and intensity of security lighting. In addition, construction may include nighttime security lighting; however, this would be similar to the existing security lighting on the site, adjacent sites, and streetlights. Also, any construction related lighting would be temporary. Therefore, construction of the Project would not create a new source of substantial light that would adversely affect day or nighttime views in the area, and light impacts associated with construction would be less than significant.

Operation. The Project would include the provision of nighttime lighting for security purposes around the building and in the parking areas. Implementation of the Project could contribute additional sources to the overall ambient nighttime lighting conditions. However, the Project site is currently developed and emanates light from the existing buildings and parking areas, and the site is located within an urban area that includes various sources of nighttime lighting. Additionally, all outdoor lighting would be hooded or appropriately angled away from adjacent land uses and would comply with the City's Municipal Code Chapters 155.432 and 155.496 (included as PPP AES-1) which provides for directing lighting away from adjacent uses and intensity of security lighting. Because the Project area is within a developed area with various sources of existing nighttime lighting, and because the Project would be required to comply with the City's lighting regulations that would be verified by the City during the plan check and permitting process, any increase in lighting that would be generated by the Project would not adversely affect day or nighttime views in the area. Overall, lighting impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Generally, darker or mirrored glass would have a higher visible light reflectance than clear glass. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the Project would not use highly reflective surfaces, or glass sided buildings. Although the building would contain windows, the windows would be comprised of blue reflective glazing, which reduces glare over other transparent surfaces and the windows would be separated by stucco that would limit the potential of glare. As described previously, onsite lighting would be angled down and comply with Chapters 155.432 and 155.496 the City's Municipal Code (included as PPP AES-1), which would avoid the potential of onsite lighting generating offsite glare. Therefore, the Project would not generate substantial sources of glare, and impacts would be less than significant.

Existing Plans, Programs, or Policies

PPP AES-1: Glare. Pursuant to Chapters 155.432 and 155.496 of the City's Municipal Code, no activity shall be permitted which causes light or glare to be transmitted or reflected in such concentrated quantities as to be detrimental or harmful to the use of surrounding properties or streets.

Mitigation Measures

No mitigation measures related to aesthetics are required.

Sources

California Department of Transportation (Caltrans). *California State Scenic Highway System Map*. Accessed February 2022. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) 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) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) 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?	☐	☐	☐	☒

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project site is designated for urban uses and located in an urban area that is fully developed . The Project site and its vicinity are void of agricultural uses. The California Department of Conservation Farmland Mapping and Monitoring Program identifies the site as Urban and Built-Up Land and it is not identified as Prime, Unique, or Farmland of Statewide Importance. Therefore, conversion of such farmland designations would not occur from implementation of the proposed Project. No impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project site is zoned Heavy Manufacturing (M-2), which does not provide for agricultural uses. In addition, the site is not subject to a Williamson Act contract. Thus, the proposed Project would not result in impacts related to conflict with an existing agricultural zone or Williamson contract, and impacts would not occur.

c) 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. The Project site is currently developed with an industrial building and is within an urban developed area. No forest land exists on or adjacent to the Project site. The Project site is currently zoned Heavy Manufacturing (M-2) and is not zoned for forest land or timberland uses. Thus, the proposed Project would not result in impacts related to a conflict with existing forest land or timberland zoning, and impacts would not occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project site is currently developed with 5 industrial structures and is within an urban developed area. No forest land exists on or adjacent to the Project site. Thus, the Project would not result in the loss of forest land or conversion of forest land to a non-forest use, and impacts would not occur.

e) 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?

No Impact. As described above, the Project site is currently developed with 5 industrial structures and is within an urban developed area. No forest land exists on or adjacent to the site. Therefore, the implementation of the proposed Project would not involve other changes in the existing environment which would result in the conversion of farmland to a non-agricultural use or the conversion of forest land to a non-forest use. Therefore, no impacts would occur.

Existing Plans, Programs, or Policies

There are no impacts reducing Plans, Programs, and Policies related to agriculture and forestry that are applicable to the Project.

Mitigation Measure

No mitigation measures related to agriculture and forestry are required.

Sources

California Department of Conservation. *California Important Farmland Finder*. Accessed February 2022. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) affecting a substantial number of people?	☐	☐	☒	☐

The discussion below is based on the Air Quality, Energy, and Greenhouse Gas Impact Analysis (EPD 2022A) included as Appendix A.

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. The Project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources.

For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

As detailed below, the proposed Project would not result in exceedance of local or regional significance thresholds. The Project site is designated as Industrial in the City's General Plan for

2040, which allows for a broad "range of industrial, manufacturing, outdoor storage, and logistic activities, generally in large buildings and on large properties." The proposed Project would redevelop the site with a new concrete tilt-up industrial building.

In addition, emissions generated by construction and operation of the Project would not exceed thresholds as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the Project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the Project would be less than significant.

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. The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. The methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the proposed Project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table AQ-1: SCAQMD Regional Daily Emissions Thresholds

Pollutant	Construction (lbs/day)	Operations (lbs/day)
NOx	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3

Source: Regional Thresholds presented in this table are based on the SCAQMD Air Quality Significance Thresholds, March 2015.

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following construction activities: demolition, site preparation, grading, building construction, paving, and architectural coating. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. Construction activities would generate emissions from the demolition of the existing 5 buildings. In addition, the Project would require 5,000 cubic yards of import and generate a need for construction worker vehicle trips to and from the Project site during the estimated 14 months of construction.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM_{10}, and $PM_{2.5}$ emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires

and vehicle undercarriages before vehicles exit the proposed Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling and is included as PPP AQ-1.

In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling, and is included as PPP AQ-2. As shown in Table AQ-2, CalEEMod results show that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

Table AQ-2: Overall Construction Emissions Summary

Activity	Emissions (lbs/day)					
	ROG	**NOx**	**CO**	**SOx**	**PM_{10}**	**$PM_{2.5}$**
2022	4.5	50.5	21.9	0.1	10.9	6.1
2023	26.4	17.2	21.4	0.0	2.1	1.1
Maximum Daily Emissions	**26.4**	**50.5**	**21.9**	**0.1**	**10.9**	**6.1**
Significance Threshold	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: NOx = nitrogen oxides; CO = carbon monoxide
PM_{10} and $PM_{2.5}$ = particular matter; ROG = reactive organic gases
SOx = sulfur oxides
Source: Appendix A.

Operation

Implementation of the proposed Project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, offroad emissions would generate a majority of the emissions generated from the Project.

Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Table AQ-3. As shown, the proposed Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the Project's operational emissions would not exceed the NAAQS and CAAQS and would not result in a cumulatively considerable net increase of any criteria pollutant impacts. Thus, impacts would be less than significant.

Table AQ-3: Summary of Operational Emissions

Operational Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	2.5	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Auto Mobile	0.2	0.5	3.8	0.0	1.3	0.4
Truck Mobile	0.4	0.6	5.5	0.0	1.4	0.4
Offroad	1.1	10.6	12.6	0.0	0.7	0.6
Total Project Operational Emissions	4.2	11.7	21.9	0.0	3.4	1.4
Existing Operational Emissions	2.7	18.0	14.0	0.1	5.1	1.5
Net Project Operational Emissions	**1.5**	**-6.3**	**7.9**	**-0.1**	**-1.7**	**-0.1**
SCAQMD Significance Thresholds	*55*	*55*	*550*	150	150	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Appendix A

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The SCAQMD recommends the evaluation of localized NO_2, CO, PM_{10}, and $PM_{2.5}$ construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's Final Localized Significance Threshold Methodology. SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NOx, CO, PM_{10}, and $PM_{2.5}$ pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The Project site is located in SRA 5, Southeast Los Angeles County.

Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. The nearest LST sensitive receptor to the Project site is an existing building located 685 feet northwest of the Project site in the City of Norwalk and is a part of the Metropolitan State Hospital.

Construction

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily and were used to evaluate LSTs. As shown in Table AQ-4, with implementation of SCAQMD Rules 403 and 1113 (included as PPP AQ-1 and PPP AQ-2), the maximum daily construction emissions from the proposed Project would not exceed the applicable SCAQMD LST thresholds.

Table AQ-4: Localized Construction Emission Estimates

Construction Activity	Maximum Daily Regional Emissions (pounds/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
2022				
Demolition	25.7	20.6	2.5	1.3
Site Prep	50.4	20.0	10.7	6.0
Grading	33.9	15.5	4.7	2.6
Building Construction	16.8	17.4	0.9	0.8
Maximum Daily Emissions	50.4	20.6	10.7	6.0
2023				
Building Construction	15.4	17.3	0.7	0.7
Paving	10.2	14.6	0.5	0.5
Architectural Coating	1.7	2.4	0.1	0.1
Maximum Daily Emissions	15.4	17.3	0.7	0.7
Maximum Daily Emission 2022-2023	50.4	14.0	10.7	6.0
SCAQMD Significance Thresholds	326	6,629	94.5	30.5
Threshold Exceeded?	**No**	**No**	**No**	**No**

Source: Appendix A

Operation

Localized Significance Analysis

For operational LSTs, on-site mobile, energy, area, and offroad emissions were modeled. As shown in Table AQ-5, operational emissions would not exceed the SCAQMD's LST thresholds for any criteria pollutant at the nearest sensitive receptor. Therefore, the Project would result in a less than significant impact related to localized emissions from operational activities.

Table AQ-5: Localized Significance Summary of Operations

Operational Activity	Maximum Daily Regional Emissions (pounds/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Area	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0
Mobile	0.1	1.1	0.0	0.0
Offroad	10.7	13.8	0.7	0.6
Total Project Operational Emissions	10.8	14.9	0.7	0.6
SCAQMD Significance Thresholds	368	7,600	26	9
Threshold Exceeded?	**No**	**No**	**No**	**No**

Source: Appendix A

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The proposed Project would not generate other emissions, not described previously. Typical land uses generally associated with odor complaints includes agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities.

The Project site is zoned M-2 (Heavy Manufacturing) which does not allow land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed

Project may result from construction equipment exhaust and the application of asphalt, architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. However, standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 (included as PPP AQ-3) to prevent odor nuisances on sensitive land uses. Based on the potential future use of the site as various limited manufacturing businesses, and with compliance with SCAQMD Rule 402, impacts related to odors would be less than significant.

Existing Plans, Programs, or Policies

PPP AQ-1: The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

PPP AQ-2: The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

PPP AQ-3: The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Mitigation Measures

No mitigation measures related to air quality are required.

Sources

EPD Solutions. Air Quality, Energy, and Greenhouse Gas Impact Analysis (EPD 2022A) (Appendix A).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) 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) 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?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

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

No Impact. The Project site is developed with an existing industrial building surrounded by paved parking lots and some landscaping. In addition, the Project site is surrounded by business park, industrial, and institutional uses. No candidate, sensitive, or special status species (or associated habitats) exist on the site or adjacent area.

The Project would redevelop the site and provide new landscaping that would include a variety of ornamental trees, shrubs, and groundcover. As no sensitive species or habitat exists onsite, implementation of the Project would not result in an adverse effect, either directly or through habitat modifications, on any sensitive species. Thus, impacts would not occur.

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

No Impact. Riparian habitats occur along the banks of rivers, streams, or wetland areas. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies or are known to provide habitat for sensitive animal or plant species. As described in the previous response, the Project site is within an urban developed area, and does not contain any natural habitats, including riparian habitat or sensitive natural community. Additionally, the Project site is bound by developed areas that include buildings, pavement, roadways, railroad tracks, and small areas of ornamental landscaping that do not contain sensitive natural habitat areas. Thus, no impacts related to riparian habitat or other sensitive natural communities identified in local or regional plans would result from Project implementation.

c) 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. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The Project site and adjacent areas are located within a developed urban area and do not contain natural wetlands. Therefore, the Project would not result in impacts to wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant with Mitigation Incorporated. Wildlife corridors are areas where wildlife movement is concentrated due to natural or anthropogenic constraints and corridors provide access to resources such as food, water, and shelter. Animals use these corridors to move between different habitats and provide avenues for wildlife dispersal, migration, and contact between other populations. The Project site does not support conditions of migratory wildlife corridors or linkages. The Project site is fully developed and surrounded by roadways and rail lines. The site and surrounding areas do not provide function for wildlife movement. Additionally, the surrounding area is developed and urban. There are no rivers, creeks, or open drainages near the site that could function as a wildlife corridor. Thus, implantation of the Project would not result in impacts related to wildlife movement or wildlife corridors.

However, the Project site contains ornamental trees along the easterly property line and surrounding the front office that could be used for nesting by common bird species that are protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season that occurs between February 1 and September 15. The provisions of the MBTA prohibits disturbing or destroying active nests.

Therefore, Mitigation Measure BIO-1 has been included to require that if commencement of demolition, construction, or vegetation clearing occurs between February 1 and September 15, a qualified biologist shall conduct a nesting bird survey no more than 3 days prior to commencement of activities to confirm the absence of nesting birds. With implementation of Mitigation Measure BIO-1, potential impacts of nesting birds would be less than significant.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. There are no local biological related policies or ordinances, such as a tree preservation policy or ordinance that is applicable to the Project. Trees in the public right-of-way in the City are protected under the City's Municipal Code Sections 96.130 through 96.140, which regulates the planting, maintenance, and removal of trees in public locations in the City. However, there are no trees in the public right-of-way. The Project would install new 24-inch and 36-inch box trees along Bloomfield Avenue. Installation of the trees would be completed in compliance with the City's requirements, as included by PPP BIO-1. Therefore, implementation of the Project would not conflict with local polices or ordinances protecting trees and no impact would occur. No mitigation measures are required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project site is developed and in an urban area. The Project site does not contain any natural lands that are subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the Project would not result in impacts to biological habitat plans. No mitigation measures are required.

Existing Plans, Programs, or Policies

PPP BIO-1: Street Trees. Installation of street trees shall occur in compliance with the City's Municipal Code Chapters 96.130 through 96.140, also known as the "Tree Ordinance".

Mitigation Measures

Mitigation Measure BIO-1: Migratory Bird Treaty Act. Prior to commencement of grading activities, the City Building Department, shall verify that in the event that vegetation and tree removal activities occur within the active breeding season for birds (February 1–September 15), the Project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities.

The nesting survey shall include the Project site and areas immediately adjacent to the site that could potentially be affected by Project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendation of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

Sources

City of Santa Fe Springs, Municipal Code, Chapters 96.130 through Chapter 96.140, Street Trees. Available at: http://library.amlegal.com/nxt/gateway.dll/California/santa/titleixgeneralregulations/chapter96streetsandsidewalks?f=templates$fn=default.htm$3.0$vid=amlegal:santafesprings_ca$anc=JD_Chapter96

U.S. Fish and Wildlife Service Migratory Bird Treaty Act. Available at: https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treatyact.php

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Less than Significant Impact. According to the *State CEQA Guidelines*, a historical resource is defined as something that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources; (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resources survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by the project's Lead Agency.

The California Register of Historical Resources defines a "historical resource" as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California or the United States; (2) associated with the lives of persons important to local, California, or national history; (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The 5 existing buildings on the Project site were constructed between 1955 and 1968 and are more than 50 years old. Therefore, a historical analysis was conducted by Urbana Preservation & Planning (Urbana 2021). It was determined that although the buildings have a clear association with the early industrial development of Santa Fe Springs, they do not appear to have played a significant role in the City's development and have been substantially altered through building additions which have altered the original fenestration and materials. The buildings do not possess integrity of feeling, setting, or association and no longer convey their historic association with the industrial development of Santa Fe Springs. Therefore, the buildings are not eligible under the California Register of Historical Resources (CRHR) and the Project would not result in impacts to historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than Significant Impact with Mitigation Incorporated. The Project site has been disturbed from previous development activities that includes agricultural and industrial uses. Project construction would include removal and re-compaction to a minimum depth of 2-5 feet below existing grade or 3 feet beneath the base of the foundations, whichever is deeper (Leighton 2021). The excavation is possible to encroach into native soils that have not been previously disturbed and could contain archaeological resources. As a result, Mitigation Measure CUL-1 has been included to provide procedures to be followed in the event that potential archaeological resources are discovered during grading, excavation, or construction activities. Mitigation Measure CUL-1 requires that work in the vicinity of a find be halted until the find can be assessed for significance by a qualified archaeologist to determine the appropriate treatment and documentation of the discovery (California Code of Regulations [CCR], Title 14, Chapter 3, Section 15064.5(f). Mitigation Measure CUL-1 would reduce potential impacts to undiscovered archaeological resources to a less than significant level.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. The Project site has been previously disturbed, as described above, and has not been previously used as a cemetery. It is not anticipated that implementation of the proposed Project would result in the disturbance of human remains. Existing regulation under the California Health and Safety Code, included as PPP CUL-1, outlines the procedures to undertake if human remains are found on the Project site. Compliance with existing regulations would ensure impacts related to potential disturbance of human remains are less than significant.

Existing Plans, Programs, or Policies

PPP CUL-1: Human Remains. Should human remains be discovered during Project construction, the Project will be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.

Mitigation Measures

Mitigation Measure CUL-1: Inadvertent Discoveries. Prior to commencement of grading activities, the City of Santa Fe Springs Building Department shall verify that all Project grading and construction plans and specifications state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). If the discovered resource(s) appears Native American in origin, a Native

American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources.

Sources

ADR Environmental Group, Inc. Phase 1 Environmental Site Assessment, 12118 Bloomfield Avenue, Santa Fe Springs, California, 90670, 2021 (ADR 2021). (See Appendix B)

Brian F. Smith and Associates, Inc. Cultural Resources Study for the 12118 Bloomfield Project, 2022 (BFSA CUL 2022). (See Appendix C)

California Public Resources Code Section 21084.1

Governor's Office of Planning and Research, *State CEQA Guidelines*, Section 15064.5(a).

Leighton Consulting, Inc. Geotechnical Exploration Report, 12118 Bloomfield Avenue, Santa Fe Springs, California, 2021 (Leighton 2021). (See Appendix D)

Urbana Preservation & Planning, LLC. Historical Resource Summary | 12118 Bloomfield Avenue, Santa Fe Springs, CA, 2021 (Urbana 2021) (See Appendix E)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

The discussion below is based on the Air Quality, Energy, and Greenhouse Gas Impact Analysis (EPD 2022A) included as Appendix A.

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact.

Construction
During construction of the proposed Project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project sites, construction worker travel to and from the Project sites, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities related to the proposed building and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in southern California. In addition, the extent of construction activities that would occur are limited to an approximate 14-month period, and the demand for construction-related electricity and fuels would be limited to that time frame. The Project construction fuel usage over the estimated construction period would result in the need for 23,634 gallons of diesel fuel as shown in Table E-1 below.

Table E-1: Estimated Construction Fuel Consumption

Activity	Equipment	Number	Horse-power	Total Horsepower-hours	Fuel Rate (gal/hp-hr)	Fuel Use (gallons)
Demolition	Concrete/Industrial Saws	1	81	9461	0.041880421	396
	Rubber Tired Dozers	3	158	28819	0.020601315	594
	Tractors/Loaders/Backhoes	2	247	31616	0.038057326	1203
Site Preparation	Crawler Tractors	3	247	23712	0.038057326	902
	Graders	4	97	11485	0.022175849	255
Grading	Crawler Tractors	3	97	25841	0.022175849	573
	Graders	1	158	14410	0.020601315	297
	Rubber Tired Dozers	1	187	18401	0.021161331	389
Model Building Construction	Cranes	1	247	23712	0.038057326	902
	Forklifts	1	231	160776	0.014895293	2395
	Generator Sets	3	89	128160	0.010444403	1339
	Tractors/Loaders/Backhoes	1	84	149184	0.042605539	6356
	Welder	3	97	258408	0.022175849	5730
Paving	Cement and Mortar Mixers	1	46	49680	0.025902158	1287
	Pavers	2	130	17472	0.021532281	376
	Paving Equipment	2	132	15206	0.018464524	281
	Rollers	2	80	9728	0.019836075	193
	Tractors/Loaders/Backhoes	1	78	5990	0.027639307	166
Architectural Coating	Air Compressors	1	81	9461	0.041880421	396
					Total	23,634

Source: Appendix A

Tables E-2 and E-3 show the Project's construction vehicle fuel usage based on vehicle miles traveled and fuel usage factors outlined by the Air Resource Board (ARB). As shown in the table, construction worker fuel consumption would total approximately 14,594 gallons of fuel. Table E-3 outlines the Project's total construction fuel usage.

Table E-2: Estimated Project Vehicle Fuel Usage

Construction Source	Number	VMT	Fuel Rate	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Haul Trucks	928	18,560	5.87	3,161	0
Vendor Trucks	38	60,306	8.82	6,835	0
Worker Vehicles	179	349,419	23.94	0	14,594
Total				9,997	14,594

Source: Appendix A

Table E-3: Total Construction Fuel Usage

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	9,997	14,594
Off-road Construction Equipment	23,634	0
Total	33,631	14,594

Source: Appendix A

Operation

Once operational, the Project would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. This use of energy is typical for urban development, and no operational activities or land uses would occur that would result in extraordinary energy consumption.

As detailed in Table E-4, operation of the proposed Project is estimated to result in a net decrease of operational energy requirements. The Project would result in a net decrease of 279,128 kilowatt-hours (kWh) of electricity, a net decrease of 1,100,760 thousand British Therman Units (kBTU) of natural gas, a net decrease of 9,452 gallons of gasoline fuel, and a net decrease of 35,734 gallons of diesel fuel. In addition, the Project would adhere to CCR Title 13, Motor Vehicles, section 2449(d)(3) Idling, that limits idling times to no more than 5 minutes, which would preclude unnecessary and wasteful consumption of fuel due to unproductive idling of trucks.

Table E-4: Project Annual Net Operational Energy Requirements

Operational Source	Energy Usage	
Electricity (Kilowatt-Hours)		
Proposed	443,453	
Existing	722,581	
Net	**-279,128**	
Natural Gas (Thousands British Thermal Units)		
Project	94,230	
Existing	1,194,990	
Net	**-1,100,760**	
Petroleum (gasoline) Consumption		
	Annual VMT	Gallons of Gasoline Fuel
Project	610,462	25,496
Existing	836,777	34,948
Net	**-226,315**	**-9,452**
Diesel Consumption		
	Annual VMT	Gallons of Diesel Fuel
Project	645,089	98,608
Existing	878,860	134,342
Net	**-233,771**	**-35,734**

Source: Appendix A

The proposed Project has no unusual characteristics that would make the construction fuel and energy consumption associated with construction of the Project less efficient compared with other similar construction sites throughout the state. The consumption would also be temporary and localized. Operation of the 109,570 sf Warehouse would comply with all the energy efficiency requirements under Title 24 (as provided in Chapter 150.001 of the City's Municipal Code and included as PPP ENG-1) and all applicable City business and energy codes ordinances. In addition, the consumption of electricity, natural gas, petroleum, and diesel would be less than the existing use. Therefore, the construction and operation of the Project would result in a less than significant impact for inefficient, wasteful, or unnecessary energy use, and no mitigation would be required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The State of California has established a comprehensive framework for the use of efficient energy. This occurs through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Title 24 Energy Efficiency Standards, and the California Green (CalGreen) Building Standards (included as PPP ENG-1). The proposed Project would comply with existing regulations as ensured through the City's plan check and permitting process. Thus, construction and operation of the proposed Project would not conflict with or obstruct State or local plans for energy efficiency or renewable energy.

Existing Plans, Programs, or Policies

PPP ENG-1: CalGreen Compliance. The Project is required to comply with the CalGreen Building Code as included in the City's Municipal Code (Chapter 150.001) to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Mitigation Measures

No mitigation measures related to energy are required.

Sources

EPD Solutions, Air Quality, Energy, and Greenhouse Gas Impact Analysis (EPD2022A) (Appendix A).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) 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) 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?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. 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?

No Impact. The Project site is not located within a designated Alquist-Priolo Earthquake Fault Zone and no faults were identified on the site (Leighton 2021). The closet known active fault to the site with the potential for surface fault rupture is the Whittier-Elsinore fault, located approximately 4.9 miles from the site. The San Andreas Fault, the largest active fault in California, is approximately 37 miles northeast of the site on the north side of the San Gabriel Mountains. Therefore, the Project would not directly or indirectly cause potential risk of loss, injury, or death involving the rupture of a known earthquake fault. No impact would occur.

ii. Strong seismic ground shaking?

Less than Significant Impact. The Project site is located within a seismically active region of Southern California. As mentioned previously, the Whittier-Elsinore fault is located approximately 4.9 miles from the site (Leighton 2021). The amount of motion expected at the Project site can vary from none to forceful depending upon the distance to the fault and the magnitude of the earthquake. Greater movement can be expected at sites located closer to an earthquake epicenter, that consists of poorly consolidated material such as alluvium, and in response to an earthquake of great magnitude.

Structures built in the City of Santa Fe Springs are required to be built in compliance with CBC, which regulates all building and construction projects within the City and implements a minimum standard for building design and construction that includes specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. Compliance with the CBC would include the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structures so that it would withstand the effects of strong ground shaking. Implementation of CBC standards would be verified by the City during the plan check and permitting process. Because the proposed Project would be constructed in compliance with the CBC, the proposed Project would result in a less than significant impact related to strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. During the loss of stress, the soil acquires "mobility" sufficient to permit both horizontal and vertical movements. Soil properties and soil conditions such as type, age, texture, color, and consistency, along with historical depths to ground water are used to identify, characterize, and correlate liquefaction susceptible soils.

According to the Geotechnical Exploration Report, the Project site is not located within a liquefaction hazard zone (Leighton 2021). The site is underlain by Pleistocene aged alluvial sediments that are generally not susceptible to liquefaction, and current depth to groundwater is greater than 50 feet bgs. In addition, the proposed Project would be required to be constructed in compliance with the

CBC and the City's Municipal Code, included as PPP GEO-1, which would be verified through the City's plan check and permitting process. With compliance with existing regulations and the Project location, impacts related to seismically related ground failure and liquefaction would be less than significant.

iv. Landslides?

No Impact. Landslides and other slope failures are secondary seismic effects that occur during or soon after earthquakes. Areas that are most susceptible to earthquakes induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits.

As described above, the Project site is located in a seismically active region subject to strong ground shaking. However, the Geotechnical Exploration states that the site is not within an area identified to be a seismically-induced landslide hazard zone (Leighton 2021). Therefore, the Project would not cause potential substantial adverse effects related to slope instability or seismically induced landslides.

b) Result in soil erosion or the loss of topsoil?

Less than Significant Impact. Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Excavations and grading activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water.

Chapter 52 of the City's Municipal Code, Stormwater Management and Discharge Control, implements the requirements of the Los Angeles County Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R4-2012-0175, as amended, (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for construction activities for the Project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these City and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by PPP WQ-1. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the City's Municipal Code stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the City's Project review by the Department of Public Works, construction impacts related to erosion and loss of topsoil would be less than significant.

c) 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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. As described in Response a) iv., the Project site is located in a relatively flat developed urban area that does not contain or adjacent to large slopes, and the Project would not generate large slopes. Therefore, impacts related to

landslides would not occur.

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. According to the Geotechnical Exploration, since the Project site is relatively flat and constrained laterally, earthquake-induced lateral spreading is not considered a hazard at the site. Thus, impacts related to lateral spreading would likely not occur.

Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of an earthquake motion in an area where groundwater in basin is lowered. As described previously, the depth of groundwater was detected at an elevation of greater than 50 feet below existing grade (Leighton 2021). The Project would not pump water from the Project area, thus impacts related to subsidence would not occur from implementation of the Project.

d) 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?

Less than Significant Impact. Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experience, such as southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture.

The Geotechnical Exploration determined that the site soils are anticipated to have a "very low" expansion potential based on soils testing. In addition, as described in the previous responses, the Project would be required to be constructed in compliance with the CBC and the City's Municipal Code, that require appropriate back fill, compaction of soils, and foundation design to ensure stable soils, which would be verified through the City's plan check and permitting process. Thus, impacts related to expansive soils would be less than significant.

e) 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 or alternative wastewater disposal systems are proposed. The Project would connect to the existing infrastructure that is adjacent to the site. Therefore, no impacts related to the use of such facilities would occur from implementation of the Project.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant with Mitigation Incorporated. Paleontological resources, or fossils, are the remains of ancient plants and animals that can provide scientifically significant information about the history of life on Earth. Paleontological "sensitivity" is defined as the potential for a geologic unit to produce scientifically significant fossils. This sensitivity is determined by rock type, past history

of the rock unit in producing significant fossils, and fossil localities that are recorded from that unit. Paleontological sensitivity is assigned based on fossil data collected from the entire geologic unit, not just a specific site.

A paleontological resource assessment was prepared for the Project by Brian F. Smith Associates (BFSA PALEO 2021). Research has confirmed the existence of potentially fossiliferous Pleistocene old alluvia fan deposits (Qofs) in the subsurface of the Project site and the occurrence of terrestrial vertebrate fossils at shallow depths from Pleistocene alluvial fan sediments across the Los Angeles Basin is well documented (BFSA PALEO 2021). As described previously, the Project site has been disturbed from previous development activities such as agricultural and industrial uses, which reduces the potential of existing resources onsite. However, construction activities may result in the uncovering of paleontological resources in previously undisturbed soils. Therefore, Mitigation Measure GEO-1 has been included to provide procedures to be followed in the unlikely event that potential paleontological resources are discovered during grading or excavation activities. Mitigation Measure GEO-1 would reduce potential impacts to undiscovered paleontological resources to a less than significant level.

Existing Plans, Programs, or Policies

PPP GEO-1: California Building Code. The Project is required to comply with the California Building Code as included in the City's Municipal Code Section 150.001 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the Project are required to be incorporated into grading plans and specifications as a condition of Project approval.

PPP WQ-1: SWPPP. Prior to grading permit issuance, the Project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) in accordance with the City's Municipal Code Chapter 52 Stormwater Management and Discharge Control and the Los Angeles County RWQCB NPDES Storm Water Permit Order No. R4-2012-0175. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other NPDES regulations to limit the potential of erosion and polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City of Santa Fe Springs staff or its designee to confirm compliance.

Mitigation Measures

Mitigation Measure GEO-1: Paleontological Resources Monitoring. The following Paleontological Resources Monitoring guidelines, outlined below, are based on the findings stated above. Paleontological monitoring may be reduced on the observations and recommendations of the professional-level Project paleontologist. The following guidelines, when implemented, would reduce potential impacts of paleontological resources to a level below significant:

1. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Starting at a depth of five feet, monitoring will be conducted full-time in areas of grading or excavation in undisturbed sediments of alluvial fan deposits.

2. If a fossil(s) is found at a shallower depth, earth disturbance activities should be halted within a radius of 50 feet from the location of the fossil, and a project-level paleontologist

shall be consulted to determine the significance of the fossilized remains. If the fossil is deemed significant by the project-level paleontologist, fulltime monitoring should be initiated at the Project.

3. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the Project paleontologist, who will then notify the concerned parties of the discovery.

4. Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes are taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place. On mass grading Projects, discovered fossil sites are protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location.

5. Isolated fossils are collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes are taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place.

6. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment.

7. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth.

8. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).

9. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.

10. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (*e.g.*, the LACM) shall be conducted. The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (*e.g.*, the City of Santa Fe Springs) will be consulted on the repository/museum to receive the fossil material.

11. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (*i.e.*, fossils) that might have been lost or otherwise adversely affected without such a program in place.

Sources

Brian F. Smith and Associates, Inc. Paleontological Assessment for the 12118 Bloomfield Project, 2021 (BFSA PALEO 2021). (See Appendix F)

Leighton Consulting, Inc. Geotechnical Exploration Report, 12118 Bloomfield Avenue, Santa Fe Springs, California, 2021 (Leighton 2021). (See Appendix D)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The discussion below is based on the Air Quality, Energy, and Greenhouse Gas Impact Analysis (EPD 2022A) included as Appendix A.

Explanation

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHGs), play a critical role in the Earth's radiation amount by trapping infrared radiation from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO_2), methane (CH_4), ozone (O_3), water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses.

Section 15364.5 of the California Code of Regulations defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Transportation is responsible for 37 percent of the state's greenhouse gas emissions, followed by electricity generation. Emissions of CO_2 and N_2O are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO_2, where CO_2 is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statues and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07. These regulations require the use of alternative energy, such as solar power. Solar projects produce electricity with no GHG emissions and assist in offsetting GHG emissions produced by fossil-fuel-fired power plants.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact. Global climate change (GCC) describes alterations in weather features (e.g., temperature, wind patterns, precipitation, and storms) that occur across the Earth as a whole. GCC is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough GHG emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact.

The principal GHGs of concern contributing to the greenhouse effect are CO2, CH4, N2O, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. GHGs are produced by both direct and indirect emissions sources. Direct emissions include consumption of natural gas, heating and cooling of buildings, landscaping activities and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal. The large majority of GHG emissions generated from residential projects are related to vehicle trips.

The City has not established local CEQA significance thresholds for GHG emissions; however, the SCAQMD has proposed interim numeric GHG significance thresholds that are based on capture of approximately 90 percent of emissions from development, which is 3,000 metric tons carbon dioxide equivalent (MTCO2e) per year (SCAQMD 2008). This approach is widely used by cities in the South Coast Air Basin, including the City of Santa Fe Springs. As such, this threshold is utilized herein to determine if GHG emissions from this Project would be significant.

Construction
During construction, temporary sources of GHG emissions include construction equipment and workers' commutes to and from the site. The combustion of fossil-based fuels creates GHGs such as CO2, CH4, and N2O. As shown on Table GHG-1, the Project has the potential to generate a total of approximately 21 MTCO2e per year from construction emissions amortized over 30 years per SCAQMD methodology.

Table GHG-1: Project Construction GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)
2022	300
2023	331
Total Emissions	631
Total Emissions Amortized Over 30 Years	21

Source: Appendix A

Operation
During operations, the Project would generate long-term GHG emissions from vehicular trips; water, natural gas, and electricity consumption; and solid waste generation. Natural gas use results in the emission of 2 GHGs: CH4 (the major component of natural gas) and CO2 (from the combustion of natural gas). Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel.

The Project site is currently developed with 5 industrial buildings totaling 66,536 square feet. The Project would construct a new warehouse building totaling 109,570 square feet, 43,034 square feet more space than currently exists onsite. Table GHG-3 shows the increase in operational GHG emissions that would result from operation of the additional building space. The large majority of GHG emissions generated from the Project would be from truck mobile and auto mobile trips. The Project would result in a net decrease of 929 MTCO2e per year. Therefore, impacts would be less than significant.

Table GHG-2: Project Total Net GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)
Project Operational Emissions	
Area	0
Energy	84
Auto Mobile	209
Truck Mobile	221
Offroad	194
Waste	52
Water	94
Total Project Gross Operation Emissions	854
Project Construction Emissions	21
Total Project Emissions	875
Existing Emissions	1,804
Net Emissions	**-929**
Significance Threshold	3,000
Threshold Exceeded?	**No**

Source: Appendix A

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. The Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As described in the previous response, the Project would not exceed thresholds related to GHG emissions. In addition, the Project would comply with regulations imposed by the state and the SCAQMD that reduce GHG emissions, as described below:

- Global Warming Solutions Act of 2006 (AB 32) is applicable to the Project because many of the GHG reduction measures outlined in AB 32 (e.g., low carbon fuel standard, advanced clean car standards, and cap-and-trade) have been adopted over the last 5 years and implementation activities are ongoing. The proposed building would not conflict with fuel and car standards or cap-and-trade.
- Pavley Fuel Efficiency Standards (AB 1493) establishes fuel efficiency ratings for new (model year 2009-2016) passenger cars and light trucks. The Project would develop a new building that would not conflict with fuel efficiency standards for vehicles.
- Title 24 California Code of Regulations (Title 24) establishes energy efficiency requirements for new construction that address the energy efficiency of new (and altered) buildings. The Project is required to comply with Title 24, which would be verified by the City during the plan check and permitting process.

- Title 17 California Code of Regulations (Low Carbon Fuel Standard [LCFS]) requires carbon content of fuel sold in California to be 10 percent less by 2020. Because the LCFS applies to any transportation fuel that is sold or supplied in California, all vehicles trips generated by the Project would comply with LCFS.
- California Water Conservation in Landscaping Act of 2006 (AB 1881) provides requirements to ensure water efficient landscapes in new development and reduced water waste in existing landscapes. The Project is required to comply with AB 1881 landscaping requirements, which would be verified by the City during the plan check and permitting process.
- Emissions from vehicles, which are a main source of operational GHG emissions, would be reduced through implementation of federal and state fuel and air quality emissions requirements that are implemented by CARB. In addition, as described in the previous response, the Project would not result in an exceedance of an air quality standard.

The City currently does not have an adopted Climate Action Plan to reduce GHG emissions, and as described in the previous response, emissions would not exceed the thresholds. Therefore, implementation of the Project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and impacts would be less than significant

Existing Plans, Programs, or Policies

See (b) above for applicable regulations.

Mitigation Measures

No mitigation measures related to greenhouse gas emissions are required.

Sources

EPD Solutions. Air Quality, Energy, and Greenhouse Gas Impact Analysis (EPD 2022A) (See Appendix A).

South Coast Air Quality Management District Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Thresholds (SCAQMD 2008). Accessed: http://www.aqmd.gov/docs/defaultsource/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significancethresholds/ghgattachmente.pdf

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) 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) 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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

The discussion below is based on the Phase I Environmental Assessment, prepared by ADR Environmental Group, Inc (ADR), 2021 (ADR 2021) (Appendix B).

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to environment if released into the environment.

Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that regulatory agencies have a reasonable basis for believing would be injuries to the health and safety of persons or harmful to the environment if released into the home, workplace, or environment. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment.

Construction
The proposed construction activities would involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be needed for fueling and servicing construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the Project construction activities are required to strictly adhere to. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, routine transport and use of hazardous materials during construction would be less than significant.

Operation
Operations of the proposed Project would include warehousing and distribution activities, which generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project.

In addition, should any future business that occupies one of the proposed units handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95), the business would require a permit from the Los Angeles County Health Hazardous Materials Division. If the volume of hazardous materials handled or stored at the site is greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, it is required by AB 2185, to also file a Hazardous Materials Business Emergency Plan with the County Health Hazardous Materials Division. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Division and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business.

Therefore, if future businesses that use or store hazardous materials occupy the proposed buildings, the business owners and operators would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Health Hazardous Materials Division to ensure proper use, storage, and disposal of hazardous substances. Overall, operation of the proposed Project would result in a less than significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact with Mitigation.

Methane
The Project site does not have any oil and gas wells or landfills located on site. However, there is a former oil and gas well is located approximately 365 feet north of the property and former landfills located less than 100 feet east of the site. According to the City's Municipal Code Section 117.131, properties within 500 feet of former wells or within 1,000 feet of former landfills, methane sampling is required in the event of new construction or development plan approval (included as PPP HAZ-1). To ensure that impacts are less than significant, initial monitoring of the subsoil to determine levels of soil gasses is recommended as outlined in the City's Municipal Code Section 117.131 and included as Mitigation Measure HAZ-1.

SWPP Violation
The current tenants of the site, Crown Fence Co., was issued a notice of violation (NOV) on February 26, 2020 for exceeding the discharge limits of its permit. Crown Fence Co. has a "Stormwater Pollution Prevention Plan" (SWPPP) that was effective February 2017. Based on records, the extent of violation is very minor in nature and extent and the industrial stormwater discharges from the subject property do not represent an environmental concern to the property. Therefore, it will not pose impacts to the Project.

Septic Systems
According to a "Phase I Environmental Site Assessment" prepared by SCS on October 2, 1998, a February 1955 letter issued by the County Office of Environmental Health to the County Building and Safety office approved the use of a 1,200-gallon septic tank for the subject property, with effluent discharging to seepage pits. A permit to install the septic system was issued in February 1955. In May 1959, a second septic system was permitted to serve an office and truck maintenance building that was also permitted in May 1959 and was noted "domestic waste only." In December 1966, a permit was issued to abandon the septic systems and connect the subject property to the sewer. Because the septic systems were limited to domestic waste only, SCS concluded they did not represent an environmental concern to the subject property and no further investigation regarding this issue was recommended. Therefore, impacts are expected to be less than significant, and no mitigation is required.

Diesel Underground Storage Tank
SCS located a permit to install a diesel underground storage tank (UST) at the subject property and identified suspect UST locations at the subject property near the east exterior wall of Building 3 and an approximately 4.5 by 8-foot area of patched asphalt on the south wall of Building 4. On October 26, 1998, two borings were advanced in the suspected UST locations after the areas were surveyed with a metal detector to ensure that no USTs or piping were located in the area of the proposed borings. The boring south of Building 4 was advanced to 40 feet below ground surface (bgs) and the boring east of Building 3 was advanced to a depth of 20 feet bgs. Soil samples were analyzed for total petroleum hydrocarbons (TPH); benzene, toluene, ethyl benzene and xylenes (BTEX); and methyl tertiary butyl ether (MTBE). Xylenes were detected at a very low concentration at 20 feet bgs in the boring south of Building 4. No other contaminants were detected. Based on these findings, no further investigation was recommended and is concluded that no USTs appear to

be present and no further action of investigation regarding the issue is recommended. Therefore, no impacts related to USTs would occur.

Operation
As described above, the risks related to upset or accident conditions involving the release of hazardous materials into the environment would be adequately addressed through compliance with existing federal, state, and local regulations. Development of the proposed Project would result in various limited manufacturing and office uses that would use and store common hazardous materials such as paints, solvents, and cleaning products. Also, building mechanical systems and grounds and landscape maintenance could also use a variety of products formulated with hazardous materials, including fuels, cleaners, lubricants, adhesives, sealers, and pesticides/herbicides.

The environmental and health effects of different chemicals are unique to each chemical and depend on the extent to which an individual is exposed. The extent and exposure of individuals to hazardous materials would be limited by the relatively small quantities of these materials that would be stored, used, and handled. Additionally, any business or facility which uses, generates, processes, produces, packages, treats, stores, emits, discharges, or disposes of hazardous material (or waste) would require a hazardous materials handler permit from the Los Angeles County Health Hazardous Materials Division, as described previously.

Through existing City and County Health Hazardous Materials Division permitting and occupancy procedures, hazardous materials would be used and stored in accordance with applicable regulations and such uses would be required to comply with federal and state laws to reduce the potential consequences of hazardous materials accidents. In addition, a Water Quality Management Plan (WQMP) is required to be implemented for the Project (as further discussed in Section 10, *Hydrology and Water Quality*, and included as PPP WQ-2). The BMPs that would be implemented as part of the plan and would protect human health and the environment should any accidental spills or releases of hazardous materials occur during operation of the Project.

As a result, implementation of the proposed Project would not result in 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, and operational impacts would be less than significant.

c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact. There are no existing or proposed schools within 0.25 mile of the Project site. The following schools are near the Project site: - Paddison Elementary School (0.62 mile); Thomas B Moffitt Elementary School (0.85 mile); Lakeland Elementary School (0.9 mile); John Glenn High School (0.9 miles); Carmela Elementary School (1 mile); and Loma Vista Elementary School (1.03 mile).

Furthermore, construction and operation of the Project would involve the use, storage and disposal of small amounts of hazardous materials on the Project site. These hazardous materials would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential for accidental release into the environment near a school. The emissions that would be generated from construction and operation of the Project were evaluated in the air quality analysis discussed above, and the emissions generated from the Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the Project would

not emit hazardous or handle acutely hazardous materials, substances, or waste near a school, and impacts would be less than significant.

d) 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?

Less than Significant Impact. According to the California Department of Toxic Substances Control EnviroStor listing and the Phase I ESA, the Project site is not located on any hazardous material sites listed, pursuant to Government Code Section 65962.5. There is a Tiered Permit Cleanup site located on the parcel to the south of the site. However, this site would likely not affect the Project site. As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site are unlikely to occur from implementation of the proposed Project and impacts would be less than significant.

e) For a project 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?

No Impact. The Project site is not within two miles of an airport. The closest airport is the Fullerton Municipal Airport, which is 5.85 miles southeast of the Project site. The Project site is not located within any land use compatibility zone, nor is it within an airport safety zone. Therefore, the Project would not result in a safety hazard for people residing or working in the Project areas, and no impacts would occur.

f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact.

Construction
The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the Project driveways, Bloomfield Avenue would remain open to ensure adequate emergency access to the Project area and vicinity. Impacts related to interference with an adopted emergency response or evacuation plan during construction activities would be less than significant.

Operation
Operation of the proposed Project would not result in a physical interference with an emergency response evacuation. Direct access to the Project site would be provided from Bloomfield Avenue, which is adjacent to the Project site. The Project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the City's Municipal Code and the Fire Department prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9) and the Fire Code included per Chapter 93.01 of the City's Municipal Code. As a result, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

g) 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 located within an urbanized area and therefore not identified as a wildland fire hazard area, as defined by the CalFire Fire Hazard Severity Zone Maps (CalFire). Thus, the Project would not result in impacts related to the exposure of people or structures to loss, injury, or death involving wildland fires.

Existing Plans, Programs, or Policies

PPP HAZ-1: City of Santa Fe Springs Municipal Code Section 117.131. The Project is required to comply with the provisions of Section 117.131 of the City's Municipal Code which states that properties within 500 feet of former wells or within 1,000 feet of former landfills, methane sampling is required in the event of the following: new construction; modification to existing structures; and granting of a subdivision map, conditional use permits necessitating ground disturbance, or development plan approval.

Mitigation Measures

Mitigation Measure HAZ-1. Section 117.131 of the City's Municipal Code, Soils Gas Study or Methane Monitoring System. Prior to grading permit issuance, it is recommended that gas monitoring wells are installed to perform initial monitoring of the subsoil to determine levels of soil gases. For initial monitoring, each of the wells shall be sampled at least two times within a period of seven days; if the initial monitoring reveals methane levels of less than 25% of the Lower Explosive Limit (i.e., 1.25% by volume in air of 12,500 ppm(v), monitor for methane quarterly for one year; if the quarterly monitoring reveals methane levels of less than 1.25% by volume in air during the first year, the system shall be monitored annually thereafter. In cases where methane levels are less than 0.25% by volume in air, the Fire Chief may waive by request the annual monitoring requirement. If monitoring reveals methane in excess of 1.25% by volume in air, a protective mitigation system shall be installed. Protection may take the form of an active venting system that provides a rate of four air exchanges per hour, a gas detection system, or a cross ventilation system with vents in the roof area and near the floor.

Sources

ADR Environmental Group, Inc. Phase 1 Environmental Site Assessment, 12118 Bloomfield Avenue, Santa Fe Springs, California, 90670, 2021 (ADR 2021). (See Appendix B)

CalFire Office of the State Fire Marshal. Fire Hazard Severity Zones Map. Available at: https://egis.fire.ca.gov/FHSZ/

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) 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:	☐	☐	☒	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) 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	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact.

Construction

Construction of the Project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality.

Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute waters.

These types of water quality impacts during construction of the Project would be prevented through implementation of a stormwater pollution prevention plan (SWPPP). Construction of the Project would disturb more than one acre of soil; therefore, the proposed Project would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. Construction activity subject to this permit includes clearing, grading, and ground disturbances such as trenching, stockpiling, or excavation. The Construction General Permit requires implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, stormwater collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. The SWPPP would also include construction BMPs.

Adherence to the existing requirements and implementation of the appropriate BMPs as ensured through the City's plan check and permitting process are included as PPP WQ-1, which would ensure that the Project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

Operation

The Project would operate a new warehouse building, which would introduce the potential for pollutants such as, chemicals from household cleaners, nutrients from fertilizer, pesticides and sediments from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Thus, the Project would be required to comply with existing regulations that limit the potential for pollutants to discharge from the site.

Chapter 52 of the City's Municipal Code (and PPP WQ-2) requires implementation of Water Quality Management Plan (WQMP) based on the anticipated pollutants that could result from the Project. The BMP would include pollutant source control features and pollutant treatment control features. In addition, the City requires the Project to infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event. Project drainage on the site would include four drainage areas where runoff would be captured and piped to an underground storage system. After reaching the storage system, the flow would enter dry wells to be infiltrated back into the site (WQMP 2022).

With implementation of the WQMP, pursuant to the City Municipal Code, (included as PPP WQ-2); which would be verified during the plan check and permitting process for the proposed Project, potential pollutants would be reduced to the maximum extent feasible, and development of the proposed Project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The Project currently receives water from the Central Basin Municipal Water District that operates several groundwater wells within the Central Basin. The Basin is managed by the Water District, which regulates the amount of groundwater pumped from the Basin and sets the Basin Production Percentage for all pumpers. In addition, the Project would not extract groundwater. Thus, the proposed Project would not result in the lowering of the local groundwater table, and impacts would be less than significant.

c) 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:

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. The Project site does not contain, nor is adjacent to, a stream, river, creek, or other flowing water body. Thus, impacts related to alteration of the course of a stream or river would not occur. The Project site is relatively flat and would drain into the internal stormwater system proposed.

Construction
Construction of the Project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, as described previously, construction of the proposed Project requires City approval of a SWPPP prepared by a Qualified SWPPP Developer, as included by PPP WQ-1. The SWPPP is required during the City's plan check and permitting process and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as described in the previous above). Adherence to the existing requirements and implementation of the required BMPs per the plan check and permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

Operation
The Project site is currently developed with five structures and paved with impervious surfaces. After development of the Project, the site would have a total of 214,863 square feet of impervious surfaces. Pervious areas onsite would be landscaped and would not generate soils that could erode. In addition, the proposed drainage infrastructure would slow and retain stormwater, which would also limit the potential for erosion or siltation. Also, as described previously, the City requires the Project to implement a WQMP (as included by PPP WQ-2) that would implement BMPs, which reduce erosion and siltation. As a result, stormwater runoff and the potential for erosion and siltation would not increase with implementation of the proposed Project. Therefore, the proposed Project would not alter the existing drainage pattern in the Project area and would not result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less Than Significant Impact. As described in the previous response, the Project site does not contain, nor is adjacent to, a stream, river, creek, or other flowing water body. Thus, impacts related to alteration of the course of a stream or river would not occur. In addition, the proposed Project would be required to implement a SWPPP (included as PPP WQ-1) during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and flooding on or off-site would not occur.

Also, as described above, the Project would implement an operational WQMP (as included by PPP WQ-2) that would install four drainage areas where runoff would be captured and piped to an underground storage system. After reaching the storage system, the flow would enter dry wells to be infiltrated back into the site (WQMP 2022). Additionally, current development on the site does not contain pervious surfaces. The Project proposes 5% pervious area that would further decrease surface runoff. Thus, operation of the proposed Project would not substantially increase stormwater runoff, and impacts related to flooding on or off-site would be less than significant.

iii. 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

Less Than Significant Impact. As described in the previous responses, the proposed Project would be required to implement a SWPPP (included as PPP WQ-1) during construction that would implement BMPs, including dry wells which would be used to infiltrate runoff from the site back into the ground. Therefore, pollutants would not discharge from the Project site, which would reduce potential impacts to drainage systems and water quality to a less than significant level.

Also, the Project would implement an operational WQMP (included as PPP WQ-2) that would install four drainage areas where runoff would be captured and piped to an underground storage system. After reaching the storage system, the flow would enter dry wells to be infiltrated back into the site which would infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event (WQMP 2022). Thus, operation of the proposed Project would not substantially increase stormwater runoff, and pollutants would be filtered onsite. Impacts related to drainage systems and polluted runoff would be less than significant with implementation of the existing requirements, which would be verified during the plan check and permitting process.

iv. Impede or redirect flood flows?

No Impact. The Project site is in Zone X as shown in the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) panels 06037C1837F and 06037C1841F (FEMA). Zone X is an area determined to be outside the 0.2% annual change floodplain. Thus, the proposed Project would not impede or redirect flood flows, and impacts would not occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. A seiche is a surface wave created when an inland body of water is shaken, usually by earthquake activity. The site also is not subject to flooding hazards associated with a seiche because there are no large body of surface water located near the Project site to result in effects related to a seiche, which could result in release in pollutants due to inundation of the site.

The Pacific Ocean is located approximately 12.25 miles southwest of the Project site; consequently, there is no potential for the Project site to be inundated by a tsunami that could release pollutants. In addition, the Project site is flat and not located near any steep hillsides; therefore, there is no potential for the site to be adversely affected by mudflow. Thus, implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow that could release pollutants due to inundation of the Project site. No impact would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. As described previously, the Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the City during the Project permitting and approval process (pursuant to PPP WQ-1 and PPP WQ-2), potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct implementation of a water quality control plan.

As described previously, water supplies are provided by the Central Basin Municipal Water District that extracts water from the Central Basin. Groundwater pumping is regulated through a Basin Production Percentage to ensure the groundwater supply is sustainable. In addition, the Project would not extract groundwater. Thus, the proposed Project would not result in the lowering of the local groundwater table, and impacts would not occur.

Existing Plans, Programs, or Policies

PPP WQ-1: Stormwater Pollution Prevention Plan. Prior to grading permit issuance, the Project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer (QSD) in accordance with the City's Municipal Code Chapter 52 and the Los Angeles Regional Water Quality Control Board National Pollution Discharge Elimination System (NPDES) Storm Water Permit Order No. R4-2012-0175 (MS4 Permit). The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other NPDES regulations to limit the potential of erosion and polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by the City of Santa Fe Springs staff or its designee to confirm compliance.

PPP WQ-2: Water Quality Management Plan. Prior to grading permit issuance, the Project applicant shall have a Water Quality Management Plan (WQMP) approved by the City for implementation. The Project shall comply with the City's Municipal Chapter 52 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality

Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the Project.

Mitigation Measures

No mitigation measures related to hydrology and water quality are required.

Sources

Federal Emergency Management Agency (FEMA). National Flood Hazard Layer (NFHL) Viewer. Map #06037C1837F and #06037C1841F. Available at: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html

Kier + Wright. Water Quality Management Plan for Bloomfield Avenue Development, Santa Fe Springs, California, 2022 (WQMP 2022). (See Appendix G)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) 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?	☐	☐	☐	☒

a) Physically divide an established community?

No Impact. The physical division of an established community could occur if a major road were built through an established community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such could include lack of a, or disruption of, access to services, schools, or shopping areas. It could also include the creation of blighted buildings or areas due to the division of the community.

The proposed Project would redevelop an existing industrial site with a new industrial warehouse building in an already urbanized areas that is surrounded by business park, industrial, and institutional uses. The Project does not include the construction of a new road or the implementation of an inconsistent land use into the Project's vicinity. Therefore, no impact would occur.

b) 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. The Project site has a General Plan designation of Industrial and is zoned Heavy Manufacturing (M-2). The proposed Project would redevelop an existing site that is currently developed with industrial buildings with a new warehouse building whose tenants would need to be consistent with the M-2 zone land uses. Additionally, the City's plan check and permitting process would ensure that the Project complies with the applicable zoning and the City's Municipal Code requirements. Thus, impacts related to conflict with a policy adopted for the purpose of avoiding or mitigating an environmental effect would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to land use and planning that are applicable to the Project.

Mitigation Measures

No mitigation measures related to land use and planning are required.

Sources

City of Santa Fe Springs. Municipal Code sections 155.241 through 155.264, Heavy Manufacturing (M-2) Zone. Available at: https://codelibrary.amlegal.com/codes/santafesprings/latest/santafesprings_ca/0-0-0--1073652386

City of Santa Fe Springs. General Plan, Land Use Element. Available at: https://www.reimaginesantafesprings.org/files/managed/Document/152/PublicReviewDraftGeneralPlan_11-03-2021.pdf

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) 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?	☐	☐	☐	☒

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. According to Figure 9.6, Mineral Resources, of the Conservation and Natural Resources Element of the Los Angeles County General Plan, the Project site is not designated as a mineral resource zone. Additionally, according to the Special Report 209 from the California Geological Survey, the City of Santa Fe Springs is not included in a list of lead agencies in the San Gabriel Valley P-C Region with active mine operations, designated lands, or lands classified as Mineral Resource Zone 2 (MRZ-2) within its jurisdiction (CGS 2010). Therefore, development of the site would not 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 would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan?

No Impact. As described above, the Project site is not located within a region of known mineral significance. The site has a General Plan designation of Industrial and does not support mineral extraction activities onsite. Therefore, implementation of the Project would not result in the loss of locally important mineral resources, and impacts would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to mineral resources that are applicable to the Project.

Mitigation Measures

No mitigation measures related to mineral resources are required.

Sources

California Department of Conservation, California Geological Survey, Special Report 209, Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the

San Gabriel Valley Production-Consumption Region, Los Angeles County, California, 2010. https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc

Los Angeles County Department of Regional Planning. General Plan 2035. Figure 9.6, Mineral Resources. October 6, 2015. Available at: https://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9-6_mineral_resources.pdf

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. Would the project result in:				
a) 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) Generation of excessive groundborne vibration or groundborne 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?	☐	☐	☐	☒

The discussion below is based on the Noise and Vibration Impact Analysis for 12118 Bloomfield Avenue, City of Santa Fe Springs, California, prepared by Urban Crossroads (Urban 2022) (Appendix H).

Exterior Noise Level Standards

The City's Municipal Code, Table 1: Noise/Land Use Compatibility Matrix illustrates that exterior noise levels for industrial land uses are normally acceptable below 80 dBA CNEL and conditionally acceptable with noise levels below 85 dBA CNEL.

Chapter 155.424 of the City's Municipal Code regulates noise level to not exceed levels set forth in Table N-1, below.

Table N-1: Permitted Noise Levels

A-Weighted Sound Level in Decibels (dB(A))										
	Daytime (7:00 a.m. to 10:00 p.m.)					Nighttime (10:00 p.m. to 7:00 a.m.)				
	Maximum Cumulative Minutes Duration in Any 1-Hour Period				Absolute Maximum	Maximum Cumulative Minutes Duration in Any 1-Hour Period				Absolute Maximum
Receiving Area	30	15	5	1		30	15	5	1	
In the M-1 or M-2 Zone	70	75	80	85	90	70	75	80	85	90
Source: City of Santa Fe Springs, Municipal Code Chapter 1155.424										

Sensitive Receptor Noise Levels

The City's General Plan aims to protects areas of the City that are noise sensitive such as residences, schools and hospitals. The closest noise sensitive receptor to the site is roughly 685 feet northwest

in the City of Norwalk and is part of the Metropolitan State Hospital. Since there are nearby sensitive land uses are in the jurisdiction of the City of Norwalk, Section 9.04.120 of the City of Norwalk Municipal Code is used to establish the noise level thresholds for evaluating potential Project-related operational noise level impacts to those receptors. For all uses other than residential and commercial, exterior noise levels shall not exceed 65 dBA Leq at any time.

Existing Ambient Noise Levels

Noise measurements were taken in order to document existing baseline levels in the area. Noise level measurements were collected by Urban Crossroads, Inc. on Wednesday, February 2, 2022, at 4 locations over 24-hours (Urban 2022). Measurement locations are shown in Table N-2 and Figure 3-4, *24-Hour Noise Measurement Locations*.

Table N-2: 24-Hour Ambient Noise Level Measurements

Location[1]	Description	Energy Average Noise Level (dBA L_{eq})[2]	
		Daytime	Nighttime
L1	Located northwest of the Project site near California Conservation Corps at 11401 Bloomfield Avenue.	72.1	68.7
L2	Located east of the Project site near single-family residence at 12212 Shoemaker Avenue.	74.9	71.2
L3	Located south of the Project site near multi-family residence at 12632 Bloomfield Avenue.	74.9	73.1
L4	Located southwest of the Project site near single-family residence at 12 Blasam.	55.1	57.9

[1] See Figure 3-4 for the noise level measurement locations.
[2] Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2. "Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.
Source: Appendix H

Figure 3-4: Noise Measurement Locations

a) 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.

Construction

The construction activities for the proposed Project are anticipated to include demolition, site preparation, grading, building construction, paving, and architectural coating. Construction of the proposed Project would occur over a 14-month period. Noise impacts from construction activities associated with the proposed Project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. Noise levels generated by heavy construction equipment have the potential

to range from approximately 70 dBA to 82 dBA, as shown on Table N-3. As shown in Table N-4, the construction noise levels are expected to range from 39.6 to 53.4 dBA at the 4 nearby receiver locations.

Table N-3: Construction Reference Noise Levels

Construction Stage	Reference Construction Activity	Reference Noise Level @ 50 Feet (dBA L_{eq})[1]	Combined Noise Level (dBA L_{eq})[2]	Combined Sound Power Level (PWL)[3]
Demolition	Demolition Equipment	82	83	115
	Backhoes	74		
	Hauling Trucks	72		
Site Preparation	Crawler Tractors	78	80	112
	Hauling Trucks	72		
	Rubber Tired Dozers	75		
Grading	Graders	81	83	115
	Excavators	77		
	Compactors	76		
Building Construction	Cranes	73	81	113
	Tractors	80		
	Welders	70		
Paving	Pavers	74	83	115
	Paving Equipment	82		
	Rollers	73		
Architectural Coating	Cranes	73	77	109
	Air Compressors	74		
	Generator Sets	70		

[1] FHWA Roadway Construction Noise Model (RCNM).
[2] Represents the combined noise level for all equipment assuming they operate at the same time consistent with FTA Transit Noise and Vibration Impact Assessment guidance.
[3] Sound power level represents the total amount of acoustical energy (noise level) produced by a sound source independent of distance or surroundings. Sound power levels calibrated using the CadnaA noise model at the reference distance to the noise source.
Source: Appendix H

Table N-4: Construction Equipment Noise Level Summary

Receiver Location[1]	Construction Noise Levels (dBA L_{eq})						
	Demolition	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels[2]
R1	53.4	50.4	53.4	51.4	53.4	47.4	53.4
R2	45.6	42.6	45.6	43.6	45.6	39.6	45.6
R3	49.0	46.0	49.0	47.0	49.0	43.0	49.0
R4	48.7	45.7	48.7	46.7	48.7	42.7	48.7

[1] Noise receiver locations are shown on Figure 3-4.
[2] Construction noise level calculations based on distance from the construction activity, which is measured from the Project site boundary to the nearest receiver locations. CadnaA construction noise model inputs are included in Appendix 8.1.

Source: Appendix H

Temporary construction noise impacts would vary because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. The demolition, grading, and paving construction stages are the noisiest, with the combined noise level of the equipment at 83 dBA at 50 feet from the source (Urban 2022).

To evaluate whether the Project will generate potentially significant short-term noise levels at nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA is used as a reasonable threshold to assess the daytime construction noise level impacts. As shown in Table N-4 above, the highest construction noise levels at each receiver range from 45.6 dBA to 53.4 dBA and would be below the 80 dBA threshold. Therefore, noise impacts would be less than significant.

In addition, Section 155.425 of the City's Municipal Code, states that construction related activities are exempt from noise regulations provided the activities take place during the hours of 7:00 a.m. to 7:00 p.m., 7 days per week which the Project would comply with and is included as PPP NOI-1. Therefore, Project construction would be compliant with the City's noise related standards and impacts would be less than significant.

Operation

The proposed Project would result in the operation of a new warehouse building. Operation of the proposed buildings would generate noise from loading dock activity, roof-top air conditioning units, trash enclosure activity, parking lot vehicle movements, and truck movements. The noise receiver would experience operational noise levels from 30.3 dBA and to 43.6 dBA during the daytime and 30.2 dBA to 43.6 dBA at night as shown in Table N-5 below. Daytime hours are from 7:00 a.m. to 10:00 p.m.

Table N-5: Operational Noise Level Compliance

Receiver Location[1]	Project Operational Noise Levels (dBA Leq)		Noise Level Standards (dBA Leq)[2]		Noise Level Standards Exceeded?	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	43.6	43.6	55.0	45.0	No	No
R2	30.8	30.7	55.0	45.0	No	No
R3	30.3	30.2	55.0	45.0	No	No
R4	31.3	31.1	55.0	45.0	No	No

[1] See Exhibit 6-A for the receiver locations.
[2] City of Norwalk Municipal Code, exterior noise standards, Section 9.04.120
"Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.

Source: Appendix H

As shown in Table N-5, operational noise levels will keep below the daytime and nighttime noise level standards set forth by the City. Additionally, to describe the Project operational noise level increases, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations. The existing ambient plus Project noise levels are not expected to increase from existing ambient noise levels. Therefore, operational noise levels would not exceed City standards and no mitigation would be required. Thus, impacts would be less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. Construction activities can result in varying degrees of ground

vibration, depending on the equipment and methods employed. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Ground vibration levels associated with various types of construction equipment are summarized in Table N-6 below.

Table N-6: Vibration Source Levels For Construction Equipment

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual
Source: Appendix H

Project related vibration levels at the nearby receiver locations are shown below in Table N-7. At distances ranging from 685 to 1,940 feet from Project construction activities, construction vibration velocity levels are estimated to range from 0.000 to 0.001 in/sec PPV. Based on maximum acceptable continuous vibration threshold of 0.3 PPC (in/sec), the typical Project construction vibration levels will fall below the building damage thresholds at all the noise sensitive receiver locations. Therefore, Project related vibration impacts are considered less than significant during construction activities at the site. Additionally, the vibration levels reported at the sensitive receiver locations are unlikely to be sustained during the entire construction period but would occur only during the times that heavy construction equipment is operating adjacent to the Project site perimeter.

Table N-7: Project Construction Vibration Levels

Receiver[1]	Distance to Const. Activity (Feet)[2]	Typical Construction Vibration Levels PPV (in/sec)[3]					Thresholds PPV (in/sec)[4]	Thresholds Exceeded?[5]
		Small bulldozer	Jackhammer	Loaded Trucks	Large bulldozer	Highest Vibration Level		
R1	685'	0.000	0.000	0.001	0.001	0.001	0.3	No
R2	1,940'	0.000	0.000	0.000	0.000	0.000	0.3	No
R3	1,457'	0.000	0.000	0.000	0.000	0.000	0.3	No
R4	1,278'	0.000	0.000	0.000	0.000	0.000	0.3	No

[1] Receiver locations are shown on Exhibit 3-4.
[2] Distance from receiver location to Project construction boundary (Project site boundary).
[3] Based on the Vibration Source Levels of Construction Equipment.
[4] Caltrans Transportation and Construction Vibration Guidance Manual, April 2020, Table 19, p. 38.
[5] Does the peak vibration exceed the acceptable vibration thresholds?
"PPV" = Peak Particle Velocity
Source: Appendix H

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. There are no airports within two miles of the Project site. The closest airport is the Fullerton Municipal Airport, which is 5.85 miles southeast of the Project site. The Project site is not located within any land use compatibility zone, nor is it within an airport safety zone. Similarly, the Project site is not located within the vicinity of a private airstrip and would not expose people residing or working in the Project area to excessive noise levels related to an airstrip. No impacts related to airport or airstrip noise would occur from implementation of the Project.

Existing Plans, Programs, or Policies

PPP NOI-1: Construction Hours: Pursuant to Section 155.425 of the City's Municipal Code, states that construction type devices, provided it is not within 500 feet from a residential zone, may be utilized between the hours of 7:00 a.m. to 7:00 p.m., and provided that the operation or use of such devices do not exceed the permitted noise levels identified in Section 155.424.

PPP NOI-2: Norwalk Noise Thresholds: Pursuant to Section9.04.120 of the City of Norwalk Municipal Code is used to establish the noise level thresholds for evaluating potential Project-related operational noise level impacts. For all uses other than residential and commercial, exterior noise levels shall not exceed 65 dBA Leq at any time; exterior noise levels at commercial uses shall not exceed 60 dBA Leq at any time. For residential properties, the exterior noise level shall not exceed 55 dBA Leq during the daytime hours (7:00 a.m. to 10:00 p.m.) and 45 dBA Leq during the nighttime hours (10:00 p.m. to 7:00 a.m.).

Mitigation Measures

No mitigation measures related to noise are required.

Sources

Urban Crossroads. Noise and Vibration Impact Analysis, 121118 Bloomfield Avenue, City of Santa Fe Springs, California, 2022 (Urban 2022). (See Appendix H)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. Would the project:				
a) 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) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

No Impact. The proposed Project would redevelop an existing industrial site with a new warehouse building. The proposed development is consistent with the City's General Plan and zoning designations for the Project site. The Project is not anticipated to change the existing land use of the Project site. Thus, the development of the Project for the proposed uses have been planned for and would not result in substantial unplanned population growth. Similarly, during construction, workers are anticipated to come from the local region and travel from job site to job site, and do not typically relocate. As described in the Project Description, construction of the proposed Project is anticipated to occur over 14 months. The temporary need for construction workers on the Project site would not induce substantial unplanned population area in the Santa Fe Springs area.

In addition, the proposed Project does not include the extension of roads or other infrastructure. The Project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located with the adjacent roadways. Therefore, the proposed Project would not extend roads or other infrastructure that could indirectly induce unplanned population growth. Overall, no direct and indirect impacts related to unplanned population growth would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project site is currently developed with an industrial use and does not contain any housing. The Project would redevelop the site to construct a new industrial warehouse. No housing would be displaced by implementation of the proposed Project, and no impact would occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to population and housing are applicable to the Project.

Mitigation Measures

No mitigation measures related to population and housing are required.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES.				
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 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?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

a) Result in substantial adverse physical impacts associated with the provision of 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:

Fire protection?
Police protection?
Schools?
Parks?
Other public facilities?

***Fire Protection* – Less than Significant Impact.** The Santa Fe Springs Department of Fire – Rescue fire provides services the resident community and business population in an area of approximately 9 square miles. The Fire Department provides services including fire prevention and suppression, emergency medical services, technical rescue, and hazardous materials response. The Fire Department has four fire stations. The closest fire station is Fire Station 1, located at 11300 Greenstone Avenue, which is located 0.60 miles northwest of the Project site. Redevelopment of the Project site would likely result in an increased number of employees onsite as the square feet will increase to 109,570 square feet from 66,536 square feet. However, the Project would include new fire prevention infrastructure pursuant to current code requirements. The City has adopted the California Fire Code (Title 24, Part 9 of the California Code of Regulations) in Chapter 93.01 of the City's Municipal Code, which regulates new structures related to safety provisions, emergency

planning, fire-resistant construction, fire protection system, and appropriate emergency access throughout the site.

Since the site is already served by the existing fire station, and the Project would be constructed pursuant to existing California Fire Code regulations, the Project would not result in the need for new or physically altered fire department facilities that could cause significant environmental impacts. Additionally, the Project would pay any required development impact fees and have plans approved by the Fire Department. Therefore, the Project would result in less than significant impacts related to fire protection services.

***Police Protection* - Less than Significant Impact.** The City of Whittier Police Department provides policing services for the City of Santa Fe Springs under contract. The Police Services Center is located at 11576 Telegraph Road, approximately 2.18 miles northwest of the Project site. As described in the previous response, the Project would result in an increased number of employees onsite. Crime and safety issues during Project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism.

During operation, the Project is anticipated to generate a typical range of police service calls, such as vehicle break-ins, residential thefts and disturbances, and vandalism. Security concerns would be addressed by providing low-intensity security lighting. Also, pursuant to the City's existing plan check and permitting process, the Police Department would review the Project's site plan and photometric plan to ensure that design measures are incorporated appropriately to provide a safe environment. Because the Project would generate an increase in employees on the Project site, it may result in an incremental increase in demands on law enforcement services. However, due to the redevelopment nature of the Project site that is within an area that is already served, the increase would not be significant when compared to the current demand levels. In addition, the response to calls for law enforcement services from the Project site would not require construction or expansion of the Police Department headquarters facilities. The Project would have plans approved by the Police Department. Therefore, the Project would not result in the need for, new or physically altered police protection facilities, and impacts related to police protection services would be less than significant.

***Schools* – Less than Significant Impact.** The Project is a light industrial use that would not directly generate students. As described previously, the proposed Project is not anticipated to generate a new population as employees are expected to live within the region. During construction of the Project, workers are anticipated to come from the local region and travel from job site to job site. Construction of the Project is anticipated to occur over 14 months. Thus, construction workers and their student aged children are not anticipated to move to the Project area in response to the Project. Therefore, the number of students from construction of the Project is not anticipated to increase. Thus, substantial in-migration of employees that could generate new students is not anticipated to occur. As required by all Projects within the City, the proposed Project is required to pay School Mitigation Impact fees, as included by PPP PS-1. Overall, impacts related to schools would be less than significant.

***Parks* – Less than Significant Impact.** The proposed Project would develop a new industrial warehouse and does not include development of park facilities. In addition, as described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed buildings are primarily anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population

that would require construction or expansion of park facilities, and impacts would be less than significant.

***Other Public Facilities* – Less than Significant Impact.** Refer to the previous responses. The proposed Project would not result in an increased resident population or a significant increase in the local workforce. Based on these factors, the proposed Project would not result in any long-term impacts to other public facilities.

Existing Plans, Programs, or Policies

PPP PS-1: School Fees: Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the applicable school districts related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation Measures

No mitigation measures related to public services are required.

Sources

City of Santa Fe Springs. Department of Fire - Rescue. Accessed:
http://www.santafesprings.org/cityhall/fire_rescue/default.asp

City of Santa Fe Springs. Police Services. Accessed:
http://www.santafesprings.org/cityhall/police_services/default.asp

City of Santa Fe Springs Municipal Code. Accessed at:
http://www.amlegal.com/codes/client/santa-fe-springs_ca/

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION.				
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) 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?	☐	☐	☒	☐

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

Less than Significant Impact. As described previously, the proposed Project would redevelop the site with a new warehouse building, which would not result in an influx of new residents, as the employees needed to operate the Project are primarily anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would generate significant use of existing neighborhood or regional parks and recreation facilities, such that substantial physical deterioration would occur or be accelerated, and impacts would be less than significant.

b) Include or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact. As discussed above, the proposed Project would not result in an influx of new residents. Thus, the proposed Project would not generate a substantial population that would generate significant use of existing recreational facilities, and construction of new or expansion of existing recreational facilities is not anticipated to be required. Thus, impacts related to recreation would be less than significant.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to recreation are applicable to the Project.

Mitigation Measures

No mitigation measures related to recreation are required.

Sources

None.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒

The discussion below is based on the Trip Generation and VMT Screening Analysis, prepared by EPD Solutions, Inc. (EPD 2022B) (Appendix I).

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact.

Construction
Construction activities associated with the Project would generate vehicular trips from construction workers traveling to and from the Project site, delivery of construction supplies and import materials to, and export of debris from, the Project site. However, these activities would only occur for an estimated time period of 14 months. The increase of trips during construction activities would be limited and are not anticipated to exceed the number of operational trips described below. The short-term vehicle trips from construction of the Project would generate less than significant traffic related impacts.

Operation
As detailed in the Project description, the Project site is currently developed with an industrial site serving Crown Fence Co. and includes 5 structures totaling 66,536 square feet. The Project would redevelop the existing site with a new speculative industrial building totaling 109,570 square feet, or an increase of 43,034 square feet beyond the existing square footage.

Table T-1 shows that during operation the proposed Project would generate 19 vehicle trips during the a.m. peak hour, 20 vehicle trips during the p.m. peak hour, and 188 daily vehicle trips. The trip generation analysis for the Project was prepared using trip rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition (2021) based on the "Warehouse" land use.

The analysis accounts for trips generated by the existing manufacturing and warehouse land uses and forecasts the net new trip generation of the Project. The trip generation also provides an estimate of the heavy vehicle trips and applies a passenger car equivalent (PCE) factor to heavy vehicle trips. The Project would result in an estimated 27 PCE trips during a.m. peak hour and 28 PCE trips during p.m. peak hour, and 268 PCE daily trips. Table T-1 presents the PCE trip generation estimate for the Project. As shown, the Project would generate 182 fewer net daily PCE trips; 38 fewer PCE trips during the a.m. peak hour and 42 fewer PCE trips during the p.m. peak hour.

Table T-1: Project PCE Trip Generation

				AM Peak Hour			PM Peak Hour		
Land Use		**Units**	**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Trip Rates									
Manufacturing[1]		TSF	4.75	0.52	0.16	0.68	0.23	0.51	0.74
Warehouse[1]		TSF	1.71	0.13	0.04	0.17	0.05	0.13	0.18
Existing Land Use Trip Generation									
Crown Fence Manufacturing	66.536	TSF	316	34	11	45	15	34	49
Vehicle Mix[2]		***Percent***							
Passenger Vehicles		72.50%	229	25	8	33	11	25	36
2-Axle Trucks		4.60%	15	2	0	2	1	2	2
3-Axle Trucks		5.70%	18	2	1	3	1	2	3
4+-Axle Trucks		17.20%	54	6	2	8	3	6	8
		100%	316	34	11	45	15	34	49
PCE Trip Generation[3]		***PCE Factor***							
Passenger Vehicles		1.0	229	25	8	33	11	25	36
2-Axle Trucks		1.5	22	2	1	3	1	2	3
3-Axle Trucks		2.0	36	4	1	5	2	4	6
4+-Axle Trucks		3.0	163	18	6	23	8	18	25
Total PCE Trip Generation			450	49	15	64	22	48	70
Proposed Project Trip Generation									
Bloomfield Warehouse	110.018	TSF	188	14	4	19	6	14	20
Vehicle Mix[2]		***Percent***							
Passenger Vehicles		72.50%	136	10	3	14	4	10	14
2-Axle Trucks		4.60%	9	1	0	1	0	1	1
3-Axle Trucks		5.70%	11	1	0	1	0	1	1
4+-Axle Trucks		17.20%	32	2	1	3	1	2	3
		100%	188	14	4	19	6	14	20
PCE Trip Generation[3]		***PCE Factor***							
Passenger Vehicles		1.0	136	10	3	14	4	10	14
2-Axle Trucks		1.5	13	1	0	1	0	1	1
3-Axle Trucks		2.0	21	2	0	2	1	2	2
4+-Axle Trucks		3.0	97	7	2	10	3	7	10
Total PCE Trip Generation			268	21	6	27	8	20	28

Total Net Trip Generation	-128	-20	-7	-27	-10	-20	-29
Total Net PCE Trip Generation	-182	-28	-9	-38	-14	-28	-42

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

[1] Trip rates from the Institute of Transportation Engineers, *Trip Generation,11th Edition, 2021*. Land Use Code 140 - Manufacturing.

[2] Trip rates from the Institute of Transportation Engineers, *Trip Generation,11th Edition, 2021*. Land Use Code 150 - Warehousing.

[3] Vehicle Mix from the Warehouse Truck Trip Study Data Results and Usage, July 17, 2014. Without Cold Storage

[4] Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016
Source: Appendix I

In addition, the Project area is currently served with transit service from the Los Angeles County Metropolitan Transportation Authority (LA Metro) and Norwalk Transit System (NTS). The Project site is served by the Norwalk Transit System. There are two bus lines that are accessible from the Project site. Line 7 passes the site along Bloomfield Avenue and Line 7 travels along Imperial Highway. Both bus lines are accessible via bus stops near the intersection of Bloomfield Avenue and Imperial Highway. Additionally, Lines 1 and 2 travel along Norwalk Boulevard, 0.5 miles west of the Project Site. Norwalk Transit System Line 62 also travels along Norwalk Boulevard. Operation of the Project would not affect the operation of the bus routes. Thus, no impacts would occur.

There are existing bicycle lanes along Bloomfield Avenue on both sides of the road. Implementation of the Project would not alter the existing bicycle lanes. In addition, an existing sidewalk runs along the western edge of the Project site. Implementation of the Project would remove and replace the existing sidewalk along the western edge of the Project site. These improvements would result in a less than significant impact.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact. CEQA Guidelines section 15064.3 subdivision (b) discusses the use of vehicle miles traveled (VMT) for the impact analysis. The City of Santa Fe Springs has not adopted VMT guidelines, so the County of Los Angeles guidelines were used for the study. For non-retail projects, the guidelines state projects that generate fewer than 110 net daily trips are generally exempt from preparing a Transportation Impact Analysis to analyze VMT. The Project would generate 128 fewer net daily trips (actual), and therefore, the Project is presumed to have a less than significant impact on VMT and no mitigation measures are required.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. The Project would develop and operate a new warehouse building on the site that is compatible with the zoning and land use. The Project's design would be reviewed by the City during the plan check and permitting process; thus, the geometric design features of the Project site would not result in increased hazards. Access to the Project site would be via two driveways along Bloomfield Avenue, each ranging between 30 to 34 feet in width, and would be designed in compliance with the City's design standards to provide for adequate turning for passenger cars, fire trucks, and delivery trucks.

Additionally, the Project site does not include any visual obstructions that would block sight distance at the driveways or that would prohibit full access in, and out of, the Project area. Thus, motorists entering and exiting the Project site would be able to do so comfortably, safely, and without undue congestion. As such, Project access and circulation would be adequate, and Project impacts related to hazardous design features would be less than significant.

d) Result in inadequate emergency access?

No Impact. The proposed Project would develop and operate a new industrial building that would be permitted and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code (as integrated as Section 93.01 into the City's Municipal Code) to ensure that it would not result in inadequate emergency access.

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction, Bloomfield Avenue would remain open to ensure adequate emergency access to the Project area and vicinity. Thus, impacts related to inadequate emergency access during construction activities would not occur.

As described above, operation of the proposed Project would also not result in inadequate emergency access. Direct access to the Project site would be provided from Bloomfield Avenue. The driveways and on-site circulation constructed by the Project would be evaluated through the City's permitting procedures to meet the City's design standards that provides adequate turning space for passenger cars, fire trucks, and delivery trucks. The Project is also required to provide fire suppression facilities (e.g., hydrants and sprinklers). The Santa Fe Springs Fire Department would review the development plans as part of the plan check and permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As a result, impacts related to inadequate emergency access would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to transportation that are applicable to the Project.

Mitigation Measure

No mitigation measures related to transportation are required.

Sources

City of Norwalk. Norwalk Transit Systems. Fares and Schedules. Available at: https://www.norwalk.org/city-hall/departments/norwalk-transit-system-nts/fares-schedules

Los Angeles County Metropolitan Transportation Authority (LA Metro). Maps & Timetables. Metro Local Line 62. Available at: https://media.metro.net/documents/4e3d8753-426a-4447-8d5e-e12952103ea5.pdf

Trip Generation Analysis and VMT Screening Analysis for Bloomfield Avenue Warehouse, Santa Fe Springs. Prepared by EPD Solutions, Inc. 2022 (EPD 2022B) (See Appendix I)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES.				
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:				
a) 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)?	☐	☐	☐	☒
b) 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 Resources 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?	☐	☒	☐	☐

a) 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)?

No Impact. The Project site was historically undeveloped land before being developed with industrial uses beginning in the late 1950s and does not contain any historical resources (ADR 2021, Urbana 2021). In addition, ground disturbance has occurred on the Project site from construction of the current buildings. The Project site is not eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. Thus, the proposed Project would not result in an impact to a historical resource.

b) 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 Resources 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 Incorporated.

Assembly Bill 52

Chapter 532, Statutes of 2014 (Assembly Bill [AB] 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives lead agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." Also, per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.

An archaeological records search from the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) was completed in order to identify any previously recorded archaeological sites within the Project boundary or in the immediate vicinity. According to the records search results, five historic sites have been identified within a one-mile radius, none of which are located on the Project site. The historic sites include Paddison Ranch, Metropolitan State Hospital, a railroad, industrial building, and a commercial building. Additionally, a review of the Sacred Land File (SLF) by the Native American Heritage Commission (NAHC) was found to be negative for the presence of any sacred sites or Tribal Cultural Resources. Pursuant to the requirements of AB 52, the City sent informational letters about the proposed Project and requests for consultation to each tribe on the City's list of tribes requesting consultation on February 17, 2022. These tribes include the following: Gabrieleno Band of Mission Indians – Kizh Nation, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrielino/Tongva Nation, Gabrielino Tongva Indians of California Tribal Council, Gabrielino-Tongva Tribe, Santa Rosa Band of Cahuilla Indians, and Soboba Band of Luiseno Indians.

On February 22, 2022, the City received an e-mailed response to the City's AB 52 outreach letters from the Gabrieleño Band of Mission Indians – Kizh Nation stating that the subject site is within their Ancestral Tribal Territory and thus had requested that a consultation be scheduled to go over the Project and surrounding location in further detail. Consultation occurred in early May 2022 and mitigation measures were provided by the Chairman, Andy Salas, to ensure that precaution is taken on the site and to reduce any potentially significant impacts encountered on the site to less than significant. Mitigation Measure TCR-1 has been included that would require tribal monitoring of initial site clearing (such as pavement removal, grubbing, tree removals) ground-disturbing activities that cause excavation to depths greater than artificial fill into previously undisturbed soils. Mitigation Measures TCR-2 and TCR-3 have been provided in the case that there is the unanticipated discovery of human remains or related funerary objects and proper procedures for recovery.

As described above, the Project site does not contain any historic structures and the Project area has little to no potential for prehistoric sites to be contained within the boundaries of the site. In addition, the entire parcel has been disturbed from previous development activity. Furthermore, the NAHC has not identified any known sacred lands within 0.5 mile of the Project area. However, the known historic development of the area indicates a potential for historic structures and deposits to be found within the property. As described previously (and included as PPP CUL-1), California Health and Safety Code, Section 7050.5 requires that if human remains are discovered in the Project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation. If the coroner determines that the remains are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. However, as described previously, Mitigation Measure CUL-1 has been included to provide procedures to be followed in the event that potential resources are discovered during grading, excavation, or

construction activities. As detailed previously, if the discovered resource(s) appears Native American in origin, a Native American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources. Thus, impacts related to California Native American tribes would be less than significant with implementation of Mitigation Measure CUL-1 and TCR-1.

Existing Plans, Programs, or Policies

PPP CUL-1: Human Remains. Listed previously in Section 5, Cultural Resources.

Mitigation Measures

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

A. The Project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Project applicant/lead agency upon written request to the Tribe.

D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the Kizh to the Project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact Kizh TCRs.

E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TRC-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects.
A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

B. If Native American human remains and/or grave goods discovered or recognized on the Project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.

C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

D. Construction activities may resume in other parts of the Project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the Project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)

E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) 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.

F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

TCR-3: Procedures for Burials and Funerary Remains.
A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.

B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.

C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain

human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.

D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed.

E. In the event preservation in place is not possible despite good faith efforts by the Project applicant/developer and/or landowner, before ground-disturbing activities may resume on the Project site, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects.

F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

G. The Tribe will work closely with the Project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

Sources

ADR Environmental Group, Inc. Phase 1 Environmental Site Assessment, 12118 Bloomfield Avenue, Santa Fe Springs, California, 90670, 2021 (ADR 2021). (See Appendix B)

Brian F Smith and Associates. Cultural Resources Study for the 12118 Bloomfield Project, 2022 (BFSA CUL 2022). (See Appendix C)

Governor's Office of Planning and Research (OPR). Tribal Consultation Guidelines, Supplement to General Plan Guidelines. November 14, 2005. Available at: http://nahc.ca.gov/wp-content/uploads/2019/04/SB-18-Tribal-Consultation-Guidelines.pdf

Urbana Preservation & Planning, LLC. Historical Resource Summary | 12118 Bloomfield Avenue, Santa Fe Springs, CA, 2021 (Urbana 2021) (See Appendix E)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) 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) 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) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

a) Require or result in the relocation or construction of new or expanded water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less than Significant Impact.

Water Infrastructure

The proposed Project is within an urbanized, developed area of Santa Fe Springs. An existing 12-inch water line runs north-south along Bloomfield Avenue, which is adjacent to the Project site. The Project would install new onsite domestic water and fire service lines that would connect to the existing line in Bloomfield Avenue. Because the site has been planned for operation of industrial uses, the water line has been planned to accommodate development of the Project site and would not require expansion to serve the proposed Project.

Therefore, although construction of the onsite water lines would be required to support the new development, no extensions or expansions to the water pipelines supplying the Project site would be required. The necessary installation of the onsite water supply line is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Thus, the proposed Project would not result in the construction of

new water facilities or expansion of existing facilities that serve the Project area, the construction of which could cause significant environmental effects, and impacts would be less than significant.

Wastewater Treatment
The Project would connect to the existing 12-inch sewer line located in Bloomfield Avenue, which is adjacent to the Project site. Because the site has been planned for operation of industrial uses, the sewer line has been planned to accommodate development of the Project site and would not require expansion to serve the proposed Project. The necessary installation of the onsite sewer line is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND.

Stormwater Drainage
The Project proposes a detention storage basin on the northern end of the site beneath the drive aisle as well as an infiltration basin on the western end of the site. The Project would install new onsite storm drains and catch basins that would convey runoff to basins onsite and then out to the existing offsite 18-inch storm drain line.

Because the site is currently developed with impervious surfaces, and the basins have been sized to accommodate required flows, and the proposed Project would not result in a substantial increase in stormwater runoff. Thus, the Project would not require or result in the construction of new offsite stormwater drainage facilities or expansion of existing offsite facilities, the construction of which could cause significant environmental effects. The required installation of onsite drainage features is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Overall, impacts related to stormwater drainage facilities would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact. According to the City of Santa Fe Springs 2020 Urban Water Management Plan (UWMP), the City receives water supplies from local groundwater pumped from city wells, treated groundwater through the Central Basin Water Quality Protection Program (CBWQPP), treated imported water purchased from the Metropolitan Water District (MWD) through the Central Basin Municipal Water District (CBMWD), and recycled water supplies (UWMP 2017). In 2020, the City utilized a total of 5,823 acre-feet per year (afy) of water, which included: 2,564 afy of groundwater purchased or imported from Central Basin Municipal Water District, 2,413 afy of purchased or imported from Water Quality Protection Plan, and 846 afy of recycled water.

The UWMP projects that the water supply mix will remain similar through 2045, with a gradual increase in water from the Central Basin Municipal Water District to cover the incremental increased demand for water related to anticipated growth within the City. The City's water demand in 2020 was 5,823 acre-feet and is projected to increase to 6,947 AFY by 2045 (UWMP 2021).

The proposed Project would be consistent with existing land use and growth projections that are included in the UWMP projections; and thus, is included in the UWMP projections and CBMWD would be able to meet all of the anticipated water supply needs. Therefore, the proposed Project would have sufficient water supplies available to serve the Project, and impacts would be less than significant.

c) 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 proposed building would generate wastewater flows, which would be conveyed through existing sewer facilities to the Los Coyotes Water Reclamation Plant (WRP). The Los Coyotes WRP provides primary, secondary, and tertiary treatment and has a capacity to treat up to 37.5 million gallons per day (UWMP 2021). The UWMP determines capacity of existing wastewater facilities within the Los Angeles County Sanitation District based on land use designations and generation rates thereof. The proposed Project would not result in change of land use. Therefore, the Los Coyotes WRP would be able to accommodate the wastewater flow from the Project, and impacts related to the wastewater treatment system would be less than significant.

d) 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. In 2019, most of the solid waste from the City, which was disposed of in landfills, went to either the Frank R Bowerman Sanity Landfill, Sunshine Canyon Landfill, Olinda Alpha Sanitary Landfill, or Savage Canyon Landfill (Calrecycle 2019A).

The Frank R Bowerman Sanitary Landfill is permitted to accept 11,500 tons per day of solid waste and is permitted to operate through 2053. The Sunshine Canyon Landfill is permitted to accept 12,100 tons per day of solid waste and is permitted to operate through 2037. The Olinda Alpha Sanitary Landfill is permitted to accept 8,000 tons per day of solid waste and is permitted to operate through 2036. The Savage Canyon Landfill is permitted to accept 3,350 tons per day of solid waste and is permitted to operate through 2055 (Calrecycle 2019B). According to the 2019 Landfill Summary Tonnage Report, the Frank R Bowerman Sanitary Landfill accepted on average 6,802 tons per day which provides a remaining capacity of 4,698 tons per day, the Sunshine Canyon Landfill accepted 5,914 tons per day which provides a remaining capacity of 6,186 tons per day, the Olinda Alpha Sanitary Landfill accepted 5,762 tons per day which provides a remaining capacity of 2,238 tons per day and the Savage Canyon Landfill accepted 248 tons per day which provides a remaining capacity of 3,102 tons per day (Calrecycle 2019C).

The proposed Project would include the demolition of the 5 existing industrial buildings that would result in debris. In addition, solid waste would be generated from construction materials and packaging used on the site. However, construction would only occur over an estimated 14 month period and a large volume of the waste would be recycled. The Project would be required to comply with the City's Municipal Code Chapter 50.64, Compliance with Waste Management Plan, (included as PPP UT-1) which states that 75 percent of construction and demolition debris must be diverted via reuse or recycling. The landfills described previously have the permitted capacity to accommodate the projected amount of debris estimated to be generated by the Project during demolition and construction.

Based on a solid waste generation of 1.42 pounds per 100 square feet per day, identified in the CalRecycle Solid Waste Information System Database, operation of 109,570 square feet of light industrial building space would generate approximately 1,556 pounds per day, or 7,779 pounds (3.89 tons) of solid waste per week (based on a five-day work week) (Calrecycle 2019D).

However, based on the current recycling requirements, which require diversion of 75 percent of solid waste away from landfills, the Project would result in an increase of 389 pounds of solid waste

per day being disposed of in landfills. As described above, the four identified landfills have a remaining capacity of 16,224 tons per day (CalrecycleB, Calrecycle C). Therefore, the existing landfills have sufficient permitted capacity to accommodate the additional solid waste disposal needs that would result from the Project, and impacts related to landfill capacity would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The Project would comply with all federal, state, and local statutes and regulation related to solid waste. The Project would consist of short-term construction activities (with short-term waste generation limited to minor quantities of construction debris). Solid wastes produced during operation of the Project would be disposed of in accordance with all applicable statutes and regulations. Accordingly, no anticipated impacts from the proposed Project related to landfill capacity and compliance with applicable regulations would occur.

Existing Plans, Programs, or Policies

PPP UT-1: Solid Waste. As required by Chapter 50.64 of the City's Municipal Code, prior to the completion of any covered Project, the applicant shall submit to the Waste Management Plan Compliance Official documentation that the diversion requirement has been met. The diversion requirement shall be that the applicant has diverted at least 75 percent of the total construction and demolition debris generated by the Project via reuse or recycling.

Mitigation Measures

No mitigation measures related to utilities and service systems are required.

Sources

CalRecycle. Estimated Solid Waste Generation Rates. Accessed 2022. (CalRecycle 2019D) Available at: https://www2.calrecycle.ca.gov/wastecharacterization/general/rates

CalRecycle. Local Government Information Center. Jurisdiction Disposal by Facility. Los Angeles County, Santa Fe Springs, 2019. Accessed 2022. (Calrecycle 2019A). Available at: https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Destination/DisposalByFacility

CalRecycle. Solid Waste Information System Facility/Site Search. Accessed 2022. (Calrecycle 2019B). Available at: https://www2.calrecycle.ca.gov/SWFacilities/Directory/

CalRecycle. Landfill Tonnage Reports, 2019. Accessed 2022. (Calrecycle 2019C). Available at: https://www2.calrecycle.ca.gov/LandfillTipFees/

City of Santa Fe Springs Urban Water Management Plan (UWMP 2021). Accessed 2022: https://www.santafesprings.org/civicax/filebank/blobdload.aspx?blobid=15477

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRES. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) 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) 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) 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?	☐	☐	☐	☒

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. According to Figure 12.5, *Fire Hazard Severity Zones Policy Map*, of the Los Angeles County General Plan, the City of Santa Fe Springs is not within a Moderate Fire Hazard, High Fire Hazard, or Very High Fire Hazard Safety Zone. Direct access to the Project site would be provided from two separate driveways along Bloomfield Avenue. The Project is required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the City's Municipal Code, and the Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9, included in the City's Municipal Code (Chapter 93.01, Adoption of California Fire Code and Other Recognized Standards). As a result, the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

b) 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. As described in the previous response, the Project site is not located within a Fire Hazard Severity Zone. The areas within the Project's vicinity also do not contain hillsides or other factors that could exacerbate wildfire risks. Therefore, no impacts would occur.

c) 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. As described in the previous responses, the Project site is not within a Fire Hazard Severity Zone. The Project site is located within an urbanized area within the City of Santa Fe Springs. The Project does not involve any new infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risks or result in other impacts to the environment. Therefore, no impacts would occur.

d) 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. As described in the previous responses, the Project site is not within a Fire Hazard Severity Zone. In addition, adjacent areas to the Project site are relatively flat urban sites and do not contain hillsides or other factors that would expose people or structures to flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. In addition, the Project would not generate large slopes and would connect to existing drainage facilities. Thus, the Project would not result in risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires. Therefore, no impacts would occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to wildfires that are applicable to the Project.

Mitigation Measures

No mitigation measures related to wildfires are required.

Sources

Los Angeles County Department of Regional Planning. General Plan 2035. Figure 12.5, Fire Hazard Severity Zones Policy Map. Adopted October 6, 2015. Available at: https://planning.lacounty.gov/assets/upl/project/gp_2035_2021-FIG_12-5_Fire_Hazard_Severity_Zones_Policy_Map_Responsibility.pdf

21. MANDATORY FINDINGS OF SIGNIFICANCE.	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**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?	☐	☒	☐	☐

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?

Less than Significant. As discussed in previous sections of this IS/MND, the Project site is currently developed with 5 industrial buildings totaling 66,536 square feet. There are no special status vegetation types or wildlife species, nor suitable habitat located on or adjacent to the Project site. Therefore, impacts related to biological resources are less than significant and no mitigation would be required.

The site does not contain any historic resources, and the potential for the Project site to contain any archaeological resources is low. However, Mitigation Measure CUL-1 has been included to provide procedures to be followed in the event that potential archaeological resources are discovered during grading, excavation, or construction activities. With implementation of Mitigation Measure CUL-1, impacts related to important examples of the major periods of California history or prehistory would be less than significant.

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)?

Less than Significant Impact. The Project would redevelop an existing industrial site with a new warehouse building. As described above, all of the potential impacts related to implementation of the Project would be less than significant or reduced to a less than significant level with implementation of mitigation measures and existing plans, programs, or policies that are imposed by the City and effectively reduce environmental impacts.

The cumulative effect of the proposed Project taken into consideration with these other development projects in the area would be limited, because the Project would be consistent with the City's General Plan and Municipal Code and would not result in substantial effects to any environmental resource topic, as described throughout this document. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant with Mitigation Incorporated. The Project consists of redevelopment of an existing developed site. The Project would not consist of any use or any activities that would result in a substantial negative effect on any persons in the vicinity. All resource topics associated with the Project have been analyzed in accordance with CEQA and the CEQA Guidelines and were found to pose no impacts, less than significant impacts, or less than significant impacts with mitigation, as previously detailed. Consequently, the Project would not result in any environmental effects that would cause substantial adverse effects on human beings directly or indirectly, with implementation of the mitigation measures that have been previously detailed.

4 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which a Mitigated Negative Declaration has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "…reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Bloomfield Avenue Development Project (Project). The City of Santa Fe Springs is the Lead Agency for the Project and is responsible for implementation of the MMRP. This MMRP identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures.

4.2 MITIGATION MONITORING AND REPORTING PROGRAM

The mitigation monitoring and reporting program has been prepared in compliance with Public Resource Code Section 21081.6. It describes the requirements and procedures to be followed by the City to ensure that all mitigation measures adopted as part of the proposed Project would be carried out as described in the IS/MND. This MMRP for the Project will be active through all phases of the project, including design, construction, and operation.

Table 5-1 identifies Project specific mitigation measures required by the City to mitigate or avoid significant adverse impacts associated with the implementation of the Project, the timing of implementation, and the responsible party or parties for monitoring compliance. This MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed.

TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
BIO-1	**Migratory Bird Treaty Act.** Prior to commencement of grading activities, the City Building Department, shall verify that in the event that vegetation and tree removal activities occur within the active breeding season for birds (February 1–September 15), the Project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities. The nesting survey shall include the Project site and areas immediately adjacent to the site that could potentially be affected by Project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendation of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.	Prior to commencement of grading activities	City Planning/Building Department	
CUL-1	**Inadvertent Discoveries.** Prior to commencement of grading activities, the City of Santa Fe Springs Building Department shall verify that all Project grading and construction plans and specifications state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). If the discovered resource(s) appears Native American in origin, a Native American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources.	Prior to commencement of grading activities	City Planning/Building Department	

TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
GEO-1	**Paleontological Resources Monitoring.** The following Paleontological Resources Monitoring guidelines, outlined below, are based on the findings stated above. Paleontological monitoring may be reduced on the observations and recommendations of the professional-level Project paleontologist. The following guidelines, when implemented, would reduce potential impacts of paleontological resources to a level below significant: 1. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Starting at a depth of five feet, monitoring will be conducted full-time in areas of grading or excavation in undisturbed sediments of alluvial fan deposits. 2. If a fossil(s) is found at a shallower depth, earth disturbance activities should be halted within a radius of 50 feet from the location of the fossil, and a Project-level paleontologist shall be consulted to determine the significance of the fossilized remains. If the fossil is deemed significant by the Project-level paleontologist, fulltime monitoring should be initiated at the Project. 3. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined on exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the Project paleontologist, who will then notify the concerned parties of the discovery. 4. Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes	Prior to issuance of a grading permit	City Planning/Building Department	

TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	are taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place. On mass grading projects, discovered fossil sites are protected by flagging to prevent them from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location. 5. Isolated fossils are collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes are taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place. 6. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment. 7. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of			

TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth. 8. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72). 9. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. 10. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the LACM) shall be conducted. The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (e.g., the City of Santa Fe Springs) will be consulted on the repository/museum to receive the fossil material. 11. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.			

TABLE 5-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
HAZ-1	**Soils Gas Study of Methane Monitoring.** Prior to grading permit issuance, it is recommended that gas monitoring wells are installed to perform initial monitoring of the subsoil to determine levels of soil gases. For initial monitoring, each of the wells shall be sampled at least two times within a period of seven days; if the initial monitoring reveals methane levels of less than 25% of the Lower Explosive Limit (i.e., 1.25% by volume in air of 12,500 ppm(v), monitor for methane quarterly for one year; if the quarterly monitoring reveals methane levels of less than 1.25% by volume in air during the first year, the system shall be monitored annually thereafter. In cases where methane levels are less than 0.25% by volume in air, the Fire Chief may waive by request the annual monitoring requirement. If monitoring reveals methane in excess of 1.25% by volume in air, a protective mitigation system shall be installed. Protection may take the form of an active venting system that provides a rate of four air exchanges per hour, a gas detection system, or a cross ventilation system with vents in the roof area and near the floor.	Prior to issuance of a grading permit	City Building Department	
TCR-1	**Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.** A. The Project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject Project at all Project locations (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.	Prior to grading	City Planning/Building Department	

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	C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Project applicant/lead agency upon written request to the Tribe. D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the Project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the Kizh to the Project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact Kizh TCRs. E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.			

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Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
TCR-2	**Unanticipated Discovery of Human Remains and Associated Funerary Objects.** A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods discovered or recognized on the Project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). D. Construction activities may resume in other parts of the Project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the Project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).) E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological	During grading, if human remains or related objects are discovered	City Planning/Building Department	

TABLE 5-1
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Mitigation Measure Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	material that is not Native American in origin (non-TCR) 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. F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.			
TCR-3	**Procedures for Burials and Funerary Remains.** A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.	During grading if human remains or related objects are discovered	City Planning/Building Department	

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	D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. E. In the event preservation in place is not possible despite good faith efforts by the Project applicant/developer and/or landowner, before ground-disturbing activities may resume on the Project site, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the Project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. G. The Tribe will work closely with the Project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the			

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	Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.			

5 DOCUMENT PREPARERS AND CONTRIBUTORS

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