

**MITIGATION MONITORING & REPORTING PROGRAM
OU2 GROUNDWATER CONTAINMENT PROJECT
10051 SANTA FE SPRINGS ROAD
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

**CITY OF SANTA FE SPRINGS
PLANNING AND DEVELOPMENT DEPARTMENT
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670**

REPORT PREPARED BY:

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1. INTRODUCTION

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

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

The normal operation of the treatment system will be automated using computer-aided instrumentation and controls, which will minimize the number of routine operation and maintenance (O&M) staff. The system is anticipated to be operational 24-hours per day, between 328 and 365 days per year (i.e., assuming a 90% run-time goal allowing for process interruptions, repairs, or routine maintenance that requires a shut-down). The system is expected to operate for at least 30 years. It is anticipated that two full-time trained O&M personnel will be on site 40 hours per week, throughout the year. Quarterly maintenance and monitoring events are expected to increase the onsite personnel from two to 10 trained O&M personnel, 40 hours per week for two weeks. Annual maintenance and monitoring events are expected to increase the onsite personnel from two to six trained O&M personnel, 40 hours per week for one week.¹ The treatment system, under normal operation, will be totally enclosed within the newly constructed building. As a result, the facility's operations will not present a noise, sight, odor, light, or other environmental impact to the neighboring community. The project also includes the construction and operation of up to seven groundwater extraction wells at four well sites to pump groundwater to the treatment plant via below-grade conveyance pipelines. The groundwater pipelines (untreated) will be double contained constructed of high density poly-ethylene (HDPE). The treated water will be conveyed via below-grade pipelines from the treatment plant to unlined portions of the San Gabriel River for infiltration back into the aquifer.

2. PROJECT LOCATION

The project site is located in the north central portion of the City of Santa Fe Springs along the west side of Santa Fe Springs Road. Santa Fe Springs is located in southeastern Los Angeles County, approximately eight miles southeast of downtown city of Los Angeles. The project site's legal address is 10051 Santa Fe Springs Road, Santa Fe Springs, California, 90670. The project site is located on the west side of Santa Fe Springs Road and north of Telegraph Road. Vehicular access to the project site is currently available from

¹ OU2 Groundwater Containment Project Description Draft.

Santa Fe Springs Road. The Assessor Parcel Number (APN) applicable to the site is 8005-015-050. The site's latitude/longitude is 33.945440, -118.064484.

3. PROJECT OVERVIEW

This Initial Study evaluates the environmental impacts associated with the construction and operation of a new groundwater treatment facility within a 3.23-acre (140,791 square feet) project site that was previously part of a larger 27-acre property that was utilized as an oil extraction operation. The total building area for the proposed groundwater treatment plant would be 48,649 square feet. The groundwater treatment project will also include the construction of seven groundwater extraction wells, as well a greensand filtration system, an advanced oxidation process (AOP) package system, liquid phase granular activated carbon (LPGAC) adsorption vessels, a reverse osmosis treatment system, and backwash and permeate storage tank within a treatment system building. The project also includes the construction and operation of up to seven groundwater extraction wells at four well sites to pump groundwater to the treatment plant via below-grade conveyance pipelines. The groundwater pipelines (untreated) will be double-lined pipes constructed of HDPE. The treated water will be conveyed via below-grade pipelines from the treatment plant to unlined portions of the San Gabriel River for infiltration back into the aquifer.

4. MITIGATION MEASURES

Because light sensitive receptors are found in the vicinity of the project site, the following mitigation is required in order to minimize the potential impacts to the greatest extent possible:

Mitigation Measure No. 1 (Aesthetic Impacts). The contractors must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

The following mitigation is required due to the potential for disturbance of archaeological resources:

Mitigation Measure No. 2 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities within the Project Site (Parcel 4). Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, potholing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities

The following mitigation measures are required which will further reduce construction noise:

Mitigation Measure No. 3 (Noise). The contractors must ensure that the construction equipment includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 4 (Noise). The Applicant shall notify the nearby residents within 1,200 feet of

the site along Telegraph Road as to the times and duration of construction activities at least 10 days before the commencement of construction activities. In addition to the notification of the individual residences, signage must be placed on the construction security fences that would be located along the project site. The individual signs must clearly identify a contact person and the phone number that local residents may call to complain about noise related to construction.

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the following mitigation measure

Mitigation Measure No. 5 (Tribal/Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

5. MITIGATION MONITORING

The mitigation monitoring matrix is provided in Table 1 on the following pages.

MITIGATION MONITORING AND REPORTING PROGRAM • OU2 GROUNDWATER CONTAINMENT PROJECT
10051 SANTA FE SPRINGS RD • CITY OF SANTA FE SPRINGS

Table 1 Mitigation Monitoring Program

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
<p>Mitigation Measure No. 1 (Aesthetic Impacts). The contractors must ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.</p>	<p>City of Santa Fe Springs Planning & Development Department.</p> <p>•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the start of any construction related activities.</i></p>	<p>Date:</p> <p>Name & Title:</p>
<p>Mitigation Measure No. 2 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities within the Project Site (Parcel 4). Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities</p>	<p>City of Santa Fe Springs Planning & Development Department.</p> <p>•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the start of any construction related activities.</i></p>	<p>Date:</p> <p>Name & Title:</p>
<p>Mitigation Measure No. 3 (Noise). The contractors must ensure that the construction equipment includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.</p>	<p>City of Santa Fe Springs Planning & Development Department.</p> <p>•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the start of any construction related activities.</i></p>	<p>Date:</p> <p>Name & Title:</p>
<p>Mitigation Measure No. 4 (Noise). The Applicant shall notify the nearby residents within 1,200 feet of the site along Telegraph Road as to the times and duration of construction activities at least 10 days before the commencement of construction activities. In addition to the notification of the individual residences, signage must be placed on the construction security fences that would be located along the project site. The individual signs must clearly identify a contact person and the phone number that local residents may call to complain about noise related to construction.</p>	<p>City of Santa Fe Springs Planning & Development Department.</p> <p>•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the start of any construction related activities.</i></p>	<p>Date:</p> <p>Name & Title:</p>

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Table 1 Mitigation Monitoring Program

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
<p>Mitigation Measure No. 5 (Tribal/Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.</p>	<p>City of Santa Fe Springs Planning & Development Department.</p> <p style="text-align: center;">•</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the start of any construction related activities.</i></p>	<p>Date:</p> <p>Name & Title:</p>