CALIFORNIA ENVIRONMENTAL QUALITY ACT MITIGATED NEGATIVE DECLARATION FOR REMOVAL ACTION WORK PLAN AT FORMER BERK OIL AND PACIFIC METAL CRAFT SITE 5614 SHULL STREET, BELL GARDENS, CALIFORNIA 90201 (SITE CLEANUP PROGRAM NO. 0313, SITE ID 2040193)

This Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA) as provided for in Public Resources Code 21000 et seq. and California Code of Regulations, Title 14, Section 15000 et seq. for the project that is described in the attached Initial Study and briefly described as follows:

Project Title: Removal Action Work Plan – Former Berk Oil and Pacific Metal Craft Site

Project Sponsor: City of Bell Gardens
7100 South Garfield Avenue
Bell Gardens, California 90201

Project Sponsor's Contact: Gustavo Rome
City of Bell Gardens
7100 South Garfield Avenue
Bell Gardens, California 90201
(562) 806-7724
gromo@bellgardens.org

Project Description: The *Initial Study* provides a detailed description of the project. Briefly, the proposed project involves the excavation and removal of benzo(a)pyrene and lead-impacted shallow soils (ranging in depths of 2 to 6 feet below grade surface (bgs)) at the Former Berk Oil and Pacific Metal Craft site (Site). The project, Removal Action Work Plan (RAW) estimates a total volume of impacted soil for removal to be approximately 5,000 cubic yards. Excavated soil will be transported and disposed of off-Site at appropriate licensed hazardous waste facilities.

Project Location: The Project is located in the City of Bell Gardens within the County of Los Angeles, California. The Site area encompasses a 4.3-acre vacant lot, currently owned by the City of Bell Gardens. The Site has been undeveloped for approximately 30 years. Historical industrial operations

included asphalt mixing, oil distribution, and fabrication of metal and plastic components. The Site also stored diesel, waste oil, degreasers, and asphalt in above-ground storage tanks (ASTs) and under-ground storage tanks (USTs).

MITIGATION MEASURES:

The *Initial Study* identifies potentially affected environmental factors regarding noise and air quality. These potentially affected environmental factors will involve at least one impact that is identified as a *Less Than Significant Impact with Mitigation Incorporated*. All other identified potentially affected environmental factors were deemed *less than significant impact* or *no Impact*. The Los Angeles Regional Water Quality Control Board recognizes these potential environmental factors and will include mitigation measures in the project approval and will also require mitigation monitoring. The project as proposed by the Project Sponsor, including an addendum regarding air quality, includes measures designed to avoid or reduce all other potential impacts to the environment. Therefore, a *Mitigated Negative Declaration* is prepared.

FINDING OF NO SIGNIFICANT EFFECT ON THE ENVIRONMENT:

Based on the analysis and conclusions found in the attached *Initial Study*, the Los Angeles Regional Water Quality Control Board finds that there is no substantial evidence that the project as proposed may have a significant effect on the environment.

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Water Boards

_____ January 31, 2024

Susana Arredondo
Executive Officer
Los Angeles Regional Water Quality Control Board

Date

Attachment: Initial Study

CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
FOR
REMOVAL ACTION WORK PLAN AT
FORMER BERK OIL COMPANY AND PACIFIC METAL CRAFT PROPERTIES
BELL GARDENS, CALIFORNIA

The California Regional Water Quality Control Board, Los Angeles Region (Los Angeles Water Board) has completed the following document for this project in accordance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, div. 13, § 21000 et seq) and accompanying Guidelines [California Code of Regulations [CCR], tit. 14, § 15000 et seq]. The Los Angeles Water Board is the Lead Agency with the primary responsibility for carrying out or approving the Removal Action Work Plan (RAW) and is principally responsible for preparing all necessary CEQA documents. The analysis in this document assumes that, unless otherwise stated, the project will be implemented in accordance with all applicable laws, regulations, ordinances, and permits.

PROJECT INFORMATION

<table>
<tr><td colspan="3">PROJECT TITLE: Former Berk Oil and Pacific Metal Craft Site Removal Action Work Plan</td><td>SITE CODING:
2040194
(Case 0313)</td></tr>
<tr><td colspan="2">PROJECT ADDRESS:
5614, 5622, and 5636 Shull Street</td><td>CITY:
Bell Gardens</td><td>COUNTY:
Los Angeles</td></tr>
<tr><td colspan="2">PROJECT SPONSOR:
City of Bell Gardens</td><td>CONTACT:
Gustavo Romo</td><td>PHONE:
(562) 806-7724</td></tr>
<tr><td colspan="4">APPROVAL ACTION UNDER CONSIDERATION:
☐ Initial Permit Issuance ☐ Permit Re-Issuance ☐ Permit Modification ☐ Closure Plan
☒ Removal Action Workplan ☐ Remedial Action Plan ☐ Interim Removal ☐ Regulations
☐ Corrective Measure Study/Statement of Basis ☐ Other (specify):</td></tr>
<tr><td colspan="4">STATUTORY AUTHORITY:
☒ California H&SC, Chap. 6.5 ☐ California H&SC, Chap. 6.8 ☐ Other (specify):</td></tr>
<tr><td colspan="2">Los Angeles Water Board ADDRESS:
320 West 4th Street, Suite 200, Los Angeles, CA 90013</td><td>CONTACT:
Jeremy Barela
Jeremy.Barela@waterboards.ca.gov</td><td>PHONE:
(213) 576-6734</td></tr>
</table>

PROJECT DESCRIPTION:

The Los Angeles Water Board is considering approval of a Draft Removal Action Work Plan (Draft RAW). The Draft RAW prepared by WSP USA Environment & Infrastructure Inc. (WSP, 2023b), proposes the excavation of soil impacted with benzo(a)pyrene (B(a)P) and lead at the former Berk Oil Company (Berk Oil) and Pacific Metal Craft (PMC) properties located at 5614, 5622, and 5636 Shull Street in Bell Gardens, California (the Site; Figure 1 – Site Location Map and Figure 2 – Site Vicinity Map). All excavated soil will be disposed off-site. The Los Angeles County Assessor's Parcel Numbers are 6227-034-900 through 6227-034-906, referred to in this report as Parcels 900 through 906, respectively (Figure 3 – Historical Site Operation Areas and Parcel Numbers). As shown in Figures 1 and 2, the Site occupies approximately 4.3 acres in a mixed commercial/industrial and residential area of the City of Bell Gardens (City). It is bordered on the north by Shull Street, on the west by an undeveloped area and the Interstate 710 Freeway, on the south by a Union Pacific Railroad right-of-way, and on the east by a mixed commercial/residential area. The Andeavor (formerly Tesoro) Vinvale Terminal is located south of the railroad right-of-way. The Julia Russ Asmus Park, Bell Gardens Elementary School, and adjoining residential areas are north of Shull Street (Figure 2).

This project is funded through the Equitable Community Revitalization Grant (ECRG) that the City received from the California Department of Toxic Substances Control (DTSC). The Los Angeles Water Board is designated as the Lead Agency overseeing the implementation of the ECRG, including preparation and oversight of implementation of the approved RAW.

Background

Between 1994 and 2010, multiple environmental investigations including underground storage tanks removals, were conducted at the former Berk Oil. Based on the investigations, soil and groundwater beneath the Site are impacted with volatile organic compounds (VOCs) due to historical operations at the Site.

Berk Oil conducted asphalt mixing and oil distribution operations in the western portion of the site (5614 and 5622 Shull Street) from approximately 1965 through 1989. PMC occupied the eastern portion of the site (5636 Shull Street) from 1984 through the early 1990s and fabricated metal and plastic components (Wood Environment & Infrastructure Solutions, Inc. [Wood], 2022a). Both operators, Berk Oil and PMC, utilized underground storage tanks (USTs) and above ground storage tanks (ASTs) for the storage of diesel, waste oil, degreasers, and asphalt (only Berk Oil used asphalt). The former Bell Gardens Redevelopment Agency purchased the Berk Oil property in 1985 and the PMC property in 1992. The City's Successor Agency took ownership of the site in 2012. The project site has been vacant for approximately 30 years and is currently for sale (WSP, 2023b). The project site was originally zoned as Manufacturing Planned Development (MPD). The City of Bell Gardens *Zoning Map* dated April 5, 2023, indicates that the project site is currently zoned as High Density Residential (R-3) with an Electronic Billboard Overlay District located in the northwestern corner.

Wood completed a supplemental site assessment (SSA) and human health risk assessment (HHRA) at the site in 2021/2022 to provide information to support mixed reuse planning for the site, including commercial and residential development (Wood, 2022a). The SSA/HHRA report indicated that removal of B(a)P- and lead-impacted soil was necessary to allow unrestricted land use at the site. The SSA/HHRA results also indicated a potential for vapor intrusion from the VOCs detected in samples from soil vapor into future slab-on-grade buildings at the site. Based on the soil vapor concentrations detected at the site, additional investigation to delineate the soil vapor plume onsite has been conducted and soil vapor extraction (SVE) pilot test at the site has been proposed to remove VOC beneath the site.

Future planning by the City of Bell Gardens' *2021–2029 Housing Element Update* indicates that once cleanup and abatement activities at the project site allow for unrestricted land use, the site will be redeveloped for affordable housing units (the Shull Street Project). The specific redevelopment plans are uncertain and speculative at this time. The approval and implementation of the RAW, including excavation and removal of B(a)P- and lead-impacted soil, is for the purpose of compliance with Water Code section 13304 and is independent of the redevelopment plans yet to be proposed for the site.

References are provided at the end.

Project Activities: Soil Removal Excavations

The Draft RAW proposes to excavate approximately 5,275 cubic yards (yd^3) of B(a)P- and lead-impacted soil from the project site, encompassing approximately 54,701 square feet (Figure 9 – Estimated Limits of Lead and/or Polycyclic Aromatic Hydrocarbon Impacted Soil and Figure 10 – Estimated Limits of Impacted Soil) and the excavated soil will be transported off-site by a state-licensed waste hauler and disposed of at an appropriate licensed facility. Backfill materials may consist of laboratory-certified clean fill or alternative backfill materials. After the backfill areas are brought to grade, the current ground cover will be replaced and returned to previous condition(s). The project activities are expected to take approximately 2 months at the following three excavation areas, Areas 1, 2, and 3:

- Area 1 is in Parcel 901 and a portion of Parcel 902 encompasses 6,342 square feet and is subdivided into Removal Grids 1A, 1B, 1C, and 1D with excavation depths of 2, 4, 6, and 4 feet below ground surface (bgs), respectively.
- Area 2 is in Parcel 903 and a portion of Parcel 906 encompasses 27,294 square feet and is subdivided into Removal Grids 2A through 2F with excavation depths between 2 and 4 feet bgs.
- Area 3 is in Parcel 906 encompasses 21,065 square feet and is subdivided into Removal Grids 3A and 3B with excavation depths of 4 and 2 feet bgs, respectively.

Work will be typically performed between 8:00 a.m. and 7:00 p.m. (construction not anticipated to occur after 5:00pm), Monday through Friday. The excavated soil will be directly loaded into trucks, or as an alternative, stockpiled or placed in covered soil bins. Stockpiled soil will be placed and covered with plastic sheeting when not actively being worked on and at the end of each workday. During excavation activities, dust control measures, such as watering the excavated area, will be implemented to reduce the potential for transport out of the working area.

Before any land disturbance begins, a pre-excavation survey will be conducted for sensitive biological resources that could be impacted by the project activities. Access clearance and any necessary permits from the City and/or other

applicable jurisdictional agencies will be acquired prior to any excavation or backfill activities. The planned excavation areas will be delineated with flags or stakes, and utility clearances will be coordinated with Underground Service Alert (also known as Dig-Alert).

Additionally, prior to conducting soil removal activities, the selected excavation contractor will prepare a Soil Management Plan (SMP) that illustrates the proposed excavation and backfilling activities. Development of the SMP will be based on the site-specific information provided and historical documentation. Control measures to be implemented during removal activities include measures for prevention of stormwater runoff, decontamination of equipment, and particulate emissions (dust) control and monitoring. The excavation contractor staff and field personnel will be trained in accordance with 29 Code of Federal Regulations (CRF 1910.120) and Title 8 California Code of Regulations (CCR) § 5192 for hazardous waste workers and will comply with the requirements of Title 8 CCR § 1532.1 and Appendices.

The project activities will be subject to South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust and Rule 1466 for dust from soils with toxic air contaminants. Real-time monitoring instruments preapproved by the SCAQMD Executive Office will be used so that conditions can be modified to be protective of onsite workers and minimize potential offsite movement of dust, as warranted. Dust and vapor control and monitoring will be performed in accordance with federal, state, and local requirements.

The transportation plan will route truck traffic to avoid local residential roads and crossing traffic lanes. It is anticipated that the truck traffic will be directed east along Shull Street to Eastern Avenue, south along Eastern Avenue past the merger with Garfield Avenue to Firestone Boulevard, and then west along Firestone Boulevard to the Interstate 710 Freeway (see Figure 11 – Transportation Route Map, WSP, 2023b).

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED:

- The State Water Resources Control Board - storm water permit
- City of Bell Gardens - excavation, construction, grading permit, transportation plan
- South Coast Air Quality Management District - Rule 403 for fugitive dust, Rule 1466 for dust from soils with toxic air contaminants
- California Division of Occupational Safety and Health (Cal-OSHA) - Trenching/excavation permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

This project would potentially affect the environmental factors checked below, involving at least one impact that is either a *Less Than Significant with Mitigation Incorporated or Less Than Significant Impact*, as indicated by the checklists on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry	☒	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

DETERMINATION

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.

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Susana Arredondo
Executive Officer
Los Angeles Regional Water Quality Control Board

Date

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: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than 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 Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses 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 explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

ENVIRONMENTAL IMPACT ANALYSIS

1. AESTHETICS				
Except as provided in Public Resources Code Section 21099, would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is on generally flat terrain. The project site is currently vacant and is bordered by a combination of chain-link fence (security fencing) with some sections of privacy screening and concrete block walls. Buildings used during previous site operations have been demolished, and portions of the project site are either unpaved or covered with asphaltic concrete pavement. Surficial debris (e.g., rubbish/trash, asphalt, scrap metal, glass, wood, etc.), pieces of concrete, and loose soil from the demolition of former buildings/structures/foundations are present at the project site. The project site is bounded on the west by the Interstate 710 Freeway, on the north by Julia Russ Asmus Park and residences along the northern side of Shull Street, on the east by a commercial business park, and on the south by the Union Pacific Railroad right-of-way (see Figure 2 – Site Vicinity Map, WSP, 2023b). The project site is visible from the west along the Interstate 710 Freeway, from the north at Julia Russ Asmus Park and the residences across Shull Street, and from the east at the commercial business park. The railroad right-of-way along the southern property boundary is raised to allow for crossing over the Interstate 710 Freeway and blocks views of the site from the south.

Analysis as to whether or not project activities would:

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

   Impact Analysis: The project site is not located in proximity to a scenic vista. Implementation of the project would have no impact relative to this issue.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

   Impact Analysis: The project site is not located in proximity to a state scenic highway that contains scenic resources. Implementation of the project would have no impact relative to this issue.

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 a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Impact Analysis: The project site is located within a previously developed area. The proposed project activities include excavating and replacing the upper 1 to 6 feet of soil at various locations throughout the site. The planned project is short term and is not expected to adversely affect the visual quality of the site or surrounding area and will not conflict with the current area zoning. There are no other regulations governing the scenic quality of the area. Implementation of the project would have no impact relative to this issue.

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

Impact Analysis: The site is currently vacant and is bordered by a combination of chain-link fence (with some sections of privacy screening) and cinder block walls. Buildings used during previous site operations have been demolished. Therefore, no sources of light currently exist at the site. No activities are planned that will generate additional light, and the planned project activities will be limited to daylight hours. Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 1997a, General Plan – Section 1: Land Use Element.
City of Bell Gardens, 1997b, General Plan – Section 4: Open Space and Recreation Element.
City of Bell Gardens, 1997c, General Plan – Section 5: Conservation Element.
City of Bell Gardens, 2023a, General Plan – Land Use Map.
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

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:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is located within an urban area. No agricultural uses or forestry uses are located on the project site or in the vicinity of the project site. The project site is currently vacant and was originally zoned as MPD. However, according to the City of Bell Gardens *Zoning Map* dated April 5, 2023, the project site is currently zoned as High Density Residential (R-3) with an Electronic Billboard Overlay District located in the northwestern corner. Properties to the north of the project site include a park (Julia Russ Asmus Park) and residential homes. Properties to the east of the project site include mixed commercial and residential uses. The Union Pacific Railroad right-of-way borders the project site to the south, followed by the Andeavor (formerly Tesoro) Vinvale Terminal (a fuel tank farm). The western side of the project site is bordered by the Interstate 710 Freeway followed by the Los Angeles River within a concrete-lined channel (see Figure 2 – Site Vicinity Map, WSP, 2023b).

Analysis as to whether or not project activities would:

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 uses?

Impact Analysis: No portions of the project site or the project vicinity contain agricultural resources or prime farmland, or are State-designated Farmland, subject to Williamson Act contractual provisions, or support forest land or forest resources. The City of Bell Gardens *General Plan – Section 1: Land Use Element and Section 2: 2021–2029 Housing Element Update* does not designate any land within the City as Agricultural; the project site is not zoned for Agricultural purposes. The planned excavation activities at the project site thereby will not result in the loss of forest land or result in the conversion of farmland or conflict with any land zoned for forest land. No impact to agriculture or forestry resources will occur from the planned project activities.

References Used:

City of Bell Gardens, 1997a, General Plan – Section 1: Land Use Element.
City of Bell Gardens, 2022b, General Plan – Section 2: 2021–2029 Housing Element Update, August 18.
City of Bell Gardens, 2023a, General Plan – Land Use Map.
City of Bell Gardens, 2023c, Zoning Map, April 5.
California Department of Conservation, 2023a, California Important Farmland Finder, https://maps.conservation.ca.gov/DLRP/CIFF/*, Accessed May 23.*
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

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:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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) adversely affecting a substantial number of people?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is located in the South Coast Air Basin region under the responsibility of the SCAQMD. The part of the basin within which the City of Bell Gardens is located in is a nonattainment area for both federal and state standards for ozone, particulate matter 10 micrometers or smaller (PM10), and particulate matter 2.5 micrometers or smaller (PM2.5), as well as the state standard for nitrogen dioxide. Current air emissions associated with the project site are minimal because the project site is currently vacant and unused. Air emissions associated with the proposed project will be minimal because the planned project activities are short-term and temporary.

The following project activities are likely to create temporary impacts that are less than significant:

- Site preparation activities (removal of shallow debris, loose and disturbed soil, building foundations, and asphalt/pavement surfaces)
- Export and offsite recycling/disposal of materials generated during site preparation
- Excavation of approximately 5,275 yd^3 of B(a)P- and lead-impacted soil
- Export and offsite disposal of impacted soil
- Import of backfill material (as needed)
- Excavation backfilling and compaction and/or recontouring of removal areas to eliminate trip/fall/entrapment hazards (i.e., some shallow removal areas may not be backfilled to surface grade)

The site preparation activities, excavation of impacted soil, excavation backfilling, and compaction and/or recontouring will require the use of a water truck, an excavator and/or backhoe, and a front-end loader. The transportation offsite of materials generated during site preparation and impacted soil and the import of backfill material will require the use of semi-truck trailer end dump trucks. It is unknown at this time whether imported soil will be needed to backfill the excavation areas. Nonetheless, import and compaction of clean backfill material is considered in this report for conservative purposes.

The equipment to be used and the duration of the proposed activities are as follows:

- Project site preparation – excavator and/or backhoe, front end loader, and water truck for 5 days
- Export of materials generated during site preparation – 265 trips with semi-truck trailer end dump trucks for 7 days (front end loader and water truck)
- Impacted soil excavation, soil stockpiling, and soil loading for export – excavator and/or backhoe, front end loader, and water truck for 5 days.
- Impacted soil export – 400 trips with semi-truck trailer end dump trucks over 10 days (front end loader and water truck)
- Backfill material import – 400 trips with semi-truck trailer end dump trucks over 10 days (front end loader and water truck)
- Excavation backfilling, compaction, and/or recontouring – excavator and/or backhoe, front end loader, and water truck for 5 days
- Equipment demobilization and project site restoration (BMP installation and restoration depending on City of Bell Gardens grading permit requirements, as appropriate) for 2 days.

The total estimated schedule is 44 days (9 weeks). Removal of impacted soil and transport of clean backfill is estimated to take 20 days, assuming up to 40 semi-truck trailer trips per day carrying 24 tons of soil per truck.

Table 1 lists the daily emissions and the SCAQMD significance thresholds for estimated project emissions.

Table 1: Project Emissions (pounds/day) and SCAQMD Standards

	ROG	CO	NOx	SO_x	PM10	PM2.5
Project Emissions	0.41	4.67	3.76	0.02	0.95	0.28
Threshold	75	550	100	150	150	55
Above Threshold	No	No	No	No	No	No

Table Notes: CO = carbon monoxide, NOx = nitrogen oxides, PM2.5 = particulate matter 2.5 micrometers or smaller, PM10 = particulate matter 10 micrometers or smaller, ROG = reactive gases, SO_x = sulfur oxides

Based on the estimates using the California Emissions Estimator Model 2022.1 (CalEEMod), the estimated project emissions will not exceed the significance thresholds for any priority pollutants. Appendix B provides a copy of the CalEEMod calculations.

Analysis as to whether or not project activities would:

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

Impact Analysis: As detailed in Table 1, implementation of the proposed project will generate less than significant air emissions for a short time, and these activities are not expected to conflict with or obstruct implementation of the applicable air quality plan for the SCAQMD. Implementation of the project would have less than significant impact relative to this issue by applying the dust suppression.

Dust and particulate matter at the excavation exclusion zone boundary will be monitored using a miniRAM™ dust monitor, or equivalent, during excavation and loading operations in accordance with *SCAQMD Rule 403 Fugitive Dust* requirements. Dust and particulate matter control measures will be implemented to prevent or minimize migration. Periodic watering of the active excavation areas will be conducted throughout trench and soil removal excavation and backfilling activities. Water mist may also be used on soil placed in the transport trucks or bins. After the soil is loaded into the transport trucks, the load will be covered with a tarp to prevent dust generation during transportation from the site to the disposal facility. Soil will be brushed from truck tires and truck bodies. Trucks may also be required to run over rumble strips to remove excess soil before leaving the site.

b. Result in 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.

Impact Analysis: The part of the basin within which the City of Bell Gardens is located is in nonattainment for both federal and state standards for ozone, particulate matter (PM10 and PM2.5), and the state standard for nitrogen dioxide. As shown in Table 1, implementation of the proposed project will result in a minor, temporary increase in criteria pollutants for which the region is in nonattainment; however, this increase will not result in a cumulatively

considerable net increase in air pollution. Implementation of the project would have no impact relative to this issue.

c. Expose sensitive receptors to substantial pollutant concentrations?

Impact Analysis: Applicable threshold air emission calculations are summarized in Table 1. The emission factors, equipment horsepower (HP), and load values were taken from the CalEEMod *2022.1 User Guide, Appendix G, Default Data Tables*. As indicated in Table 1, implementation of the planned project will not result in exceedance of any of the applicable project emission thresholds. The project is not expected to expose sensitive receptors to substantial pollutant concentrations. The nearest receptors to the project site are residents adjacent to (across Shull Street) the site and Bell Gardens Elementary School located approximately 860 feet from the site property boundary; there are no other known sensitive receptors (such as hospitals, nursing homes, or day care facilities) within 0.25 mile of the project site. Sensitive receptors will not be exposed to substantial pollutant concentrations from implementation of the proposed project. The CalEEMod calculations are included in Appendix B. Therefore, implementation of the project would have a less than significant impact relative to this issue.

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

Impact Analysis: Proposed project activities are not expected to generate objectionable odors. Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 1997c, General Plan – Section 5: Conservation Element.
California Emissions Estimator Model 2022.1 (CalEEMod) User Guide, Appendix G, Default Data Tables.
South Coast AQMD Air Quality Significance Thresholds (March 2023), South Coast AQMD CEQA Handbook.

4. BIOLOGICAL RESOURCES				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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 Wildlife, U.S. Fish and Wildlife Service, or NOAA Fisheries?	☐	☐	☒	☐
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 Wildlife or U.S. 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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is located within an urban environment and is composed of previously developed land. The project site is currently vacant; buildings used during previous site operations have been demolished, and portions of the project site are either unpaved or covered with asphaltic concrete pavement. Although unpaved and/or exposed areas of the site contain weeds and grasses, they appear to provide poor habitats to support biological resources.

According to the City of Bell Gardens *General Plan – Section 5: Conservation Element,* "There are many endangered, rare, and threatened animals and plants in the region, but studies and surveys have not identified the presence of such animals or plants in Bell Gardens. A records search of the California National Diversity Database (CNDDB) of the Department of Fish and Game showed that nearest recorded occurrence of a special animal is approximately 4 miles from the City."

Analysis as to whether or not project activities would:

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 US Fish and Wildlife Service?

   Impact Analysis: This project does not involve nor result in any direct or indirect impacts or significant change to any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or United States Fish and Wildlife Service. A July 2023 search of the CNDDB of the project site did not identify any sensitive or special-status species within the project footprint. The search identified the recorded occurrence of several federally (F) and/or state (S) listed threatened (T) and/or endangered (E) species, including California Orcutt grass (*Orcuttia californica*) (FE-TE) (unknown), southwestern willow flycatcher (*Empidonax traillii extimus*) (FE-SE) (1895), least Bell's vireo (*Vireo bellii pusillus*) (FE-SE) (1894), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) (FT-SE) (1910) within a 3-mile buffer of the project site. All recorded occurrences were documented well over 100 years ago, and site conditions have significantly changed since then. The portion of the Los Angeles River at which these species were identified is currently lined with concrete and no longer provides suitable riparian habitat. Because of the disturbed nature of the project site and the lack of suitable habitat in the vicinity of the project site (within 3 miles), the proposed project is not expected to affect directly or indirectly any federally or state listed threatened or endangered species. Given the limited scope of the project and limited duration, the project is expected to have a less than significant impact on wildlife or special-status species.

   There is suitable nesting habitat within the project site and the surrounding 500-foot buffer for ground-, tree-, and shrub-nesting bird species protected under the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code section 3203.5. Project-related direct and/or indirect impacts on active nests are considered significant. Construction activities that may result in direct effects on nesting birds include soil disturbance from grading, tree trimming, and/or tree removal. Indirect impacts on nesting birds may result from such construction effects as noise and dust. To reduce the level of impact to less than significant, WSP will conduct a biological survey of the site to identify any sensitive or special-status species within the project footprint. Based on the biological survey, a biological monitor may be present during all initial ground-disturbance and/or vegetation removal activities to ensure that no nests fail. If present, all active nests will be avoided until the nestlings have fledged. The biological monitor will establish an avoidance buffer. This buffer can be adjusted at the discretion of the biological monitor.

   Implementation of the project would have a less than significant impact relative to federally and state listed threatened and endangered species. By implementing BMPs, such as avoidance of the nesting season and/or use of a biological monitor during the nesting season, the project-related impacts on nesting birds protected by the MBTA and California Fish and Game Code will be less than significant. This information on biological resources summarized in this section will be re-evaluated following the site survey (November 2023).

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

   Impact Analysis: The project will not have an adverse effect on any riparian habitat or other sensitive natural communities. Implementation of avoidance and minimization activities (e.g., biological monitoring described previously) will avoid impacts on wildlife and other resources during the proposed project. Implementation of the project would have no impact relative to this issue.

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?

   Impact Analysis: No wetlands (including, but not limited to, marsh, vernal pool, coastal land, etc.) are located at the project site. The project site is located in a fully urbanized area and consists primarily of disturbed areas covered by non-native vegetation and asphaltic concrete pavement. Implementation of the project would have no impact relative to this issue.

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?

   Impact Analysis: The project site is located in a fully urbanized area and consists primarily of disturbed areas covered by non-native vegetation and asphaltic concrete pavement. Implementation of avoidance and minimization activities (e.g., biological monitoring described previously) will avoid impacts on wildlife and other resources during the proposed project. Implementation of the project would have no impact relative to this issue.

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

   Impact Analysis: No trees are present at the project site. Therefore, implementation of the proposed project is not anticipated to impact or disturb any trees in the project site. Implementation of the project would have no impact relative to this issue.

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?

   Impact Analysis: No adopted conservation plans apply to the project site; implementation of the proposed project will not affect any approved habitat conservation plan. Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 1997c, General Plan – Section 5: Conservation Element.
California Department of Fish and Game, California National Diversity Database (CNDDB), July 2023.
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

5. CULTURAL RESOURCES				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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 dedicated cemeteries?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is currently vacant; buildings used during previous site operations have been demolished, and portions of the project site are either unpaved or covered with asphaltic concrete pavement. According to the City of Bell Gardens *General Plan – Section 5: Conservation Element*, a record search at University of California, Los Angeles (UCLA) indicated that no prehistoric or historic sites have been identified within the City of Bell Gardens. No archaeological surveys were conducted in Bell Gardens; therefore, no sites have been found. A low potential for archaeological resource discovery is expected in the area. However, during the construction of the Nehamiah West multi-family development (located on the old Lugo Mansion site at 6360 East Gage Avenue, approximately 1.7 miles northeast of the project site) more than 30 artifacts were recovered. The City of Bell Gardens has identified eight historic structures/sites within the City's boundaries that are considered as resources worthy of conservation as part of the City's General Plan. The Barber House (at the northeastern corner of Jaboneria Road and Priory Street, approximately 0.75 mile northeast of the project site) is located within a 1-mile buffer of the project site.

WSP completed an additional cultural resources evaluation and prepare a Cultural Resources Technical Report for the project site (January 2024). This information on cultural resources summarized in this section will be re- evaluated following the upcoming site survey (also see Part 18, Tribal Cultural Resources).

Analysis as to whether or not project activities would:

a. Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?

   Impact Analysis: No Impact. No identified historic resources at the project site, implementation of the proposed project would have no impact on any historic resource pursuant to in §15064.5.

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

   Impact Analysis: A record search was conducted of the proposed project site and within a 1-mile buffer. No archaeological resources were present within the project site or within the one-mile buffer area. However, because the potential exists for an inadvertent discovery of an archaeological resource during project activities, implementation of the proposed project may result in an impact on archaeological resources that is deemed less than significant. If archeological resources are identified during project activities, all work within 50 feet of the point of discovery will be halted immediately and the area secured. The RWQCB project manager will be notified and will coordinate with appropriate parties to evaluate the resource and potential impacts. Implementation of the project would have no impact on archaeological resource pursuant to §15064.5.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Impact Analysis: No human remains have been identified within or in proximity to the project site and there are no known dedicated cemeteries near the project site. If human remains are inadvertently discovered during project activities, the project manager will implement standard protocols for handling these remains appropriately. This protocol includes stopping work within 50 feet of the discovery and notifying the County Coroner. The coroner will examine the human remains. If the remains are recent, then the matter becomes the responsibility of law enforcement officials. If the remains are determined to be from a Native American, the coroner will notify the Native American Heritage Commission, and all project activities in the area of discovery will cease for 30 days pursuant to the Native American Graves Protection and Reparation Act (NAGPRA), and appropriate response actions will be established to protect the remains.

References Used:

Archaeological Information Center, June 2023.
City of Bell Gardens, 1997c, General Plan – Section 5: Conservation Element.

6. ENERGY				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The proposed project activities are short term and temporary and will require the use of heavy equipment (e.g., dump trucks, water truck, excavator and/or backhoe, front-end loader). The project activities will not impact or require construction of any new or existing energy facilities.

Analysis as to whether or not project activities would:

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

   Impact Analysis: The proposed project requires the short-term use of heavy equipment (e.g., dump trucks, water truck, excavator and/or backhoe, front-end loader) to excavate and transport offsite B(a)P- and lead-impacted soil (or import backfill soil). Heavy equipment with recent and more energy-efficient diesel engines will be used where available. Therefore, implementation of the project would have a less than significant impact relative to this issue.

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

   Impact Analysis: The project is short term in nature and will not conflict with or obstruct any state or local plan for renewable energy or energy efficiency. Implementation of the project would have no impact relative to this issue.

References Used:

WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

7. GEOLOGY AND SOILS				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is located in the Los Angeles Basin in a region known as the Peninsular Ranges. The Los Angeles Basin is located in a low-elevation coastal plain surrounded by the Santa Monica Mountains on the north, the Repetto Hills, Puente Hills, and Santa Ana Mountains on the east, the San Joaquin Hills on the south, and the Pacific Ocean on the west. The site is generally underlain by a veneer of non-indurated alluvial deposits. The alluvial deposits are primarily mixtures of clay, silt, sand, and occasional gravel emplaced by the meandering Los Angeles River. The approximately 100-foot-thick section of Holocene alluvial and fluvial deposits in the site area are underlain by late-Pleistocene-age marine and non-marine sediments of the Lakewood Formation and early Pleistocene marine sediments of the San Pedro Formation.

Soil borings drilled at the project site encountered silty sand/sand mixture, with some poorly graded sands from ground to depths of approximately 20 to 25 feet, interbedded layers of sand/silty sand and silty clay separated by clay between approximate depths of 20 to 25 feet and 50 to 55 feet, poorly graded sands between approximate depths of 50 to 55 fee

and 60 feet, and clayey sand/sand clay mixture, with poorly graded sands between approximate depths of 60 and 80 feet. Perched groundwater was encountered in some borings at approximate depths of 25 to 30 feet bgs (shallow water bearing zone). Groundwater was encountered in monitoring wells screened in the deeper water bearing zone at approximate depths of 70 feet. The shallow water bearing zone is interpreted to correspond to perched zones within the Bellflower aquitard, and the deeper water bearing zone is interpreted to correspond to the shallowest continuously saturated water bearing zone within the Bellflower aquitard.

Analysis as to whether or not project activities would:

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?

   Impact Analysis: The project site is in a seismically active portion of southern California. Two known earthquake faults (fault zones) as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map are located in proximity of the project site. The Newport-Inglewood-Rose Canyon fault zone is located approximately 6.5 miles southwest of the project site, and the Whittier fault is located 7.5 miles northeast of the project site. The project site is not located within an Alquist-Priolo Earthquake Fault Zone or in a landslide zone. However, the site is located within an area subject to liquefaction. Because the proposed project activities are limited in scope, do not include construction of any temporary or permanent structure, and likely will not extend to a depth greater than 6 feet, these activities have no potential to rupture a fault or cause seismic disturbances, be disturbed, or fail during strong seismic ground shaking, liquification, or cause landslides. Implementation of the project would have no impact relative to these issues.

b. Result in substantial soil erosion or the loss of topsoil?

   Impact Analysis: The planned remedial excavation activities at the site will result in the removal of topsoil from the areas excavated. However, the project site has already been disturbed and is planned for redevelopment. Although topsoil will be removed during excavation, BMPs will be used to reduce the potential for unintended or uncontrolled loss of sediments into nearby storm drains. Implementation of the project would have a less than significant impact relative to this issue.

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?

   Impact Analysis: The project site is located in a fully urbanized area. The site is flat and does not contain any area of slope; there are no hillsides or unstable soils on the project site. No existing landslides are present on or adjacent to the project site, and the project site is not located in a landslide zone. However, the site is located within an area subject to liquefaction. A geotechnical engineer will be on-Site to inspect and observe excavation areas for signs of instability. If these observations reveal instability or potential instability, the excavation work will be stopped. A geotechnical engineer will evaluate site conditions and if appropriate, the trench excavation will be promptly shored. Upon completion, excavation areas will be backfilled to grade. Backfill soil will be approved by a geotechnical engineer prior to its import to the site.

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?

   Impact Analysis: No known expansive soils are located at the project site. According to the City of Bell Gardens *General Plan – Section 5: Conservation Element*, two soil associations are present in the City: the Tujunga-Soboba and Hanford Associations. The Tujunga-Soboba Association covers approximately 20 percent of the western and eastern portions of the City. The Hanford Association covers most of the central portion of the City. Tujunga soils have high infiltration rates when thoroughly wetted, resulting in low runoff potential. Hanford soils have moderate

infiltration rates when thoroughly wetted. Both soil associations have low shrink-swell behavior and low corrosivity. Implementation of the project would have no impact relative to this issue.

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?

Impact Analysis: The project site is located in a fully urbanized area. No septic tanks or alternative wastewater disposal system are used. The project does not require the disposal of wastewater and will not affect any septic tank or alternative wastewater disposal system. Implementation of the project would have no impact relative to this issue.

f. Directly or indirectly destroy a unique paleontological resources or site unique feature?

Impact Analysis: The City of Bell Gardens is nearly built out; therefore, the discovery of paleontological resources is unlikely. Records of known sites do not indicate the presence of resources within Bell Gardens or the surrounding area. The Los Angeles County Museum of Natural History has indicated that the entire City of Bell Gardens has a low potential for paleontological resources. However, if paleontological resources are identified during project activities, all work within 50 feet of the point of discovery will be halted immediately and the area secured. The RWQCB project manager will be notified and will coordinate with appropriate parties to evaluate the resource and potential impacts. Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 1997c, General Plan – Section 5: Conservation Element.
City of Bell Gardens, 1997d, General Plan – Section 6: Safety Element.
California Department of Conservation, 1998, California Geological Survey, Seismic Hazard Zone Report 034: Seismic Hazard Zone Report for the South Gate 7.5-Minute Quadrangle, Los Angeles County, California.
California Department of Conservation, revised 2018, California Geological Survey, Special Publication 42: Earthquake Fault Zones, A Guide for Government Agencies, Property Owners / Developments, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California.
California Department of Conservation, 2023b, Earthquake Zones of Required Investigation, https://maps.conservation.ca.gov/cgs/EQZApp/*, Accessed May 18, 2023.*
California Department of Water Resources, 1961, Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County, Appendix A: Ground Water Geology.
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

8. GREENHOUSE GAS EMISSIONS				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is located in the South Coast Air Basin region under the responsibility of the South Coast Air Quality Management District (SCAQMD), which regulates emission of greenhouse gases (GHGs). Because the project site is currently vacant and unused, GHG emissions associated with the project site are minimal. Likewise, because the proposed project activities are short term and temporary, GHG emissions associated with the proposed project will be minimal.

Analysis as to whether or not project activities would:

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

   As described in Section 3, Air Quality, the total estimated project duration is approximately 2 months (9 weeks). The estimated duration of the proposed activities is as follows:

   - Project site preparation – excavator and/or backhoe, front end loader, and water truck for 5 days
   - Export of materials generated during site preparation – 265 trips with semi-truck trailer end dump trucks for 7 days (front end loader and water truck)
   - Impacted soil excavation, soil stockpiling, and soil loading for export – excavator and/or backhoe, front end loader, and water truck for 5 days.
   - Impacted soil export – 400 trips with semi-truck trailer end dump trucks over 10 days (front end loader and water truck)
   - Backfill material import – 400 trips with semi-truck trailer end dump trucks over 10 days (front end loader and water truck)
   - Excavation backfilling, compaction, and/or recontouring – excavator and/or backhoe, front end loader, and water truck for 5 days
   - Equipment demobilization and project site restoration (BMP installation and restoration depending on City of Bell Gardens grading permit requirements, as appropriate) for 2 days.

   The current SCAQMD threshold standard for GHG emissions from industrial facilities is 10,000 metric tons per year (MT/yr) of carbon dioxide equivalents (CO_2e). An analysis of GHG emissions using the CalEEMod 2022.1 model found that expected GHG emissions associated with the implementation of the proposed project will be less than 46.1 tons of CO_2e. Appendix B provides a copy of the CalEEMod calculations. Therefore, implementation of the proposed project would have a less than significant impact relative to GHG emissions.

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

Impact Analysis: In 2018, the Gateway Cities Council of Governments (COG), a collection of 27 cities and areas of unincorporated Los Angeles County, prepared a regional Climate Action Planning Framework to assist districts in developing a local Climate Action Plan (CAP) to reduce GHG emissions and prepare for climate change impacts. The City of Bell Gardens is the member agency of the COG. Because the City of Bell Gardens has not adopted a specific CAP, the significance thresholds of GHG are based on the SCAQMD threshold. The proposed project does not conflict with or obstruct implementation of the applicable air quality plan for the SCAQMD. Thus, implementation of the project would have no impact relative to this issue.

References Used:

California Emissions Estimator Model 2022.1 (CalEEMod) User Guide, Appendix G, Default Data Tables.
South Coast AQMD Air Quality Significance Thresholds (March, 2023), South Coast AQMD CEQA Handbook.

9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The currently undeveloped former Berk Oil and PMC site has been vacant for approximately 30 years. As previously described, an estimated 5,275 yd^3 of B(a)P- and lead-impacted soil will be excavated and removed from the site. Subject to waste profiling results, some of the lead- impacted soil may be classified as non-RCRA/Cal-haz or RCRA-haz waste. B(a)P-impacted soil is expected to be classified as non-haz. The draft RAW describes management of the waste soils generated during excavation and removal activities, which will be protective of public health and the environment. In addition, the field personnel who will implement the cleanup activities will be trained regarding potential safety and health risks associated with any hazardous waste handling activity as described in a site-specific Health and Safety Plan and other plans identified in the RAW.

Analysis as to whether or not project activities would:

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

Impact Analysis: The proposed project activities include excavation and offsite disposal of approximately 5,275 yd^3

of B(a)P- and lead-impacted soil. Impacted soil will be excavated and temporarily stockpiled onsite prior to being transported offsite for disposal at appropriate facilities. All excavation, soil stockpiling, and soil loading activities will be conducted in accordance with the Dust Control and Monitoring Plan included in the WSP RAW, selected contractor plans, and SCAQMD Rules 403 and 1466 to minimize the amount of offsite fugitive dust emissions containing toxic air contaminants. Offsite transportation of the impacted soil to a disposal facility will be conducted in accordance with a City of Bell Gardens approved Transportation Plan and all applicable DOT requirements. Implementation of the project would have a less than significant impact relative to this issue.

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?

Impact Analysis: All wastes generated during the project would be properly characterized and transported offsite to an appropriate waste management facility in compliance with applicable federal, state, and local regulations. In the event there is an accident, trained personnel would implement the provision of an emergency preparedness plan to prevent, detect, and address any accidents involving the release of hazardous material. In addition, worker health and safety and project waste management plans will be prepared to describe project-specific accident prevention procedures, including managing any release of hazardous materials into the environment. Implementation of the project would have a less than significant impact relative to this issue.

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

Impact Analysis: The project site is located approximately 0.15 mile south of Bell Gardens Elementary School. As described previously, the proposed project activities will be conducted in accordance with SCAQMD Rules 403 and 1466 to minimize the amount of offsite fugitive dust emissions containing toxic air contaminants. Implementation of the project would have a less than significant impact relative to this issue.

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?

Impact Analysis: The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (commonly referred to as “the Cortese list”). DTSC and the RWQCB have provided technical consultation for previous and ongoing site investigations at the project site (DTSC Site No. 60001537; RWQCB Site No. 2040193). This project is funded through an ECRG that the City of Bell Gardens received from DTSC, and DTSC has designated the RWQCB as the Lead Agency overseeing the implementation of the ECRG, including preparation and implementation of the RAW (Site No. 0313). The proposed project activities will not create a significant hazard to the public or the environment. Implementation of the project would have a less than significant impact relative to this issue.

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?

Impact Analysis: The project area is not located within an airport land use plan or within 2 miles of a public airport or public use airport. Implementation of the project would have no impact relative to this issue.

f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Impact Analysis: No adopted emergency response plan or emergency evacuation plan will be required during proposed project implementation. Implementation of the project would have no impact relative to this issue.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Impact Analysis: The project site is located within the City of Bell Gardens and is not in or near state responsibility areas or lands classified as very high fire hazard severity zones. In addition, the project site is a flat, vacant lot and

is easily accessible. Prevailing wind conditions and evacuation procedures will be discussed with onsite workers

each day before work begins and updated throughout the day if conditions change. The following actions/policies regarding wildfires are applicable to project implementation:

- Adequate firefighting capabilities (access to water using a fire hydrant located adjacent to the project site)
- Avoidance of work during strong wind conditions
- Onsite staff/worker awareness of fire safety, including the storage of flammable materials, use of fire extinguisher and onsite water truck in event of fire, and vegetation management in and around disturbed areas
- Onsite evacuation plans in event of fire

Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 2022b, General Plan – Section 2: 2021–2029 Housing Element Update, August 18.
City of Bell Gardens, 1997d, General Plan – Section 6: Safety Element.
City of Bell Gardens, 2023c, Zoning Map, April 5.
California Environmental Protection Agency, 2023, Cortese List Data Resources, https://calepa.ca.gov/sitecleanup/corteselist/*, Accessed May 18.*
*California State Water Resources Control Board, 2023, GeoTracker, Former Berk Oil & Pacific Metal Craft (SL163462338),*https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL163462338*, Accessed May 18.*
California Department of Toxic Substances Control (DTSC), 2023, EnviroStor, Berk Oil (600001537), www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001537*, Accessed May 18.*
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

10. HYDROLOGY AND WATER QUALITY				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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 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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The site is located in the Los Angeles Basin in a region known as the Peninsular Ranges. The Los Angeles Basin is located in a low-elevation coastal plain surrounded by the Santa Monica Mountains on the north, the Repetto Hills, Puente Hills, and Santa Ana Mountains on the east, the San Joaquin Hills on the south, and the Pacific Ocean on the west. The site is generally underlain by a veneer of non-indurated alluvial deposits. The alluvial deposits are primarily mixtures of clay, silt, sand, and occasional gravel emplaced by the meandering Los Angeles River. This approximately 100-foot-thick section of Holocene alluvial and fluvial deposits in the site area are underlain by late-Pleistocene-age marine and non-marine sediments of the Lakewood Formation and early Pleistocene marine sediments of the San Pedro Formation.

The site lies within the Central Basin Pressure Area, which includes a sequence of regionally extensive confined aquifers separated by laterally extensive, low permeability confining layers. The approximately 100-foot-thick alluvial and fluvial deposits beneath the site area include the Bellflower aquiclude. The Exposition and Gage aquifers located in the Lakewood Formation are present at approximate depths of 100 and 300 feet bgs, followed by the Hollydale aquifer located in the uppermost portion of the San Pedro Formation (greater than 300 feet bgs). Groundwater sampling at the site has been conducted in the Bellflower aquiclude, referred to as the shallow and deeper water bearing zones. Perched groundwater was encountered in some borings at approximate depths of 25 to 30 feet bgs (shallow water bearing zone), whereas in the deeper water bearing zone groundwater was consistently encountered in site monitoring wells at an approximate depth of 70 feet. The shallow water

bearing zone (25 to 30 feet bgs) is interpreted to correspond to perched zones within the Bellflower aquitard, and the deeper water bearing zone (70 feet bgs) is interpreted to correspond to the first (shallowest) continuously saturated water bearing zone within the Bellflower aquitard.

Analysis as to whether or not project activities would:

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

   Impact Analysis: Because the proposed project does not involve groundwater or surface water remediation, there is no anticipated water quality standard associated with the project. The planned project activities do not include waste discharge of any kind that could substantially degrade surface or groundwater quality. A SWPPP will be prepared as part of the RAW describing appropriate BMPs to be used to reduce the potential for unintended or uncontrolled loss of sediments into nearby storm drains. Implementation of the project would have a less than significant impact relative to this issue.

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

   Impact Analysis: The site lies within the Central Basin Pressure Area, which includes a sequence of regionally extensive confined aquifers separated by laterally extensive, low-permeability confining layers. Although the project site is located over several groundwater aquifers, the project does not require the extraction of groundwater, nor will it interfere with groundwater recharge. Implementation of the project would have no impact relative to this issue.

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 off-site;

   (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;

   (iv) or impede or redirect flood flows?

   Impact Analysis: The project site is located within a previously developed area of generally flat terrain. The project site is currently vacant, and buildings used during previous site operations have been demolished. Portions of the project site are either unpaved or covered with asphaltic concrete pavement or former building foundations. The site is currently graded, so most stormwater runoff is contained onsite. The proposed remedial action includes excavating and replacing the upper 1 to 6 feet of soil in various locations throughout the site and thus will not significantly alter the existing drainage pattern. The proposed project activities do not involve discharge of any water or addition of any impervious surface. The SWPPP prepared for the project will identify BMP controls (e.g., silt fence, sandbag/straw barriers) to be installed around the site to minimize potential movement of eroded sediment during storm events.

   In the event of a rainfall runoff that exceeds the capacity of existing stormwater drainage systems or the soil becomes over-saturated, generating runoff that would need to be managed, care will be taken that the excavated soil is placed in covered bins or encapsulated in plastic sheeting until loading and off-site transport can be coordinated. Stockpiling of excavated soils on plastic sheeting will be minimized. Loaded trucks will be covered with tarps prior to leaving the site.

   After the project activities, the site will be regraded to contain stormwater onsite. Other BMPs may be implemented depending on grading permit requirements from the City. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is located within an area with a levee, dike, or other structure (i.e., levee along the Los Angeles River, which is located approximately 375 feet west of the project site) that has been provisional accredited and mapped as providing protection from the 1 percent chance of annual flood or 100-year flood hazard (FEMA Zone X). The proposed project activities will not impede or redirect flood flow in the project site. Therefore, implementation of the project would have no impact relative to these issues.

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

Impact Analysis: As previously indicated, the project site is located within an area with a levee (along the adjacent Los Angeles River) that has been provisional accredited and mapped as providing protection from a 100-year flood hazard (FEMA Zone X). The project site is located approximately 13 miles from the Pacific Ocean and is not subject to inundation by a tsunami, nor is it located near an inland body of water subject to a seiche. Because the impacted soil to be removed during the proposed project activities is mainly located in the shallow subsurface (i.e., from grade to approximately 6 feet bgs), the potential release of pollutants due to project site inundation during the proposed activities will not be significantly different than if the project site were inundated prior to the planned project activities. Implementation of the project would have a less than significant impact relative to this issue.

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

Impact Analysis: The proposed project activities will remove impacted soil from the subsurface beneath the site. Therefore, the proposed project will decrease the potential for future impacts on shallow groundwater beneath the site. Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 1997a, General Plan – Section 1: Land Use Element.
City of Bell Gardens, 2022b, General Plan – Section 2: 2021–2029 Housing Element Update, August 18.
California Department of Conservation, 2023c, Tsunami Hazard Area.
https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc*, Accessed May 23.*
California Department of Water Resources, 1961, Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County, Appendix A: Ground Water Geology.
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

11. LAND USE AND PLANNING				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is located in the City of Bell Gardens. The project site is currently vacant/unused and was originally zoned as MPD. According to the City of Bell Gardens *Zoning Map* dated April 5, 2023, the project site is currently zoned as High Density Residential (R-3) with an Electronic Billboard Overlay District located in the northwestern corner of the project site. The surrounding area is composed of residential properties, commercial buildings, Julia Russ Asmus Park, and a fuel tank farm (Andeavor Vinvale Terminal; see Figure 2 – Site Vicinity Map, WSP, 2023b).

Analysis as to whether or not project activities would:

a. Physically divide an established community?

   Impact Analysis: The project site is located in an area with fully developed residential properties, commercial buildings, Julia Russ Asmus Park, and a fuel tank farm (Andeavor Vinvale Terminal). The implementation of the proposed soil removal project is necessary to allow for unrestricted use of land at the site. Implementation of the project would have no impact relative to this issue.

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?

   Impact Analysis: The implementation of the proposed project is necessary to allow for unrestricted land use at the site. Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 2022b, General Plan – Section 2: 2021–2029 Housing Element Update, August 18.
City of Bell Gardens, 2023c, Zoning Map, April 5.
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

12. MINERAL RESOURCES				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site and surrounding areas are not used for mineral extraction. According to the City of Bell Gardens *General Plan – Section 5: Conservation Element*, no significant sand/gravel resources or mineral deposits are present in Bell Gardens. In additional, although large pockets of natural gas and oil have been found in the surrounding communities, these resources are not believed to extend into Bell Gardens.

Analysis as to whether or not project activities would:

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?

   Impact Analysis: According to the City of Bell Gardens *General Plan – Section 5: Conservation Element*, no significant mineral deposits are known to exist in Bell Gardens. No mineral resources are located on or in proximity to the project site that will be of value to the region and the residents of the state. Implementation of the project would have no impact relative to this issue.

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?

   Impact Analysis: The project includes shallow excavation of impacted soil. No locally important mineral resource exists at the site or will be used. The potential for mineral exploitation in the region, if any, will not be affected by implementation of the proposed project. Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 1997c, General Plan – Section 5: Conservation Element.
California Department of Conservation, 1987, Division of Mines and Geology, Special Report 143: Mineral Land Classification of the Greater Los Angeles Area Part I.

13. NOISE				
Would the project result in:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is currently vacant/unused and does not generate any noise. The area surrounding the project site is within an urban environment (Interstate 710 Freeway to the west, residences to the north and east, commercial businesses to the east adjacent to the project site, and the Southern Pacific Railroad and a fuel tank farm [the Andeavor Vinvale Terminal] to the south) and is subject to existing industrial sources of noise, noise from the railroad, and traffic noise from the freeway in the area of the project site. According to the City of Bell Gardens *General Plan – Section 7: Noise Element*, the residential areas located north and east of the site are adversely impacted by noise, likely due to the lack of a noise attenuation wall between the site and the Interstate 710 Freeway. Six residential parcels north of the site (northern side of Shull Street) may be temporarily impacted by higher noise levels caused by earthmoving operations.

Analysis as to whether or not project activities would 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?

   As described in Section 3, implementation of this soil removal project is anticipated to take 9 weeks. Excavation Area 1 in Parcel 901 is nearest to the six residences on the northern side of Shull Street. The northernmost portion of Area 1 is located from 110 to 200 feet from these six adjacent residences. Noise is regulated under the City of Bell Gardens Municipal Code, Title 16, Chapter 16.24, which restricts construction noise to the hours from 8:00 AM to 7:00 PM. Community noise exposure to residential development up to 60 dB is normally acceptable, and community noise exposure up to 70 dB is conditionally acceptable following noise analysis.

   The following are the standard a-weighted, maximum sound level (Lmax levels) 50 feet from the loudest side of the equipment for the proposed equipment to be used at the project site:

   Front-end loader – 80 a-weighted decibels (dBA)
   Water truck – 85 dBA
   Excavator – 85 dBA
   Dump truck – 84 dBA
   Backhoe – 80 dBA

However, noise models predict sound attenuation of approximately 35 dB over an additional 50 feet, which will fall within the normally acceptable range. A noise analysis will be conducted before proposed project activities to confirm that construction noise levels will follow City ordinances.

Noise mitigation measures to avoid or reduce exceedances may include the following:

Contractors performing trench excavation work will be required to utilize well-maintained equipment fitted with properly functioning mufflers. In selecting equipment to be used, contractors will be directed to utilize the smallest, quietest equipment capable of effectively and safely completing planned trench excavation tasks. If necessary, equipment will be retrofitted with sound damping materials and exhaust and intake mufflers.

Trucker operators will be directed to shut down engines when trucks are staged or during soil loading if they are stationary for a period of 5 minutes or longer.

When necessary, and to the extent practicable where it can be done safely, sound attenuation barriers or blankets will be used between the area of the property where trench excavation is conducted and adjacent properties. If noise levels from project activities measured at adjacent residential property lines exceed background levels and applicable County and City noise standards, work will be temporarily halted so that further mitigation measures can be evaluated and implemented.

Therefore, implementation of the project with mitigation measures would have a less than significant impact relative to this issue.

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

Impact Analysis: The proposed project is not expected to generate significant groundborne vibration. Any vibration generated by the construction activities will be short term in duration and limited to the site area. Potential groundborne noise levels may impact the closest potential receptor (the residences located approximately 110 feet north of the nearest excavation area of the site). Thus, the proposed project activities will be conducted from the hours of 8:00 AM to 5:00 PM in accordance with the City ordinance limiting construction noise. A noise analysis will be conducted to determine whether sound abatement measures are also warranted. Implementation of the project would have a less than significant impact relative to this issue.

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?

Impact Analysis: The project area is not located within the vicinity of a private airstrip or an airport land use plan, or within 2 miles of a public airport or public use airport. Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 1997e, General Plan – Section 7: Noise Element.
City of Bell Gardens, 2023b, Municipal Code, Title 16, Chapter 16.24, Section 16.24.120, https://www.bellgardens.org/services/city-services/municipal-code*, Accessed May 22.*
United States Department of Transportation, Federal Highways Administration, 2023, Construction Noise Handbook, https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook*, Accessed May 22.*
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

14. POPULATION AND HOUSING				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is currently vacant and does not provide any housing. The areas north and northeast of the project site are used for single-family housing, and a trailer park is located east of the project site. Based on the City of Bell Gardens *2021–2029 Housing Element Update* and City of Bell Gardens *Zoning Map* dated April 5, 2023, the project site is currently zoned as High Density Residential (R-3).

Analysis as to whether or not project activities would:

a. Induce substantial unplanned population growth in area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

   Impact Analysis: The planned project is to conduct remediation activities in the site. These activities will not directly induce population growth in the area.

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

   Impact Analysis: The planned project is to conduct site cleanup and remediation activities to allow unrestricted land use at the project site and will not displace any existing people or housing because there are no full-time employees/workers or housing on the project site. Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 2022b, General Plan – Section 2: 2021–2029 Housing Element Update, August 18.
City of Bell Gardens, 2023c, Zoning Map, April 5.
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

15. PUBLIC SERVICES				
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:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site currently consists of vacant property. No utilities or public services are currently provided or used at the project site. No full-time employees are present at the project site, and the property is secured with fencing and locked gates. The County of Los Angeles Fire Department, Fire Station 39, Battalion 3, Division 6 provide fire protection and police protection is provided by the City of Bell Gardens Police Department. Because the project site consists of vacant property, the project site currently generates no demand for school services, parks, or other public facilities.

Analysis as to whether or not project activities would:

Result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 following public services:

i. Fire protection?
ii. Police protection?
iii. Schools?
iv. Parks?
v. Other public facilities?

Impact Analysis: Implementation of the project activities will result in a minor and temporary increase in the potential need for fire and police protection while workers are active onsite. Implementation of the project would have no impact on schools, parks, or other public facilities.

References Used:

City of Bell Gardens, 1997d, General Plan – Section 6: Safety Element.
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

16. RECREATION				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) 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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is currently vacant and closed to the public. The project site does not include recreational facilities or provide any recreational opportunities, nor does it contribute to the demand for 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?

   Impact Analysis: The project site is currently vacant, and access is limited because of safety concerns. Recreation of any type is not allowed at the project site. Implementation of the proposed remedial activities will not increase the use of existing parks or other recreational facilities. Implementation of the proposed project would have no impact relative to this issue.

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

   Impact Analysis: Implementation of the proposed project activities would not require construction or expansion of any recreational facility. Implementation of the project would have no impact relative to this issue.

References Used:

WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

17. TRANSPORTATION				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site currently generates no traffic onto the local roadways because the project site is currently vacant land. Therefore, the project site has no measurable effect on the level of service or roadway conditions. Access to the project site is restricted by locked gates at 5614 and 5636 Shull Street. No other access to the project site exists. Implementation of the planned project activities is short term and will have minimal impact on the existing transportation system.

Analysis as to whether or not project activities would:

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

   Impact Analysis: The project site is located at the end of Shull Street (at the junction with Jaboneria Road), and access to the property is controlled by locked gates. No other accessible roadway to the project site exists. The project site does not contain any circulation system, including transit, roadways, or bicycle and pedestrian facilities. Implementation of the project would have no impact relative to this issue.

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

   Impact Analysis: Implementation of proposed project is expected to have short-term and minimal impact on the existing transportation system. The site is located withing 1,200 feet of a city trolley stop and 2,500 feet of a Metro bus stop. Minimal car trips (up to six vehicles for equipment operators and oversight personnel) will occur before and after each workday as workers enter and leave the project site over the estimated 44-day (or 9-week) project duration. Transportation of heavy equipment to and from the project site and material export/import could temporarily (but not substantially) affect the existing transportation system at and in the vicinity of the project site, specifically along Shull Street (Figure 11; Transportation Route Map, WSP, 2023b). The project schedule is estimated to span 44 days (9 weeks); with the transportation export of materials (i.e., site debris, vegetation, concrete, etc.) is projected to involve 265 trips utilizing semi-truck trailer end dump trucks over a span of 7 days; impacted soil export (excavated soils) is projected to involve 400 trips with semi-truck trailer end dump trucks over the span of 10 days; and backfill material import (clean soils) is projected to involve 400 trips with semi-truck trailer end dump trucks over the span of 10 days. Implementation of the project would have a less than significant impact relative to this issue.

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

   Impact Analysis: No hazards due to design features or incompatible uses of roads or highways exist in the vicinity of the project site. However, heavy truck traffic to and from the project site along Shull Street may require flagging or other traffic control because of the narrowness of the road. Implementation of the project would have a less than

significant impact relative to this issue.

d. Result in inadequate emergency access?

Impact Analysis: Access to the project site is restricted by gates at 5614 and 5636 Shull Street. No other access to the site exists. These gates will remain accessible during the proposed project. Implementation of the project would have no impact relative to this issue.

References Used:

City of Bell Gardens, 2022a, General Plan – Section 3: Circulation Element Update January.
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

18. TRIBAL CULTURAL RESOURCES				
Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.				
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:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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), or	☐	☐	☐	☒
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.	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

Outreach to the Tribes identified by the Native American Historic Commission is the responsibility of the Lead Agency. As discussed in part 5, Cultural Resources, WSP prepared a Cultural Resources Technical Report to assist the Lead Agency (January 2024).

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

   i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

   Impact Analysis: No impact. There are no resources listed as eligible for the California Register of Historical Resources or the National Register of Historic Places for the project area. Of the five cultural resources identified within a mile of the project area, none of them were located within the current project area. All resources identified within the one-mile buffer are historic built environment resources (bridges, commercial buildings, etc.) or structures associated with residential properties.

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

   Impact Analysis: No impact. No tribal cultural resources have been determined to be on-Site/project area. Due to the industrial nature of the former facilities on-Site and the substantial alterations to the original context of the soil and landscape, the

probability for discovery of extant cultural resources within the project area is low. However, due to the proximity of the project area to the Los Angeles and Rio Hondo Rivers as well as the historic village of Chokishngna, the potential does exist for sub-surface cultural resources. Therefore, worker awareness training for cultural resource sensitivity is recommended ahead of ground disturbance, but no further cultural resources study is recommended at this time.

References Used:

WSP, 2024, Cultural Resources Assessment of The Former Berk Oil and Pacific Metal Craft Site, Bell Gardens, California.

19. UTILITIES AND SERVICE SYSTEMS				
Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is not currently served by any utilities or service systems. The planned project activities are short term and temporary and will not disrupt utilities or service systems. No new or existing utilities or service systems will be required or impacted during the implementation of the project activities.

Analysis as to whether or not project activities would:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?

   Impact Analysis: The project proposes remediation activities at the site. The project site is vacant land and is not serviced by electrical power, natural gas, water, wastewater treatment, or a telecommunication provider. The project does not require wastewater treatment because portable toilets will be brought onsite during field activities and emptied to an approved wastewater system for treatment and disposal. Therefore, no wastewater treatment approvals are required. Temporary stormwater BMPs described previously will be installed during excavation activities. Therefore, implementation of the project would have no impact relative to this issue.

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

   Impact Analysis: The project proposes remediation activities at the project site. The project site is vacant and does not have a water provider. The short-term use of water will be necessary for dust suppression, equipment decontamination, and compaction of backfill materials. A fire hydrant adjacent to the project site will be used to supply water for this purpose. A permit to access the fire hydrant will be obtained from the water company prior to project implementation.

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?

   Impact Analysis: The planned project proposes short-term remediation activities at the project site. The project site is vacant and does not have a wastewater treatment provider. Wastewater treatment is not required for the proposed project because temporary toilet facilities will be brought to the project site for onsite workers. Implementation of the project would have no impact relative to this issue.

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?

   Impact Analysis: The planned project proposes remediation activities at the project site that will not generate solid waste or impair the attainment of solid waste reduction goals. All materials generated during site preparation activities (i.e., shallow debris, loose and disturbed soil, building foundations, and asphalt/pavement surfaces) will be transported offsite to appropriate recycling or disposal facilities. Impacted soil removed from the project site will be transported to appropriate offsite disposal facilities. Implementation of the project would have no impact relative to this issue.

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

   Impact Analysis: All project activities will be conducted in accordance with federal, state, and local management and reduction statutes and regulations related to solid waste. Implementation of the project would have no impact relative to this issue.

References Used:

WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

20. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING (BASELINE):

The project site is located within the City of Bell Gardens and is not in or near state responsibility areas or lands classified as very high fire hazard severity zones. However, the following actions/policies regarding wildfires are applicable to project implementation include:

- Adequate firefighting capabilities (onsite access to water using a fire hydrant located adjacent to the project site)
- Avoidance of work during strong wind conditions
- Onsite staff/worker awareness of fire safety, including the storage of flammable materials, use of fire extinguisher and onsite water truck in event of fire, and vegetation management in and around disturbed areas
- Onsite evacuation plans in event of fire

Analysis as to whether or not project activities would:

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

   Impact Analysis: The project will not 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?

   Impact Analysis: The project site is a flat, vacant lot and is easily accessible. Prevailing wind conditions and evacuation procedures will be discussed with onsite workers each day before work begins and updated throughout the day if conditions change. Implementation of the project would have no impact relative to this issue.

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?

   Impact Analysis: The project does not require the installation or maintenance of associated infrastructure such as roads, fuel breaks, emergency water sources, power lines, or other utilities.

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?

Impact Analysis: There are no hillsides or unstable soils on the project site. The site is flat and does not contain any area of slope. Therefore, downstream people or structures are not at risk from flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes at the project site.

References Used:

City of Bell Gardens, 1997d, General Plan – Section 6: Safety Element.
WSP, 2023b, Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California.

21. MANDATORY FINDINGS OF SIGNIFICANCE
Based on evidence provided in this Initial Study, the Los Angeles Water Board makes the following findings:

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

b. The project does not have impacts that are individually limited but cumulatively considerable. ("Cumulatively considerable" means that the incremental effects of an individual 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. The project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Authority: Public Resources Code 21083, 21094.5.5
Reference: Public Resources Code Sections 21094.5 and 21094.5.5

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City of Bell Gardens, 1997b, General Plan: Section 4, Open Space and Recreation Element, July 27. City of Bell Gardens, 1997c,

General Plan: Section 5, Conservation Element, July 27.

City of Bell Gardens, 1997d, General Plan: Section 6, Safety Element, July 27. City of Bell Gardens, 1997e,

General Plan: Section 7, Noise Element, July 27.

City of Bell Gardens, 2022a, General Plan: Section 3, Circulation Element Update, January.

City of Bell Gardens, 2022b, General Plan: Section 2, 2021–2029 Housing Element Update, August 18. City of Bell Gardens, 2023a,

General Plan: Land Use Map, April 5.

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Wood Environment & Infrastructure Solutions, Inc. (Wood), 2022b, *Supplemental Groundwater Assessment Report, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California* (Brownfields Assessment Grant, Cooperative Agreement BF-99T90601-0), May 13.

WSP USA Environment & Infrastructure Inc. (WSP), 2023a, *Data Gap Assessment Work Plan for Soil, Soil Vapor, and Groundwater, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California*, February 13.

WSP USA Environment & Infrastructure Inc. (WSP), 2023b, *Revised Draft Removal Action Work Plan, Former Berk Oil and Pacific Metal Craft*

Properties, Bell Gardens, California, August 29.

WSP USA Environment & Infrastructure Inc. (WSP), 2023c, *Data Gap Assessment Report, Former Berk Oil and Pacific Metal Craft Properties, Bell Gardens, California*, August 29.

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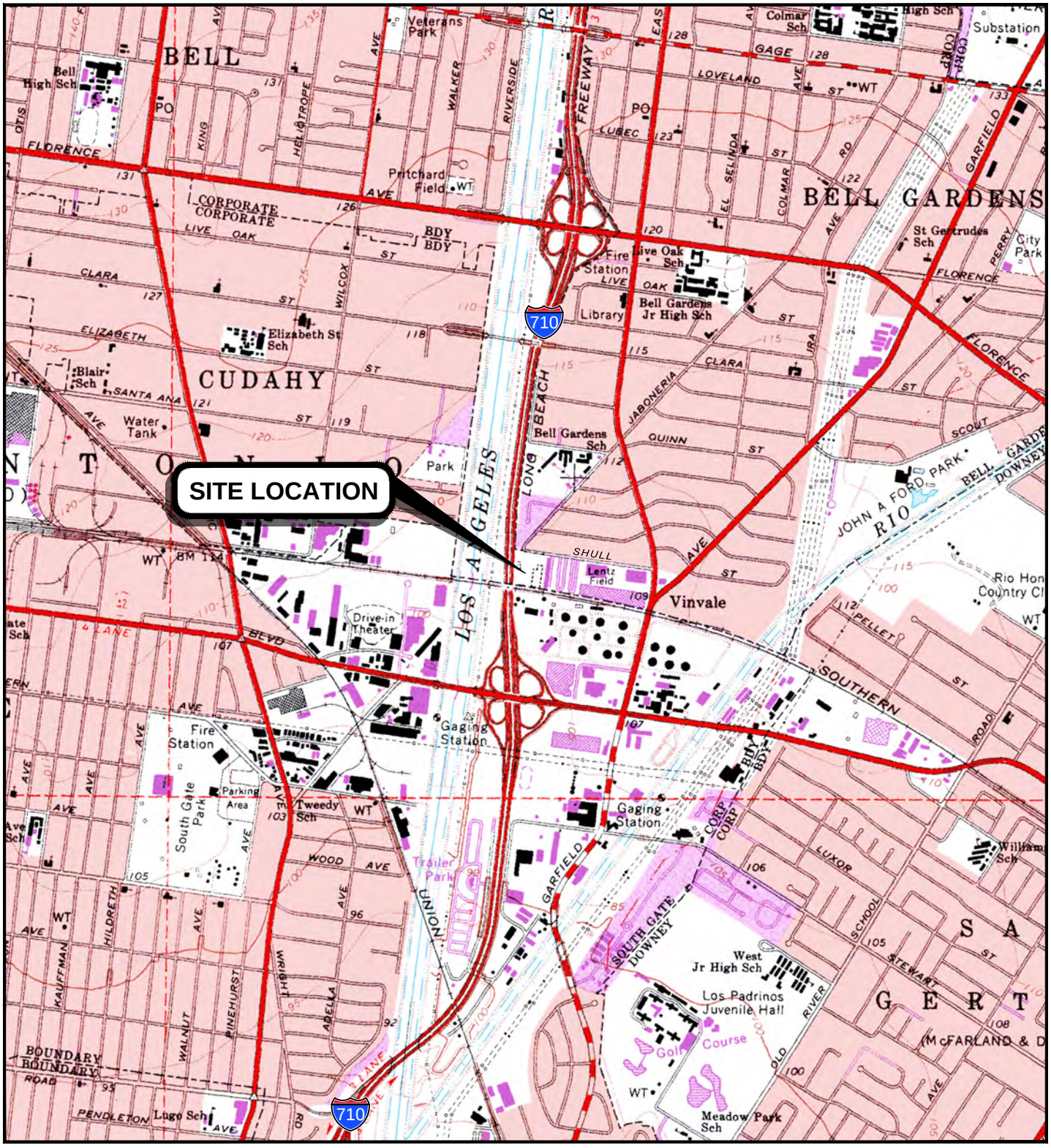
FIGURES



REFERENCE:

U.S.G.S. 7.5 Minute Quadrangle Map SOUTH GATE, California, 1964.
Photorevised 1981.

0 1,000 2,000

Approximate scale in feet

SITE LOCATION MAP
Former Berk Oil and Pacific Metal Craft Site
Bell Gardens, California

By: jrw	Date: 08/25/2023	Project No. CM20167712
wsp		Figure 1

Plot Date: 8/25/2023 11:45:09 AM, Plotted by: joanna.worker Drawing Path: Y:\CM20167712 (former BerkOil)\Site Location Map.dwg, Site Loc

Explanation

MW-51A1 Selected nearby Vinvale Terminal groundwater monitoring well

Property line

Fence

0 200 400

Approximate scale in feet

REFERENCE:

From Esri World Street Map sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Digital Globe, GeoEye, Earthstar Geographics, AeroGRID IGN, OpenStreetMap contributors, and the GIS User Community.

SITE VICINITY MAP
Former Berk Oil and Pacific Metal Craft Site
Bell Gardens, California

By: jrw	Date: 08/23/2023	Project No. CM20167712
wsp		Figure 2

Plot Date: 8/23/2023 2:55:51 PM, Plotted by: joanna.worker Drawing Path: Y:\CM20167712 (former BerkOil)\Site Vicinity Map_v2.dwg, Vicinity w Vinvale wells

Plot Date: 8/24/2023 11:58:30 AM, Plotted by: joanna.worker Drawing Path: Y:\CM20167712 (former BerkOil)\Site Map-Historical_v2.dwg, Hist Site Oper Areas

Jaboneria Road
Residential
Shull Street
5614
5622
5636
Security Fencing
Block Wall with Security Fencing
Gate
Gate
Former Office
900
Former Excavation (11 Feet Deep)
Slurry Excavation Area (3 To 5 Feet Deep)
Former Building Location
901
902
905
Former Asphalt Tanks (10,000 gal. each)
Unknown Structures 1947 - 1956
Block Wall with Security Fencing
Former Warehouse and Office
Former Excavation (12 Feet Deep)
Concrete Pad
710
Long Beach Freeway
Former Diesel Tanks (7,000 gal. each)
Drainage Swale
Former Aboveground Storage Tank Area
903
Steam Cleaning Sump Excavation (15 To 40 Feet Deep)
Former Pacific Metal Crafts Building (Concrete Foundation)
Industrial
Unknown Structure 1947 - 1956
906
Unknown Objects 1956 - 1976
Security Fencing
904
Block Wall with Security Fencing
Former Steam Cleaning Sump (approx. Former Location)
Two Sub-Grade Structures Full of Debris - Possible Pits or Sumps
Former Excavation (8 Feet Deep)
Former Waste Oil Tank (700 gal.)
Former Maintenance Shop
Union Pacific Railroad
Block Wall
N
0 25 50
Approximate scale in feet

Explanation

- Property line
- Parcel boundary
- 906 — Parcel number
- 5614 — Street address
- Approximate limits of former excavation

Note:

All site feature locations are approximate.

Basemap and site features modified from a figure by The Source Group, Inc., dated 3/2009. Aerial photo from BING Maps, © Microsoft Corporation, imagery © Microsoft - available exclusively by DigitalGlobe.

HISTORICAL SITE OPERATION AREAS AND PARCEL NUMBERS
Former Berk Oil and Pacific Metal Craft Site
Bell Gardens, California

By: jrw	Date: 08/24/2023	Project No. CM20167712
wsp		Figure 3

Plot Date: 8/25/2023 12:15:54 PM, Plotted by: joanna.worker Drawing Path: Y:\CM20167712 (former BerkOil)\Lead-PAH-Impacted Soil limits.dwg, Lead-PAH-impacted Soil (2)

Jaboneria Road
Residential
Shull Street
Security Fencing
Gate
Block Wall with Security Fencing
Former Office
900
Former Excavation (11 Feet Deep)
Slurry Excavation Area (3 To 5 Feet Deep)
Former Building Location
902
901
905
Former Asphalt Tanks (10,000 gal. each)
4'
2'
Unknown Structures 1947 - 1956
6'
4'
Former Excavation (12 Feet Deep)
Former Warehouse and Office
2'
Concrete Pad
710
Long Beach Freeway
Former Diesel Tanks (7,000 gal. each)
2'
903
Drainage Swale
ASG-7
SG11
Former Aboveground Storage Tank Area
4'
Steam Cleaning Sump Excavation (15 To 40 Feet Deep)
Unknown Structure 1947 - 1956
906
Unknown Objects 1956 - 1976
2'
SS20B
Former Pacific Metal Crafts Building (Concrete Foundation)
SS26Q
904
Security Fencing
Former Steam Cleaning Sump approx. Former Location)
2'
Block Wall with Security Fencing
Former Excavation (8 Feet Deep)
4'
Two Sub-Grade Structures Full of Debris - Possible Pits or Sumps
4'
2'
Former Waste Oil Tank (700 gal.)
Former Maintenance Shop
Industrial
Union Pacific Railroad
Block Wall
0 25 50
Approximate scale in feet

Explanation

- Proposed soil sample location
- SS26Q — Selected previous soil sample location
- Estimated limits of lead and/or polycyclic aromatic hydrocarbon impacted soil
- 6' — Estimated excavation depth in feet
- Approximate limits of Backfill Areas
- Property line
- Parcel boundary
- 906 — Parcel number

Note:

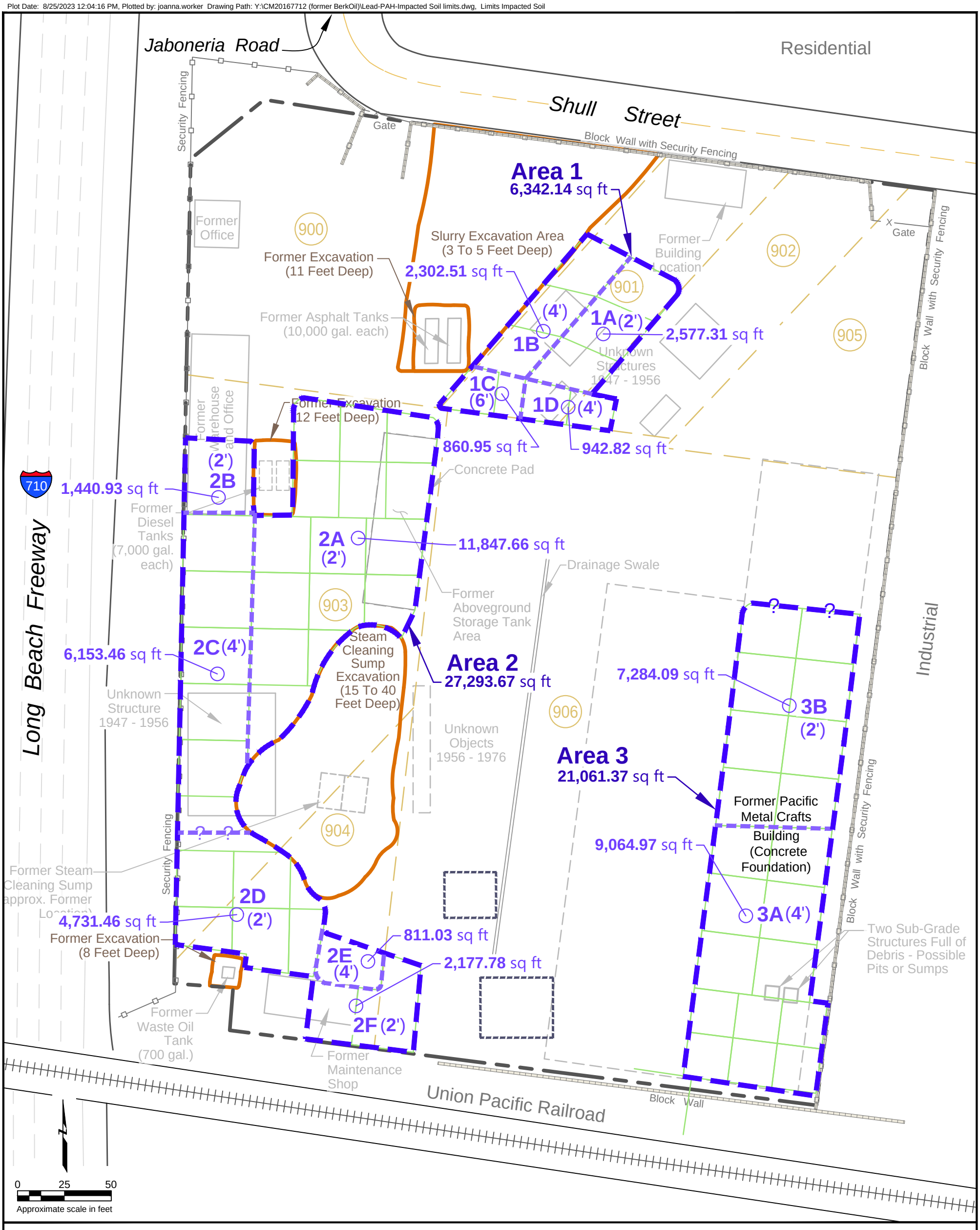
All site features are approximate.

Basemap and site features modified from a figure by The Source Group, Inc., dated 3/2009.
Aerial photo from Esri World Imagery- Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, dated 4-2020.

ESTIMATED LIMITS OF LEAD and/or POLYCYCLIC AROMATIC HYDROCARBON IMPACTED SOIL
Former Berk Oil and Pacific Metal Craft Site
Bell Gardens, California

By: jrw	Date: 08/25/2023	Project No. CM20167712
wsp		Figure 9

Plot Date: 8/25/2023 12:04:16 PM, Plotted by: joanna.worker Drawing Path: Y:\CM20167712 (former BerkOil)\Lead-PAH-Impacted Soil limits.dwg, Limits Impacted Soil



Explanation

- **Area 3** — Excavation area
- **3B** — Removal grid
- **(6')** — Estimated excavation depth in feet
- Confirmation sampling grid
- Lead sampling area
- Approximate limits of Backfill Areas (former excavations)

Note:

All site features are approximate.

Basemap and site features modified from a figure by The Source Group, Inc., dated 3/2009.
Aerial photo from Esri World Imagery- Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, dated 4-2020.

ESTIMATED LIMITS OF
IMPACTED SOIL
Former Berk Oil and Pacific Metal Craft Site
Bell Gardens, California

By: jrw	Date: 08/25/2023	Project No. CM20167712
wsp		Figure 10

Transport Route Directions From Site

1. Turn Right onto Shull Street heading east (0.4 mile)
2. Turn Right onto Eastern Avenue heading south (0.1 mile).
3. Stay to the Right, continue onto Garfield Avenue. (0.3 mile).
4. Turn Right onto Firestone Boulevard heading west (0.2 mile).
5. Turn Right onto Northbound 710 Freeway Onramp (0.2 mile).
6. Merge onto Northbound 710 Long Beach Freeway.

REFERENCE:

From Esri World Street Map sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, OpenStreetMap contributors, Maxar, Earthstar Geographics, and the GIS User Community.

TRANSPORTATION ROUTE MAP
Former Berk Oil and Pacific Metal Craft Site
Bell Gardens, California

By: jrw	Date: 08/25/2023	Project No. CM20167712
wsp		Figure 11

Plot Date: 8/25/2023 12:18:38 PM, Plotted by: joanna.worker Drawing Path: Y:\CM20167712 (former BerkOil)\Transport Rt Map.dwg, Transport Route

APPENDIX

A LIST OF ACRONYMS

APPENDIX A

List of Acronyms

BaP	benzo(a)pyrene
Berk Oil	former Berk Oil Company
bgs	below ground surface
BMPs	Best Management Practices
BTV	background threshold value
CalEEMod	California Emissions Estimator Model
Cal-haz	California hazardous (waste)
Cal-OSHA	California Division of Occupational Safety & Health
CAP	Climate Action Plan
CCR	California Code of Regulations
CDPH	California Department of Public Health
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Bell Gardens
CLS	Certified Lead Supervisor
CNDDB	California Natural Diversity Data Base
CO	carbon monoxide
CO2e	carbon dioxide equivalents
COG	Gateway Cities Council of Governments
dBA	decibel A scale
DGA	data gap assessment
DOT	United States Department of Transportation
DTSC	California Department of Toxic Substances Control
ECRG	Equitable Community Revitalization Grant
EIR	Environmental Impact Report
ESA	environmental site assessment
FEMA	United States Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHG	Greenhouse Gases
H&SC	California Health & Safety Code
HHRA	human health risk assessment
HP	horsepower
Lmax Level(s)	a-weighted, maximum sound level
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant levels
mg/kg	milligram(s) per kilogram
mg/L	milligram(s) per liter
MPD	manufacturing planned development
MT/yr	metric tons per year
NA	not available
NAGPRA	Native American Graves Protection and Reparation Act
NOAA Fisheries	National Marine Fisheries Service
non-haz	non-hazardous (waste)
non-RCRA	California hazardous (waste)
NOx	nitrogen oxides
OSHA	United States Occupational Safety and Health Administration
PCE	tetrachloroethylene
PM2.5	particulate matter 2.5 micrometers or smaller
PM10	particulate matter 10 micrometers or smaller
PMC	former Pacific Metal Craft
RAW	Removal Action Work Plan

RCRA	Resource Conservation and Recovery Act
RCRA-haz	RCRA hazardous (waste)
ROG	reactive organic gases
RWQCB	Regional Water Quality Control Board, Los Angeles Region
SCAQMD	South Coast Air Quality Management District
SGA	Supplemental Groundwater Assessment
site	former Berk Oil Company and PMC properties
SMP	Soil Management Plan
SOx	sulfur oxides
SSA	Supplementary Site Assessment
STLC	Soluble Threshold Limit Concentration
SVE	soil vapor extraction
SWPPP	Stormwater Pollution Prevention Plan
TCE	trichloroethylene
TCLP	Toxic Characteristic Leaching Procedure
TEQ	Toxicity Equivalent Quotient
TPH	total petroleum hydrocarbons
TSI	Targeted Site Investigation
UCLA	University of California, Los Angeles
USTs	underground storage tanks
VOC	volatile organic compound
Wood	Wood Environment & Infrastructure Solutions, Inc.
WSP	WSP USA Environment & Infrastructure Inc.
yds^3	cubic yards

APPENDIX

B

CALIFORNIA EMISSIONS ESTIMATOR MODEL AIR EMISSION CALCULATIONS

Berk Oil Excavation Summary Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Berk Oil Excavation
Construction Start Date	7/12/2023
Lead Agency	Los Angeles Water Quality Control Board
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	0.50
Precipitation (days)	18.4
Location	5636 Shull St, Bell Gardens, CA 90201, USA
County	Los Angeles-South Coast
City	Bell Gardens
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4142
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
User Defined Commercial	54,701	User Defined Unit	1.15	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.48	0.41	3.76	4.67	0.02	0.12	0.92	0.95	0.11	0.24	0.28	—	3,039	3,039	0.18	0.46	7.24	3,187
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.04	0.03	0.43	0.38	< 0.005	0.01	0.07	0.08	0.01	0.02	0.03	—	268	268	0.01	0.03	0.25	279
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.01	< 0.005	0.08	0.07	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	44.3	44.3	< 0.005	0.01	0.04	46.1
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	Yes	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	Yes	—	—	—	—

6. Climate Risk Detailed Report

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

7. Health and Equity Details

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	99.0
Healthy Places Index Score for Project Location (b)	9.00
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	SouthGate, FlorenceFirestone,

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

Berk Oil Excavation Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Berk Oil Excavation
Construction Start Date	7/12/2023
Lead Agency	Los Angeles Water Quality Control Board
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	0.50
Precipitation (days)	18.4
Location	5636 Shull St, Bell Gardens, CA 90201, USA
County	Los Angeles-South Coast
City	Bell Gardens
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4142
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
User Defined Commercial	54,701	User Defined Unit	1.15	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.48	0.41	3.76	4.67	0.02	0.12	0.92	0.95	0.11	0.24	0.28	—	3,039	3,039	0.18	0.46	7.24	3,187
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.04	0.03	0.43	0.38	< 0.005	0.01	0.07	0.08	0.01	0.02	0.03	—	268	268	0.01	0.03	0.25	279
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.01	< 0.005	0.08	0.07	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	44.3	44.3	< 0.005	0.01	0.04	46.1
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	Yes	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	Yes	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.48	0.41	3.76	4.67	0.02	0.12	0.92	0.95	0.11	0.24	0.28	—	3,039	3,039	0.18	0.46	7.24	3,187
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.04	0.03	0.43	0.38	< 0.005	0.01	0.07	0.08	0.01	0.02	0.03	—	268	268	0.01	0.03	0.25	279
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.01	< 0.005	0.08	0.07	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	44.3	44.3	< 0.005	0.01	0.04	46.1

3. Construction Emissions Details

3.1. Demolition (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	0.35	2.97	3.69	0.01	0.12	—	0.12	0.11	—	0.11	—	765	765	0.03	0.01	—	768
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.5	10.5	< 0.005	< 0.005	—	10.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.73	1.73	< 0.005	< 0.005	—	1.74
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	0.98	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.73	176
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.28	2.28	< 0.005	< 0.005	< 0.005	2.31
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.38	0.38	< 0.005	< 0.005	< 0.005	0.38
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Demolition (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	0.98	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.73	176
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.23	0.06	3.69	1.39	0.02	0.04	0.76	0.79	0.04	0.20	0.24	—	2,865	2,865	0.17	0.45	6.51	3,011
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.20	3.20	< 0.005	< 0.005	0.01	3.24
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.07	0.03	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	55.0	55.0	< 0.005	0.01	0.05	57.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.54
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.10	9.10	< 0.005	< 0.005	0.01	9.55

3.5. Site Preparation (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	0.98	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.73	176
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.23	0.06	3.69	1.39	0.02	0.04	0.76	0.79	0.04	0.20	0.24	—	2,865	2,865	0.17	0.45	6.51	3,011
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.56	4.56	< 0.005	< 0.005	0.01	4.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.11	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	78.5	78.5	< 0.005	0.01	0.08	82.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.76	0.76	< 0.005	< 0.005	< 0.005	0.77
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.0	13.0	< 0.005	< 0.005	0.01	13.6

3.7. Site Preparation (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	0.35	2.97	3.69	0.01	0.12	—	0.12	0.11	—	0.11	—	765	765	0.03	0.01	—	768
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.5	10.5	< 0.005	< 0.005	—	10.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.73	1.73	< 0.005	< 0.005	—	1.74
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	0.98	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.73	176
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.28	2.28	< 0.005	< 0.005	< 0.005	2.31
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.38	0.38	< 0.005	< 0.005	< 0.005	0.38
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Grading (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	0.35	2.97	3.69	0.01	0.12	—	0.12	0.11	—	0.11	—	765	765	0.03	0.01	—	768
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.7	14.7	< 0.005	< 0.005	—	14.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.43	2.43	< 0.005	< 0.005	—	2.44
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	0.98	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.73	176
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.20	3.20	< 0.005	< 0.005	0.01	3.24
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.54
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Grading (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	0.98	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.73	176
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.23	0.06	3.69	1.39	0.02	0.04	0.76	0.79	0.04	0.20	0.24	—	2,865	2,865	0.17	0.45	6.51	3,011

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.56	4.56	< 0.005	< 0.005	0.01	4.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.11	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	78.5	78.5	< 0.005	0.01	0.08	82.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.76	0.76	< 0.005	< 0.005	< 0.005	0.77
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	13.0	13.0	< 0.005	< 0.005	0.01	13.6

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description

Site preparation - Excavation	Demolition	7/12/2023	7/18/2023	5.00	5.00	Removal of shallow debris, loose and disturbed soil, building foundations, and asphalt/pavement surfaces
Site preparation - Export	Demolition	7/19/2023	7/27/2023	5.00	7.00	Export of materials generated during site preparation
Excavation - Export	Site Preparation	8/4/2023	8/17/2023	5.00	10.0	Impacted soil export
Excavaton	Site Preparation	7/28/2023	8/3/2023	5.00	5.00	Impacted soil excavation, soil stockpiling, and soil loading for export
Backfilling	Grading	9/1/2023	9/11/2023	5.00	7.00	Excavation backfilling, compaction, and/or recontouring, demobilization
Backfilling - Import	Grading	8/18/2023	8/31/2023	5.00	10.0	Backfill material import

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site preparation - Excavation	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Site preparation - Excavation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Site preparation - Excavation	Off-Highway Trucks	Diesel	Average	1.00	2.00	376	0.38
Excavaton	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Excavaton	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Excavaton	Off-Highway Trucks	Diesel	Average	1.00	2.00	376	0.38
Backfilling	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37

Backfilling	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Backfilling	Off-Highway Trucks	Diesel	Average	1.00	2.00	376	0.38

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Excavaton	—	—	—	—
Excavaton	Worker	12.0	18.5	LDA,LDT1,LDT2
Excavaton	Vendor	—	10.2	HHDT,MHDT
Excavaton	Hauling	0.00	20.0	HHDT
Excavaton	Onsite truck	0.00	0.10	HHDT
Backfilling	—	—	—	—
Backfilling	Worker	12.0	18.5	LDA,LDT1,LDT2
Backfilling	Vendor	—	10.2	HHDT,MHDT
Backfilling	Hauling	0.00	20.0	HHDT
Backfilling	Onsite truck	0.00	0.10	HHDT
Site preparation - Excavation	—	—	—	—
Site preparation - Excavation	Worker	12.0	18.5	LDA,LDT1,LDT2
Site preparation - Excavation	Vendor	—	10.2	HHDT,MHDT
Site preparation - Excavation	Hauling	0.00	0.00	HHDT
Site preparation - Excavation	Onsite truck	0.00	0.10	HHDT
Site preparation - Export	—	—	—	—
Site preparation - Export	Worker	12.0	18.5	LDA,LDT1,LDT2
Site preparation - Export	Vendor	—	10.2	HHDT,MHDT
Site preparation - Export	Hauling	40.0	20.0	HHDT
Site preparation - Export	Onsite truck	—	—	HHDT

Excavation - Export	—	—	—	—
Excavation - Export	Worker	12.0	18.5	LDA,LDT1,LDT2
Excavation - Export	Vendor	—	10.2	HHDT,MHDT
Excavation - Export	Hauling	40.0	20.0	HHDT
Excavation - Export	Onsite truck	—	—	HHDT
Backfilling - Import	—	—	—	—
Backfilling - Import	Worker	12.0	18.5	LDA,LDT1,LDT2
Backfilling - Import	Vendor	—	10.2	HHDT,MHDT
Backfilling - Import	Hauling	40.0	20.0	HHDT
Backfilling - Import	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Excavation - Export	—	5,275	0.00	0.00	—
Backfilling - Import	5,275	—	0.00	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
User Defined Commercial	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2023	0.00	532	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	11.7	annual days of extreme heat
Extreme Precipitation	4.95	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A

Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract

Exposure Indicators	—
AQ-Ozone	47.0
AQ-PM	80.0
AQ-DPM	97.4
Drinking Water	61.9
Lead Risk Housing	94.1
Pesticides	58.3
Toxic Releases	93.3
Traffic	96.6
Effect Indicators	—
CleanUp Sites	85.1
Groundwater	77.5
Haz Waste Facilities/Generators	97.3
Impaired Water Bodies	83.0
Solid Waste	44.5
Sensitive Population	—
Asthma	62.1
Cardio-vascular	96.7
Low Birth Weights	52.8
Socioeconomic Factor Indicators	—
Education	95.7
Housing	89.4
Linguistic	89.9
Poverty	92.9
Unemployment	13.2

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	6.159373797
Employed	41.67842936
Median HI	13.75593481
Education	—
Bachelor's or higher	3.079686898
High school enrollment	14.38470422
Preschool enrollment	35.14692673
Transportation	—
Auto Access	39.18901578
Active commuting	66.32875658
Social	—
2-parent households	21.90427307
Voting	8.58462723
Neighborhood	—
Alcohol availability	10.9842166
Park access	81.35506224
Retail density	37.39253176
Supermarket access	21.77595278
Tree canopy	30.4889003
Housing	—
Homeownership	9.162068523
Housing habitability	4.311561658
Low-inc homeowner severe housing cost burden	11.42050558
Low-inc renter severe housing cost burden	21.27550366
Uncrowded housing	1.116386501

Health Outcomes	—
Insured adults	8.494803028
Arthritis	0.0
Asthma ER Admissions	46.1
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	34.6
Cognitively Disabled	52.2
Physically Disabled	76.0
Heart Attack ER Admissions	24.6
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0

Children	1.1
Elderly	83.6
English Speaking	11.5
Foreign-born	75.5
Outdoor Workers	28.9
Climate Change Adaptive Capacity	—
Impervious Surface Cover	11.0
Traffic Density	96.3
Traffic Access	50.8
Other Indices	—
Hardship	97.9
Other Decision Support	—
2016 Voting	16.2

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	99.0
Healthy Places Index Score for Project Location (b)	9.00
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	SouthGate, FlorenceFirestone,

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Construction: Construction Phases	Backfilling phase includes 5 days of Excavation backfilling, compaction, and/or recontouring, and demobilization.
Land Use	NA
Construction: Off-Road Equipment	na
Construction: Dust From Material Movement	NA
Construction: Demolition	No construction demolition phased. The Demolition phase type here in the project is the site preparation, which does not require emissions for building demolition.
Construction: Trips and VMT	Update trip estimates for workers and the onsite water truck. Onsite water truck is mainly used for dust control and will not count for onsite mileage.