

# Northwest Corner of Telegraph and Santa Fe Springs

Initial Study

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May 2024

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## Acronym List

|        |   |
|--------|---|
| A-P    | Alquist-Priolo Earthquake Fault Zoning Act      |
| AQMP   | Air Quality Management Plan                     |
| AB     | Assembly Bill                                   |
| APN    | Assessor's Parcel Numbers                       |
| BMPs   | Best Management Practices                       |
| CARB   | California Air Resources Board                  |
| CBC    | California Building Code                        |
| CEQA   | California Environmental Quality Act            |
| CFC    | California Fire Code                            |
| EIR    | Environmental Impact Report                     |
| ESA    | Environmental Site Assessment                   |
| FEMA   | Federal Emergency Management Agency             |
| FIRM   | Flood Insurance Rate Maps                       |
| GHG    | Greenhouse Gas                                  |
| GP     | General Plan                                    |
| GP EIR | General Plan EIR                                |
| LHMP   | Local Hazard Mitigation Plan                    |
| MBTA   | Migratory Bird Treaty Act                       |
| MSHCP  | Multi-Species Habitat Conservation Plan         |
| NPDES  | National Pollutant Discharge Elimination System |
| NAHC   | Native American Heritage Commission             |
| RWQCB  | Regional Water Quality Control Board            |
| SB     | Senate Bill                                     |
| SCAQMD | South Coast Air Quality Management District     |
| SCAG   | Southern California Association of Governments  |
| SWPPP  | Stormwater Pollution Prevention Plan            |
| TPZ    | Timberland Production Zone                      |
| USFWS  | United States Fish and Wildlife Service         |
| USGS   | United States Geologic Survey                   |
| WQMP   | Water Quality Management Plan                   |

# 1. INTRODUCTION

## 1.1. PURPOSE OF THE INITIAL STUDY

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

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 et seq.) as amended and approved on December 28, 2018.

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed Project, described in greater detail in Section 3.0, *Project Description*. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Santa Fe Springs, to determine if a Mitigated Negative Declaration or an Environmental Impact Report (EIR) is required to evaluate the potential environmental impacts associated with the Project.

This Initial Study informs the City of Santa Fe Springs decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the Project. A “significant effect” or “significant impact” on the environment means “*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*” (State CEQA Guidelines Section 15382).

Given the Project's broad scope and level of detail, combined with previous analyses and current information about the site and environs, the City's intent is to adhere to the following CEQA principles:

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

## 1.2. DOCUMENT ORGANIZATION

This Initial Study includes the following sections:

### **Section 1. Introduction**

Provides information about CEQA and its requirements for environmental review and explains that an Initial Study was prepared to evaluate the proposed Project's potential impact to the physical environment, and to determine if an EIR is required.

## **Section 2. Environmental Setting**

Provides information about the proposed Project's location.

## **Section 3. Project Description**

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

## **Section 4. Environmental Checklist**

Includes the Environmental Checklist from Appendix G of the State CEQA Guidelines and evaluates the proposed Project's potential to result in significant adverse effects to the physical environment and identifies if an EIR is required, and if one is, what environmental topics need to be analyzed in the EIR.

## 2. ENVIRONMENTAL SETTING

### 2.1. PROJECT LOCATION

The proposed NWC Telegraph and SFS Project (the Project) is located within the central portion of the City of Santa Fe Springs, at the northwest corner of Santa Fe Springs Road and Telegraph Road. Regional access to the Project site is provided by Interstate 5 (I-5), Interstate 605 (I-605), and State Route 72 (SR-72). Local access to the Project site is provided via Telegraph Road and Santa Fe Springs Road. The Project site and surrounding area is shown in Figure 2-1, *Regional Location* and Figure 2-2, *Local Vicinity*.

### 2.2. EXISTING PROJECT SITE

The Project site consists of one parcel encompassing approximately 26.77 acres and is identified by Assessor’s Parcel Number (APN) 8005-015-05. The site currently is heavily disturbed and contains one, single-story 3,310 SF office building on the western edge of the property and a 1,282 SF canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. The site contains over 100 active, plugged, idle, and/or cancelled oil wells, with six jacks along with tanks, pipes, and associated infrastructure. The Project site is relatively flat and contains multiple ornamental trees and shrubs.

The site is currently accessible via three driveways—one driveway on Telegraph Road and two driveways on Santa Fe Springs Road. The Project site’s existing conditions are shown in Figure 2-3, *Aerial View*, and Figure 2-4, *Existing Site Photos*.

### 2.3. EXISTING GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

The Project site has a General Plan land use designation of Industrial, as shown in Figure 2-5, *Existing General Plan Land Use*, and a zoning designation of Heavy Manufacturing (M-2), as shown in Figure 2-6, *Existing Zoning*. The Industrial land use designation is intended to provide locations for general industrial, manufacturing, outdoor storage, and logistic activities at a maximum floor area ratio (FAR) of 0.75. The M-2 zone district provides sites for heavy industrial uses, oil and gas drilling, select manufacturing operations, salvage operations, automobile and truck services, and similar compatible uses (Santa Fe Springs Municipal Code Section 155.241). Warehouse uses are permitted within the M-2 zone.

### 2.4. SURROUNDING LAND USES

The surrounding land uses are described in Table 2-1 along with the General Plan land use and zoning designations.

**Table 2-1: Surrounding Existing Land Use and Zoning Designations**

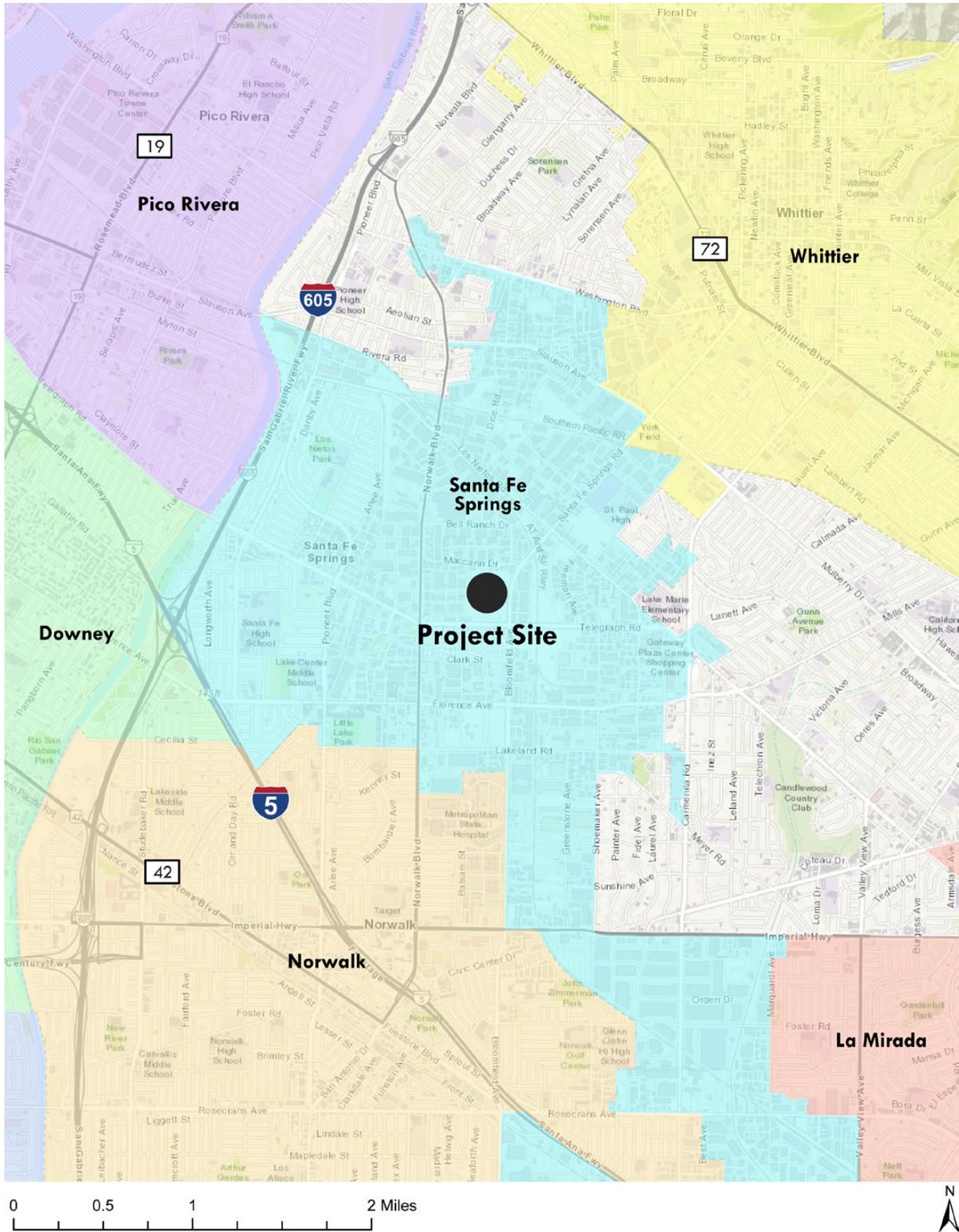
|              | Existing Land Use   | City General Plan Designation             | City Zoning Designation  |
|--------------|---|---|--|
| <b>North</b> | Industrial development  | Industrial                                | Heavy Manufacturing (M-2)  |
| <b>West</b>  | Industrial development  | Industrial and Light Industrial           | Light Industrial (M-1) and Heavy Manufacturing (M-2)                               |
| <b>South</b> | One industrial building, oil and gas extraction, followed by Telegraph Road | Industrial, Light Industrial and Downtown | Light Industrial (M-1), Heavy Manufacturing (M-2) and Mixed-Use – Downtown (MU-DT) |

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|             | <b>Existing Land Use</b>   | <b>City General Plan Designation</b> | <b>City Zoning Designation</b> |
|-------------|--|--------------------------------------|--------------------------------|
| <b>East</b> | Oil and gas extraction, followed by Santa Fe Springs Road and industrial development | Industrial                           | Heavy Manufacturing (M-2)      |



# Regional Location

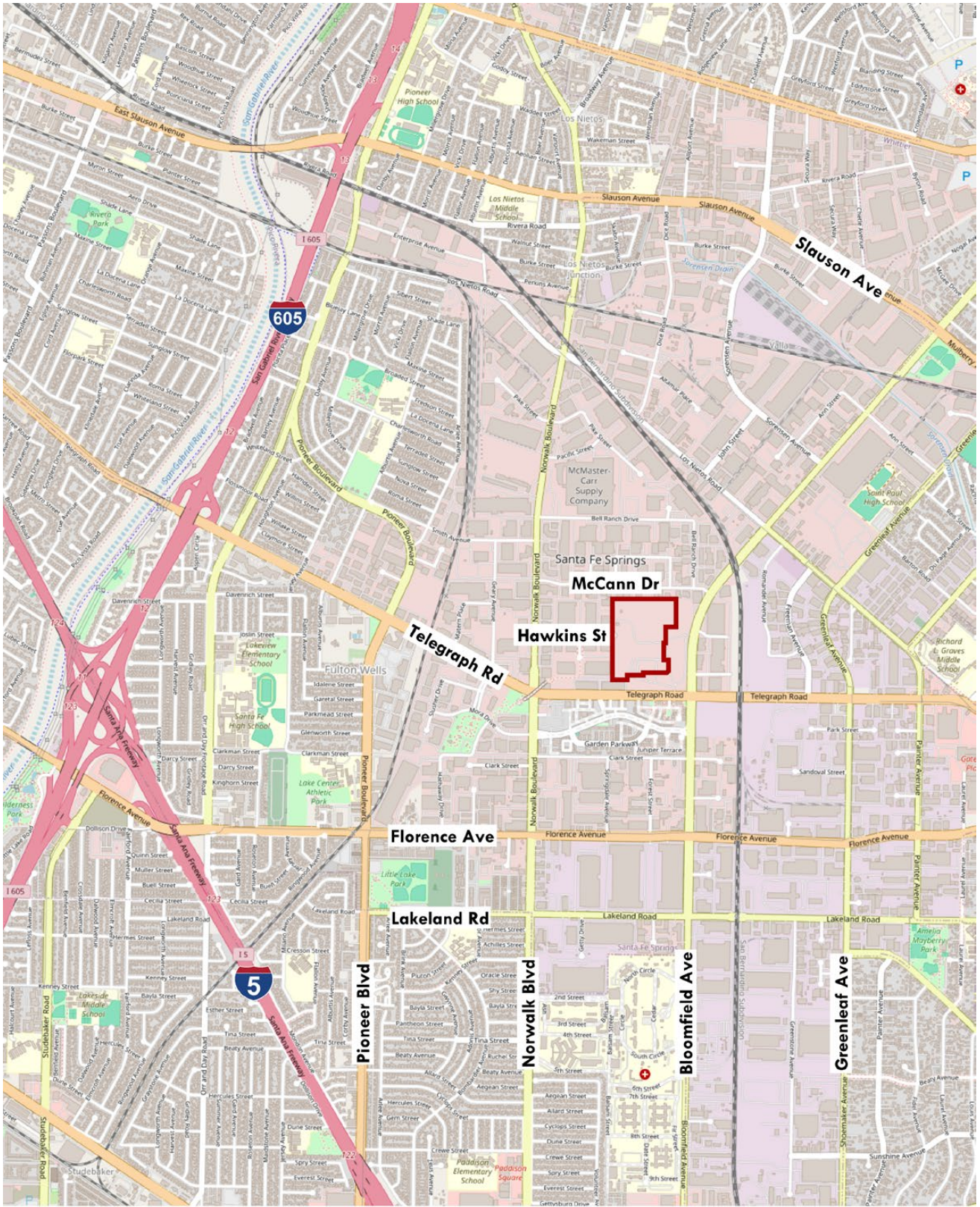


NWC Telegraph and SFS  
City of Santa Fe Springs

Figure 2-1

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# Local Vicinity



 Project Site



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# Aerial View



 Project Site



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## Site Photos



View of the site from Hawins St on the west side of the project site.

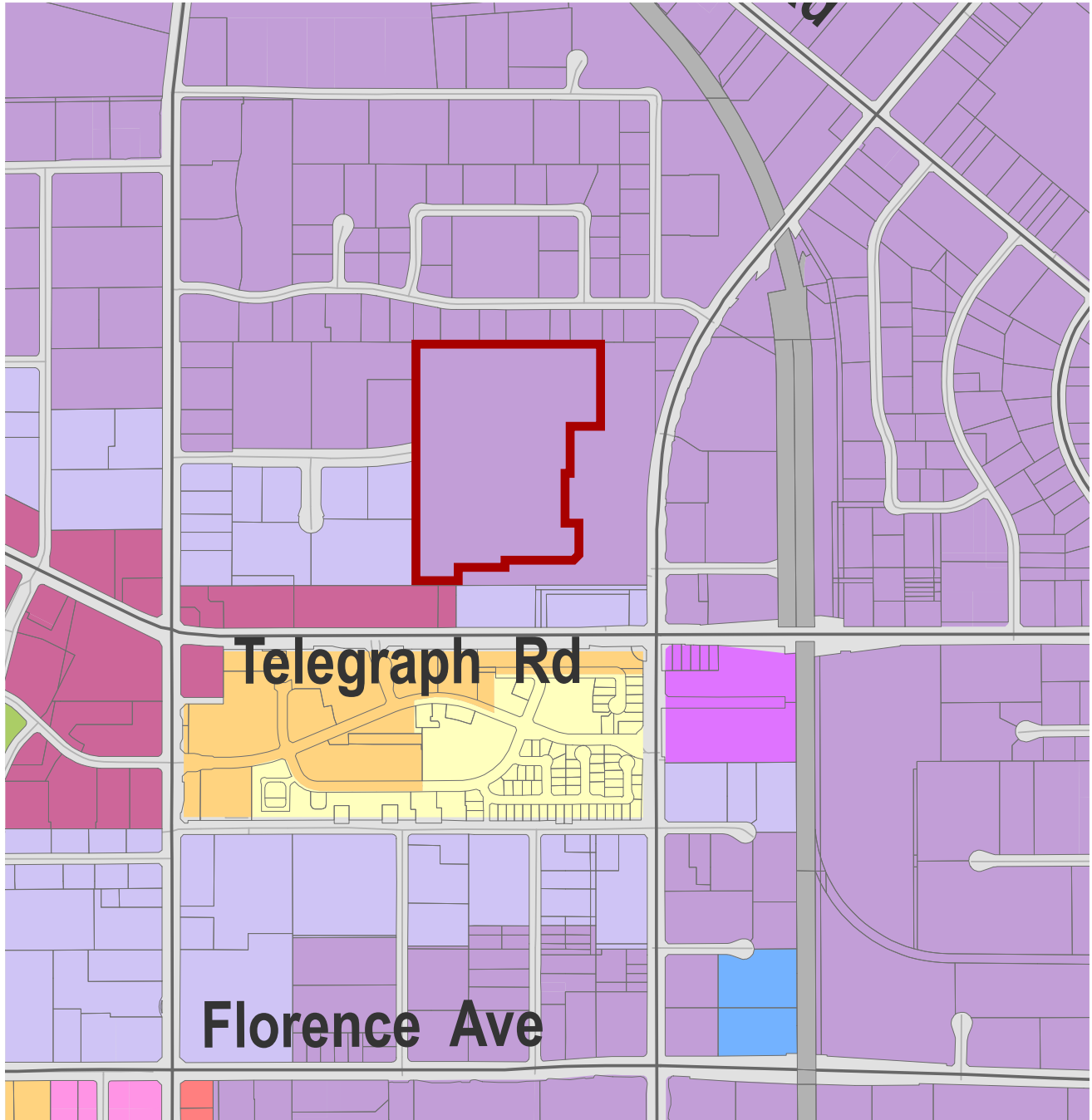




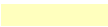










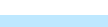


Access to the project site from the east side of site on Santa Fe Springs Rd.

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# Existing General Plan Land Use

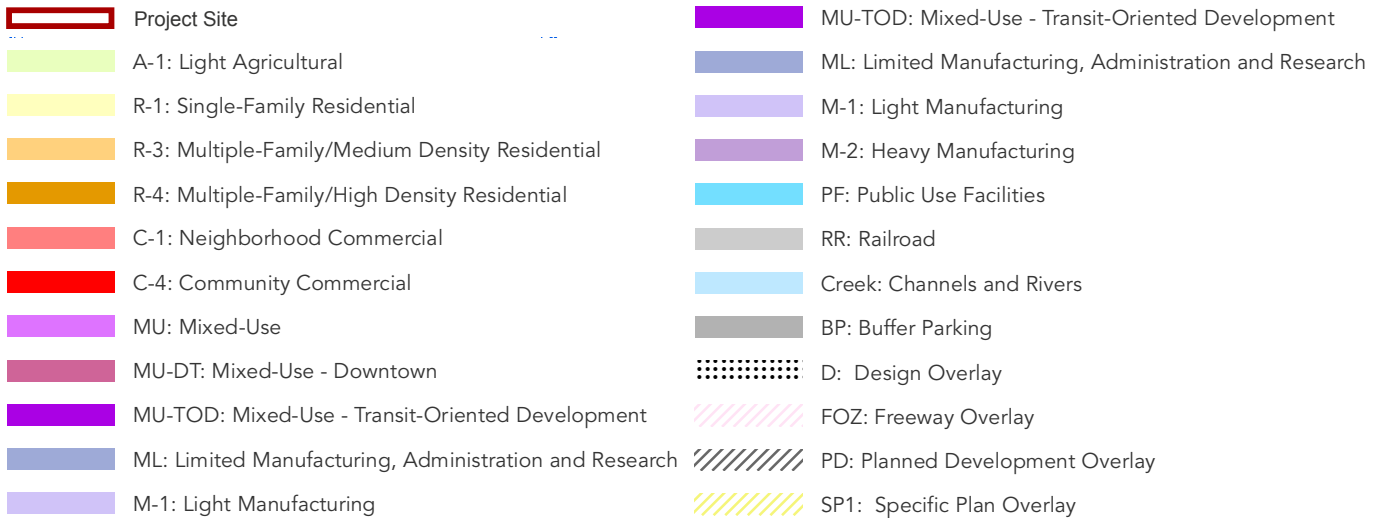
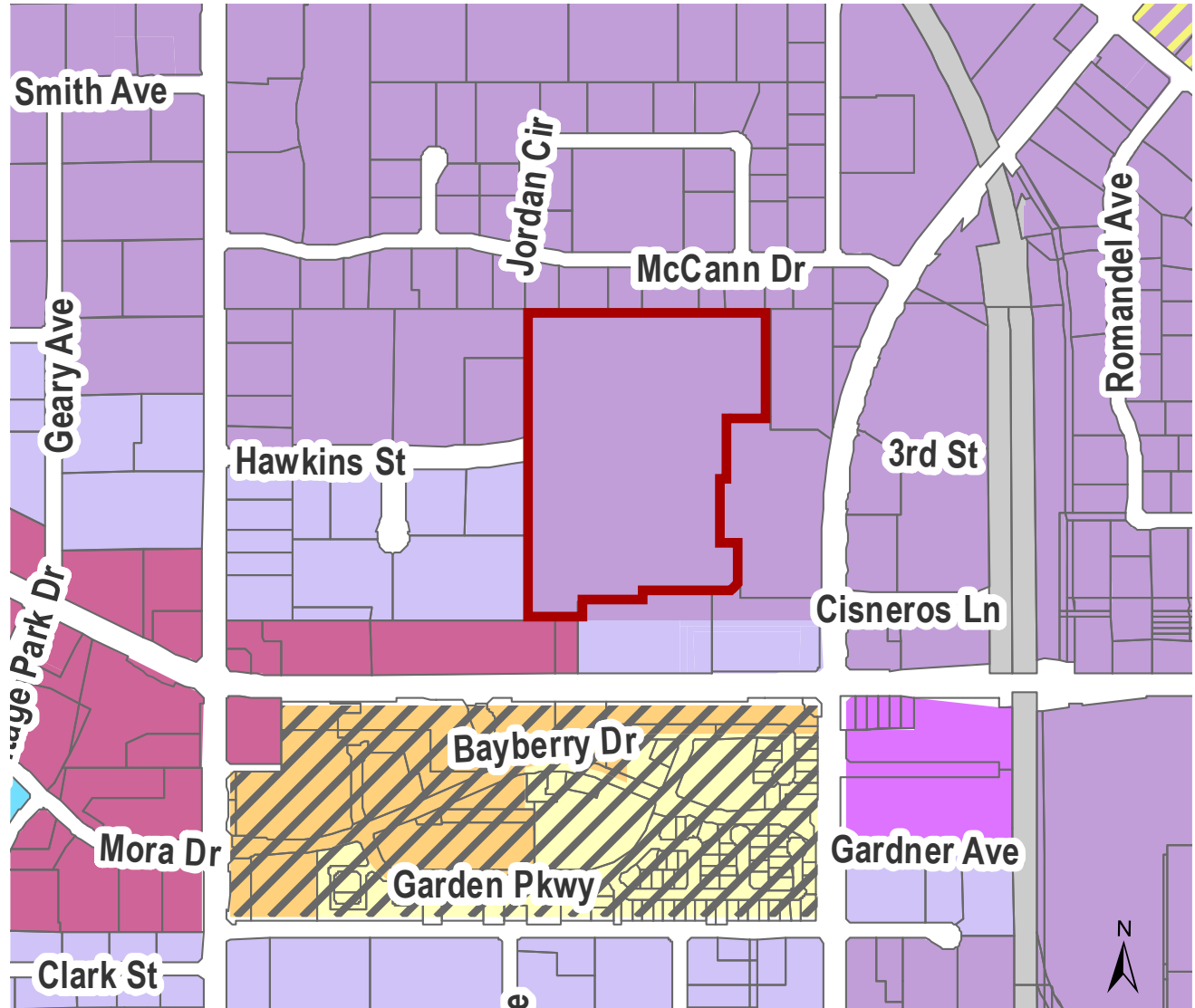


- |   |  |
|---|--|
|  Project Site                          |  Mixed Use TOD (60 du/ac) |
|  Low Density Residential (9 du/ac)     |  Business Park            |
|  Medium Density Residential (25 du/ac) |  Light Industrial         |
|  High Density Residential (40 du/ac)   |  Industrial               |
|  Commercial                            |  Public Facilities        |
|  Freeway Commercial                    |  Parks and Open Space     |
|  Downtown (40 du/ac)                   |  River and Creeks         |
|  Mixed Use (40 du/ac)                  |  Railroad Right-of-Way    |



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# Existing Zoning



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## 3. PROJECT DESCRIPTION

### 3.1. PROJECT OVERVIEW

The Project proposes to subdivide the approximately 26.77-acre parcel into two parcels. The applicant for the proposed Project is requesting approval from the City of Santa Fe Springs to demolish the existing building onsite, abandon the existing onsite oil wells, and to construct two new warehouse buildings with parking, landscaping, and access improvements. The proposed Building 1 would be approximately 298,373 square feet (SF) with a FAR of 0.51. The proposed Building 2 would be approximately 286,305 SF with a FAR of 0.49. Additional improvements include parking, loading docks, decorative landscaping, associated onsite infrastructure, and construction of a cul-de-sac driveway.

The conceptual site plan is provided as Figure 3-1, *Conceptual Site Plan*. Abandonment of the oil wells would be conducted pursuant to the requirements listed under Sections 117.129 and 117.130 of the Santa Fe Springs Municipal Code.

### 3.2. TENTATIVE PARCEL MAP

The proposed Project would include a parcel map to subdivide the 26.77-acre Project site into two parcels. Parcel 1 would be 13.45 acres and Parcel 2 would be 13.09 acres as illustrated on Figure 3-2, *Tentative Parcel Map*.

### 3.3. PROJECT FEATURES

#### **Building Summary and Architecture**

The proposed Project consists of two new concrete tilt-up industrial warehouse buildings with a combined total building area of 584,678 SF and a combined total footprint of 564,678 SF. Building 1 would be located in the northern portion of the site on Parcel 1 and would have a total building area of 298,373 SF, inclusive of 5,000 SF of office space and 5,000 SF of mezzanine area. Building 1 would be one story and would have a maximum height of 52 feet. Building 1 would include a 78-foot and 8-inch setback from the western property line, a 77-foot and 8-inch setback from the northern property line, and a 73-foot setback from the eastern property line.

Building 2 would be located on the southern portion of the site on Parcel 2 and would have a total building area of 286,305 SF, inclusive of 5,000 SF of office space and 5,000 SF of mezzanine area. Building 2 would be one story and would have a maximum height of 52 feet. Building 2 would include a 78-foot and three-inch setback from the western property line, a minimum 58-foot and 10-inch setback from the southern property line, and a minimum 40-foot setback from the eastern property line.

As shown in Figure 3-3 and Figure 3-4, *Building Elevations*, the proposed Project would establish an architectural presence through emphasis on building finish materials and consistent material usage and color scheme. The proposed building would feature shades of white and grey with blue glazing.

#### **Parking and Loading Dock Summary**

Building 1 would include a total of 345 parking stalls, inclusive of 8 accessible stalls, located along the west, north, and east sides of the building. In addition, bicycle racks would be installed near the office entrances located southwest and southeast corners of the building, providing 19 spaces for bicycle parking. Building 1 would include 40 dock doors and 48 truck trailer stalls located along the south side of the building.

Building 2 would include a total of 339 parking stalls, inclusive of 8 accessible stalls, located along the west, south, and east sides of the building. In addition, a bicycle rack would be installed near the office entrances located at the northwest and southeast corners of the building, providing 18 spaces for bicycle parking. Building 2 would include 36 dock doors and 33 truck trailer stalls located along the north side of the building.

## Access and Circulation

Site access would be provided from one existing driveway and two proposed driveways. The existing driveway is located east of the Project site along Santa Fe Springs Road and is 28-foot-wide. The proposed driveways include a newly constructed 28-foot-wide driveway south of the Project site, west of an existing driveway along Telegraph Road, and a 64-foot-wide cul-de-sac driveway which would be located west of the Project site, from Hawkins Street and would split into two 56-foot onsite driveways.

Building 1 would be accessible via two driveways: the proposed 64-foot-wide driveway on Hawkins Street and the existing 28-foot-wide driveway on Santa Fe Springs Road. The existing 28-foot-wide driveway on Santa Fe Springs Road would be restricted to left-in/right-in, right-out. This access point would be via a reciprocal access agreement with the adjacent property owner(s). The Hawkins Street driveway would allow for passenger vehicle and truck access while the Santa Fe Springs Road driveway would be restricted to passenger vehicles only.

Building 2 would be accessible via two driveways: the proposed 64-foot-wide driveway on Hawkins Street and proposed 28-foot-wide driveway on Telegraph Road. The proposed 28-foot-wide driveway on Telegraph Road would be restricted to right-in, right-out. This access point would be via a reciprocal access agreement with the adjacent property owner(s). The Hawkins Street driveway would allow for automobile and truck access, while the Telegraph Road driveway would be restricted to passenger vehicles only.

Each building would be designed to function independently. However, the Project includes installation of a shared 26 to 31-foot-wide drive aisle for internal circulation. Access to the truck loading dock area would be controlled by gates equipped with Knox pad locks for fire department access.

## Landscaping and Fencing

The proposed Project includes approximately 46,601 SF (1.07 acres) of landscaping for Building 1 and 38,540 SF (0.88 acres) of landscaping for Building 2, for a total of 85,141 SF (1.96 acres) of landscaping, as shown in Figure 3-5, *Landscape Plan*. Proposed landscaping would include 24-inch and 36-inch box trees, various shrubs, and groundcover. Landscape would be installed around the perimeter of the Project site, and throughout the parking areas, to screen the proposed buildings from public viewpoints.

A new 8-foot-high tube steel fence would be implemented along the southwestern, western, northern, and northeastern property line, which would connect to the existing tube steel fence along the southeastern property line. The truck court would be secured by a 14-foot-high concrete screen wall with two 10-foot-high tube steel sliding gates on the western side and one 10-foot-high tube steel sliding gate on the eastern side.

## Infrastructure Improvements

### *Water and Sewer Improvements*

The proposed Project would implement new domestic, fire, and irrigation water service lines that would connect to the existing 12-inch water main within Hawkins Street, the 16-inch water main within Telegraph Road, and the 12-inch water line within Santa Fe Springs Road. The proposed Project would install 6-inch

sewer laterals in the western portion of the site that would connect to the proposed 10-inch sewer main in Hawkins Street. The proposed 10-inch sewer main would extend approximately 250 feet west of the Project site and connect to the existing main line in Hawkins Street.

#### *Drainage Improvements*

The Project proposes to install several inlets and on-site drainage pipes to convey site runoff to two proposed underground infiltration trenches. The infiltration trenches would be 200 feet by 80 feet and 200 feet by 78 feet and would be located underground below the trailer stalls area, between Building 1 and Building 2.

#### *Energy and Communications Utilities*

The Project would install underground electric and communication lines that would connect to existing infrastructure which would also be undergrounded near the northern property line as part of the Project. The Project would not include natural gas.

### 3.4. CONSTRUCTION

Construction activities for the Project would occur over one phase and would include abandonment of the on-site oil wells and demolition, site preparation, grading, building construction, paving, and architectural coatings. Grading work of soils is expected to result in an export of 650 cubic yards of soil. Construction is expected to occur over 12 months beginning in August of 2025 and would occur within the hours allowable by the Santa Fe Springs Municipal Code Section 155.424.

#### *Oil Well Abandonment*

As part of Project construction, the approximate 100 active, plugged, idle, and/or cancelled on-site oil wells with six jacks and associated infrastructure would be abandoned and capped. Abandonment of the oil wells would be conducted pursuant to the requirements listed under Sections 117.129 and 117.130 of the Santa Fe Springs Municipal Code. Abandonment would occur through the California Department of Conservation, Geologic Energy Management Division (CalGEM). Should future soils testing during the well abandonment process deem it necessary, the Project would include necessary Methane Mitigation Systems as part of Project design.

### 3.5. OPERATIONAL CHARACTERISTICS

The Project would operate as two speculative warehouse buildings. For the purpose of providing a conservative CEQA review, the analysis assumes that the buildings would operate as 80 percent high-cube fulfillment warehouse, 10 percent high-cube cold storage, and 10 percent manufacturing. The Project is expected to begin operation in the third quarter of 2026. Typical operational characteristics would include employees traveling to and from the site, delivery of materials and supplies to the site, and truck loading and unloading. In order to provide a conservative environmental analysis, operations were assumed to be 24 hours a day, 7 days a week.

### 3.6. DISCRETIONARY ACTION CHECKLIST

The City of Santa Fe Springs and the following responsible agencies are expected to use the information contained in this Initial Study for consideration of approvals related to and involved in the implementation of this Project. These include, but may not be limited to, the permits and approvals described below.

As part of the proposed Project, the following discretionary actions are being requested by the project proponent:

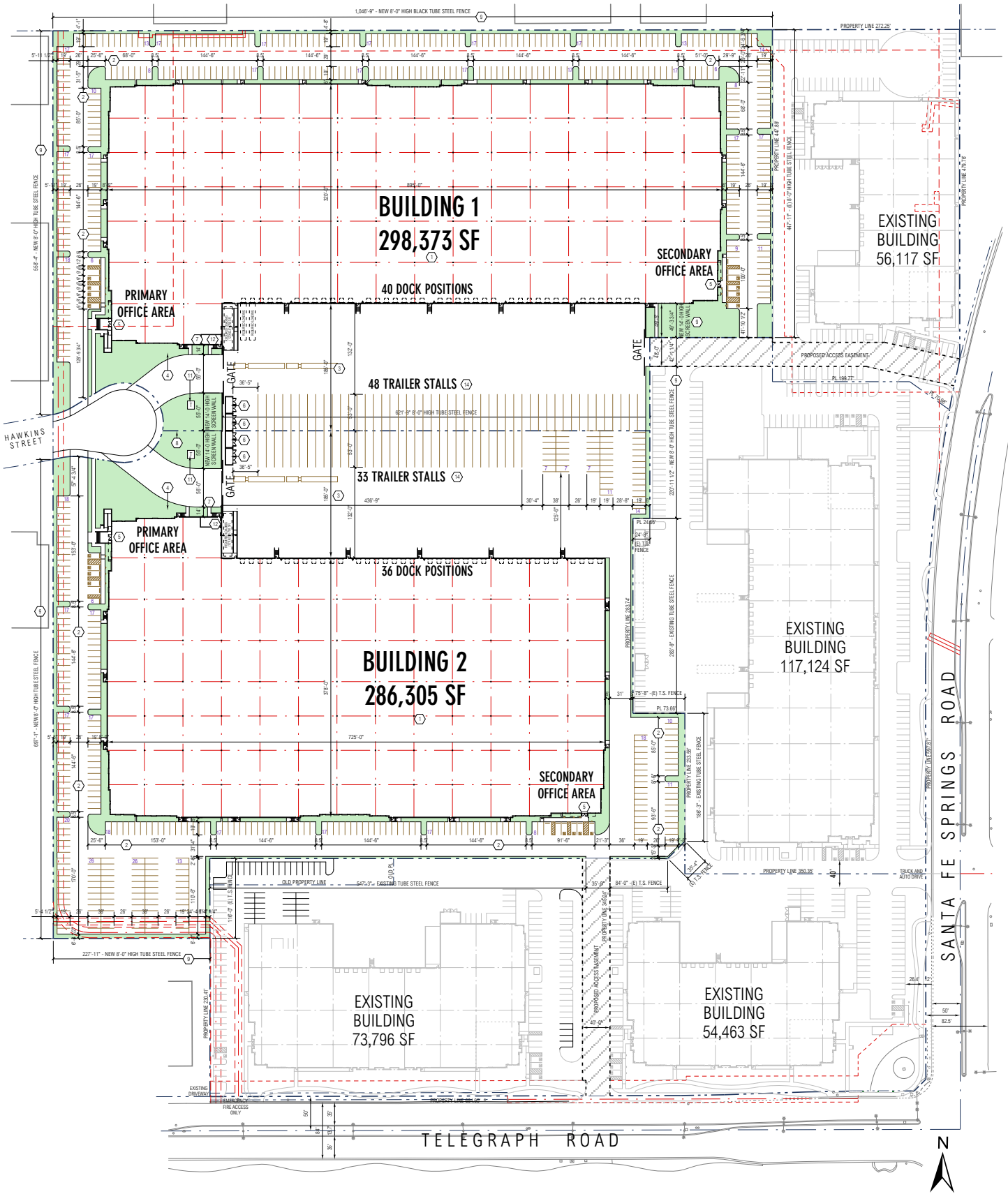
- Tentative Parcel Map
- Development Plan Approval

The following approvals are anticipated from responsible agencies:

- California Department of Toxic Substances Control



# Conceptual Site Plan

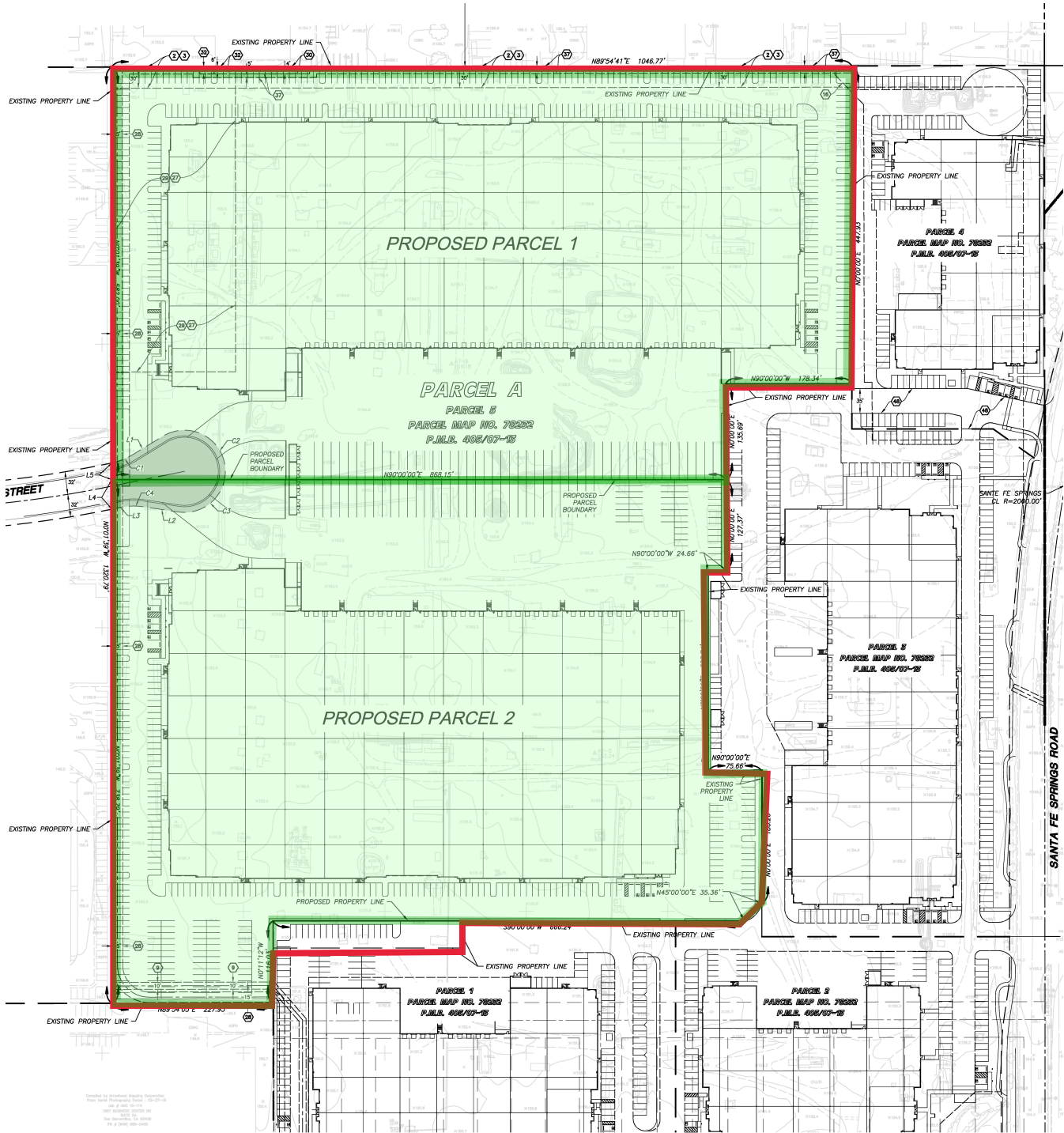


NWC Telegraph and SFS  
City of Santa Fe Springs

Figure 3-1

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# Tentative Parcel Map

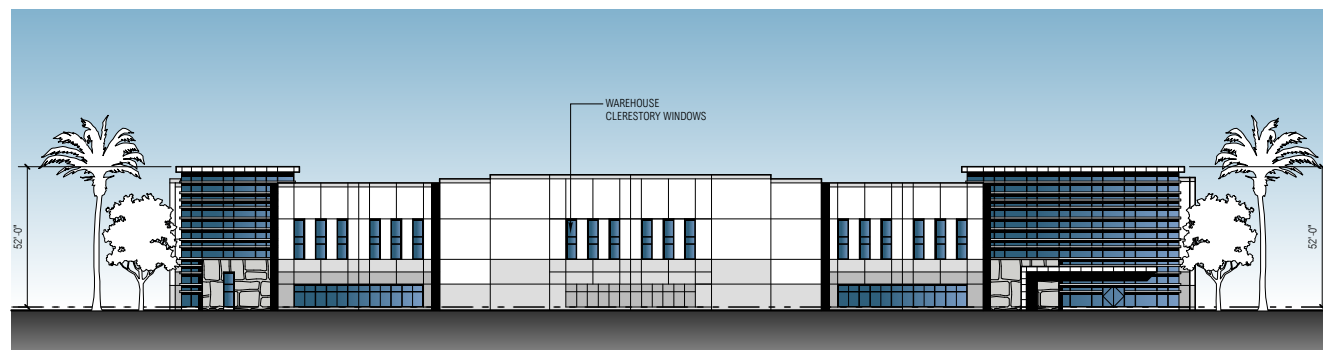


- Existing Property Line
- Proposed Property Line

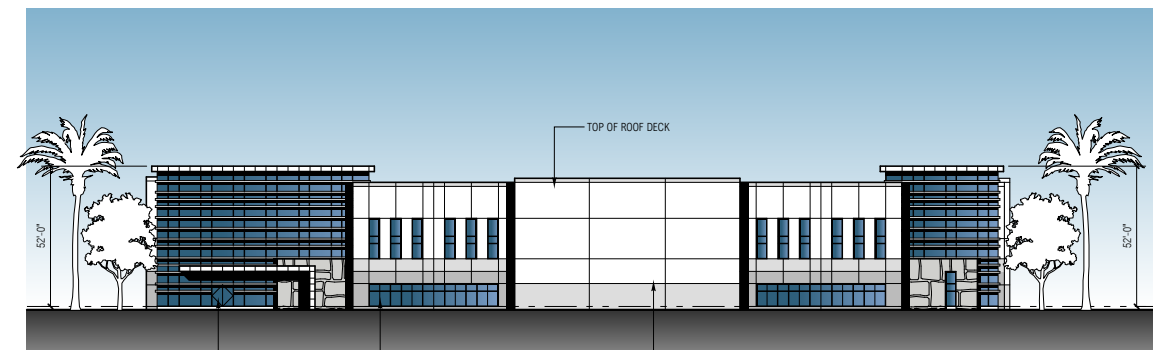


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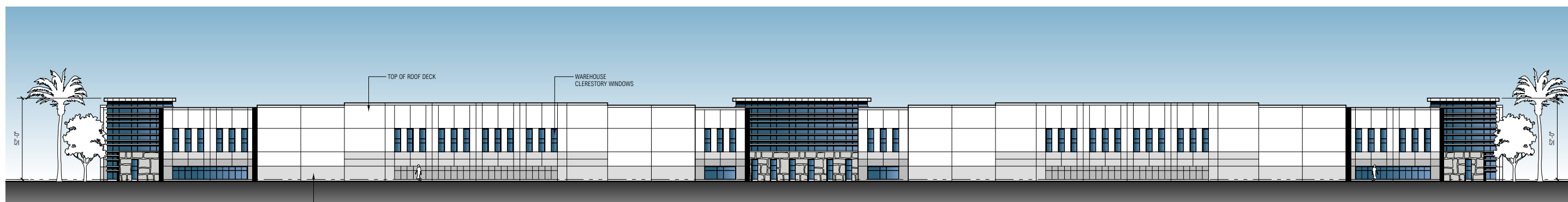
# Elevations A



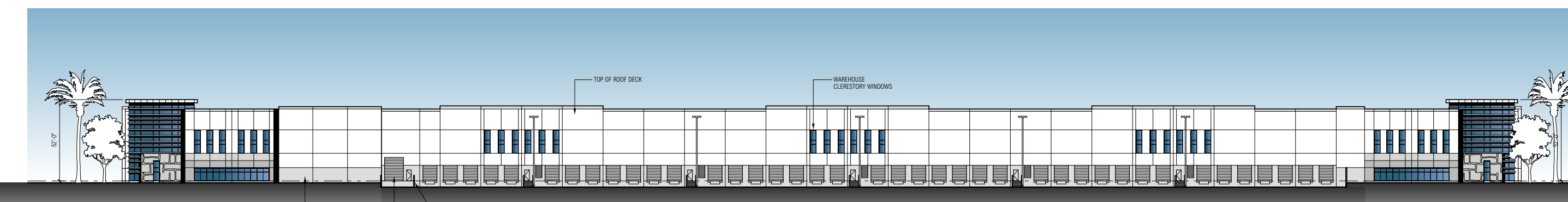
**WEST ELEVATION**  
SCALE: 1" = 30'-0"



**EAST ELEVATION**  
SCALE: 1" = 30'-0"



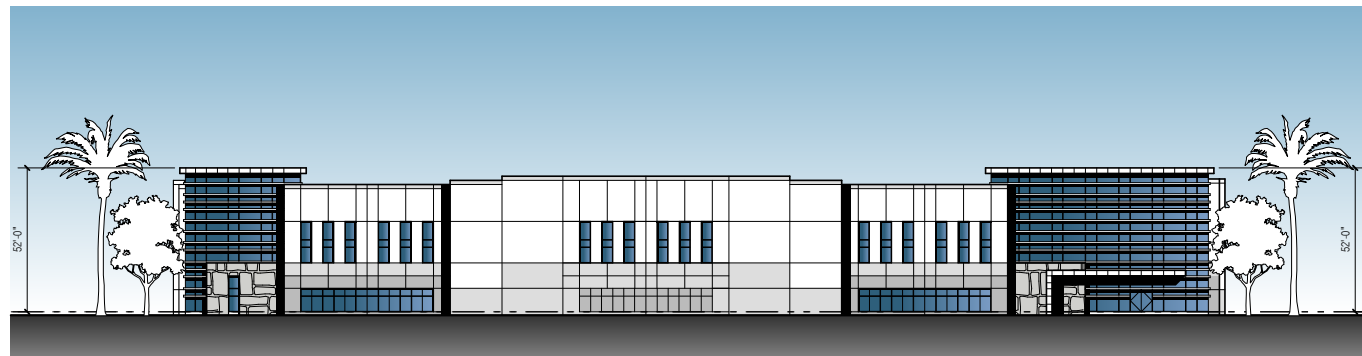
**NORTH ELEVATION**  
SCALE: 1" = 30'-0"



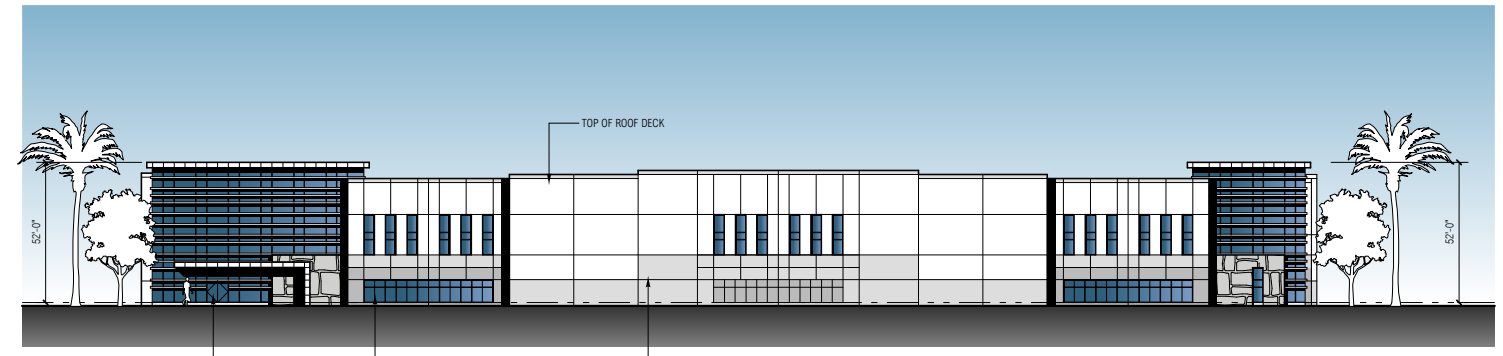
**SOUTH ELEVATION**  
SCALE: 1" = 30'-0"

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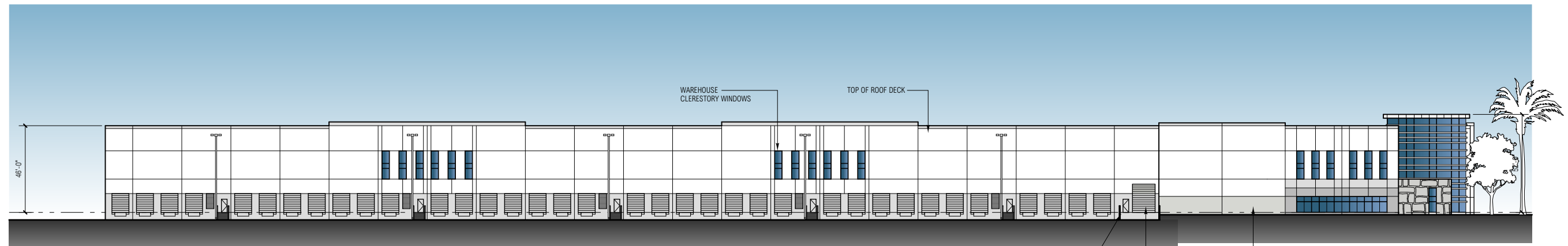
# Elevations B



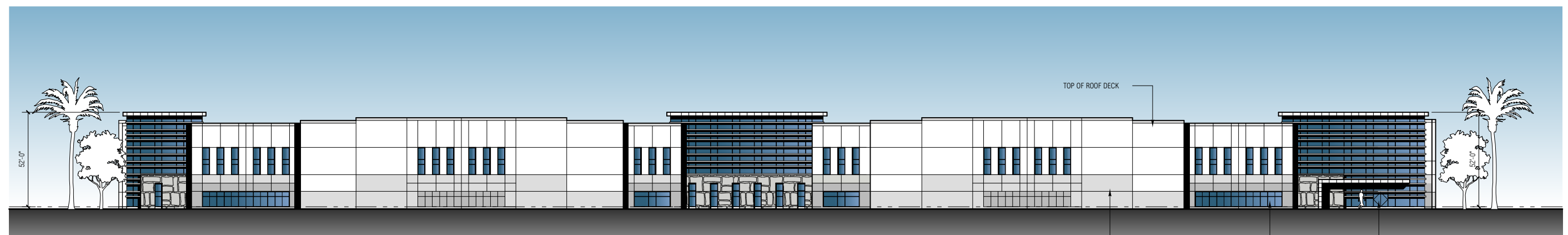
**WEST ELEVATION**  
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**EAST ELEVATION**  
SCALE: 1" = 30'-0"



**NORTH ELEVATION**  
SCALE: 1" = 30'-0"

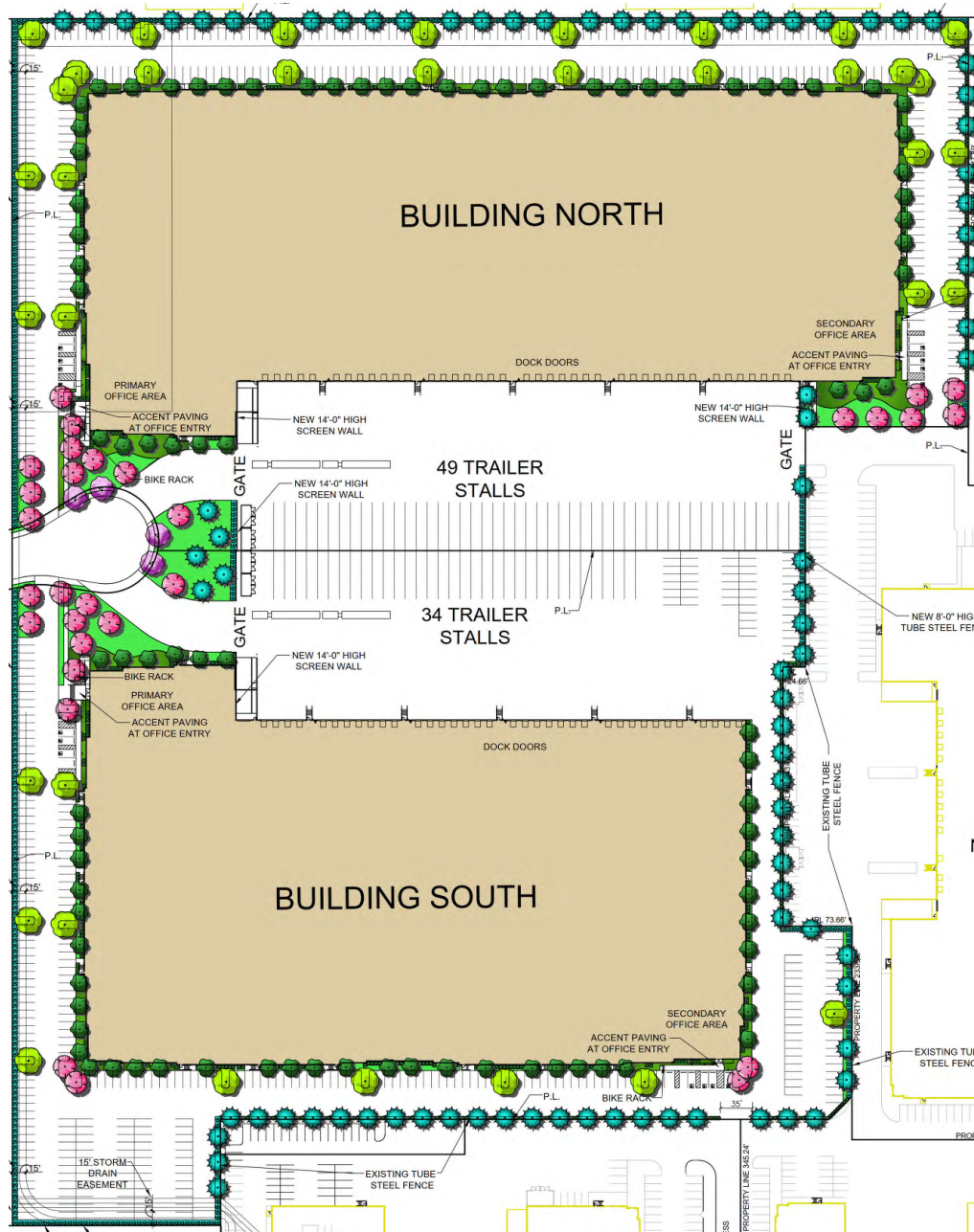


**SOUTH ELEVATION**  
SCALE: 1" = 30'-0"

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# Landscape Plan



## CONCEPT PLANT SCHEDULE

|   |  |  |   |
|---|--|--|---|
|  | <b>TREES ADJACENT TO BUILDING</b><br>ARBUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD<br>PODOCARPUS GRACILIOR / FERN PINE<br>TRISTANIA CONFERTA / BRISBANE BOX   | 92   | 24"BOX, LOW<br>24"BOX, MED<br>24"BOX, MED   |
|  | <b>PARKING LOT TREES</b><br>KOELREUTERIA BIPINNATA / CHINESE FLAME TREE STANDARD TRUNK<br>QUERCUS VIRGINIANA / SOUTHERN LIVE OAK<br>RHUS LANCEA / AFRICAN SUMAC  | 36   | 24"BOX, MED<br>24"BOX, LOW<br>24"BOX, LOW, LOW  |
|  | <b>ACCENT TREES</b><br>CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE<br>KOELREUTERIA BIPINNATA / CHINESE FLAME TREE STANDARD TRUNK<br>LAGERSTROEMIA X 'MUSKOGEE' / LAVENDER GRAPE MYRTLE STD.<br>QUERCUS AGRIFOLIA / COAST LIVE OAK   | 30   | 36"BOX, LOW<br>36"BOX, MED<br>24"BOX, MED<br>36"BOX   |
|  | <b>STREET TREES</b><br>CUPANIOPSIS ANACARDIODES / CARROT WOOD - STANDARD TRUNK<br>KOELREUTERIA BIPINNATA / CHINESE FLAME TREE STANDARD TRUNK<br>LAGERSTROEMIA X 'MUSKOGEE' / LAVENDER GRAPE MYRTLE STD.<br>PLATANUS X ACERIFOLIA / LONDON PLANE TREE<br>PYRUS CALLERYANA 'BRADFORD' / BRADFORD CALLERY PEAR<br>QUERCUS AGRIFOLIA / COAST LIVE OAK<br>TRISTANIA CONFERTA / BRISBANE BOX   | 4  | 24"BOX, MED, LOW<br>24"BOX, MED<br>24"BOX, MED<br>24"BOX, MED<br>24"BOX, LOW<br>24"BOX, LOW   |
|  | <b>EVERGREEN SCREEN TREES</b><br>PRINUS ELDERICHA / FERN PINE<br>PODOCARPUS GRACILIOR / FERN PINE<br>RHUS LANCEA / AFRICAN SUMAC<br>TRISTANIA CONFERTA / BRISBANE BOX  | 86   | 24"BOX, LOW<br>24"BOX, MED<br>24"BOX, LOW, LOW<br>24"BOX, MED   |
|  | <b>FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER</b><br>LIGUSTRUM TEXANUM / TEXAS PRIVET<br>NANDINA DOMESTICA / HEAVENLY BAMBOO<br>RHAPHIOLEPIS INDICA 'JACK EVANS' / JACK EVANS INDIAN HAWTHORN  | 214  | 5 GAL, MED<br>5 GAL, LOW<br>5 GAL   |
|  | <b>LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER</b><br>CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH SHRUB<br>DODONAEA VISCOOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH<br>ELEANAGNUS FUNGENS / SILVERBERRY<br>HETEROMELES ARBUTIFOLIA / TOYON  | 561  | 5 GAL, LOW<br>5 GAL<br>5 GAL, LOW   |
|  | <b>FOUNDATION / HEDGE SCREEN PLANTING - 5 GAL - LOW WATER</b><br>ARBUS UNEDO / STRAWBERRY TREE SHRUB<br>CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH SHRUB<br>DODONAEA VISCOOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH<br>ELEANAGNUS FUNGENS / SILVERBERRY<br>LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER<br>OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE<br>WESTRINGIA FRUTICOSA / COAST ROSEMARY  | 727  | 5 GAL<br>5 GAL, LOW<br>5 GAL<br>5 GAL<br>5 GAL<br>5 GAL, LOW  |
|  | <b>SHRUB / GROUND COVER PALETTE - MEDIUM WATER USE</b><br>LIGUSTRUM TEXANUM / TEXAS PRIVET<br>NANDINA DOMESTICA / HEAVENLY BAMBOO<br>PODOCARPUS GRACILIOR 'COLUMN' / FERN PINE<br>BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD<br>PHILODENDRON X 'YAKAWI' / YAKAWI PHILODENDRON<br>RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN<br>ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE<br>ROSA X 'INDARE' / FLOWER CARPET® RED GROUNDCOVER ROSE<br>TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE<br>XYLOSMA CONGESTUM / SHINY XYLOSMA  | 20,801 SF<br>254,108<br>345,871<br>194,554<br>3,499<br>2,401<br>2,401<br>2,401<br>—<br>5,402<br>1,351  | 5 GAL, MED<br>5 GAL, LOW<br>5 GAL, MED<br>5 GAL<br>5 GAL, MED<br>5 GAL<br>—<br>1 GAL, MED<br>5 GAL, MED   |
|  | <b>SHRUB / GROUND COVER PALETTE - LOW WATER USE</b><br>ARBUS UNEDO / STRAWBERRY TREE SHRUB<br>LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER<br>SALVIA CLEVELANDI 'ALLEN CHICKERING' / CLEVELAND SAGE<br>TECCOMA X 'SUNRISE' / YELLOW BELLS<br>WESTRINGIA FRUTICOSA / COAST ROSEMARY<br>ACACIA REDCENS 'DESERT CARPET' / DESERT CARPET BANK CATCLAW<br>AGAVE AMERICANA / CENTURY PLANT<br>AGAVE ATTENUATA 'AGAWWS' / RAY OF LIGHT FOXTAIL AGAVE<br>AGAVE PARRYI TRUNCATA / ARTICHOKE PARRY'S AGAVE<br>AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE<br>BOUGAINVILLEA X 'MONKA' / OO-LA-LA® BOUGAINVILLEA<br>BOUGAINVILLEA X 'SAN DIEGO RED' / SAN DIEGO RED BOUGAINVILLEA<br>CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH<br>CAREX DIVULSA / EUROPEAN GREY SEDGE<br>DASYLIRION WHEELERI / GREY DESERT SPOON<br>HESPERALOE PARVIFLORA / RED YUCCA<br>IVA HAYESIANA / SAN DIEGO POVERTY WEED<br>LANTANA X 'NEW GOLD' / NEW GOLD LANTANA<br>LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE<br>MUHLENBERGIA CAPILLARIS / PINK MILLY GRASS<br>MUHLENBERGIA RIGENS / DEER GRASS<br>MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM<br>OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE<br>PENNISETUM SPATHULATUM / SLENDER VELD GRASS<br>RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY<br>ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY<br>SALVIA GREGGII 'FURMAN'S RED' / FURMAN'S RED SALVIA - SPACE 3 O.C.<br>SALVIA X 'ALLEN CHICKERING' / ALLEN CHICKERING SAGE<br>SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO | 33,379 SF<br>312,200<br>246,682<br>199,807<br>312,198<br>1,389<br>—<br>2,169<br>2,169<br>—<br>15,421<br>—<br>2,169<br>—<br>3,861<br>3,861<br>3,861<br>—<br>1 GAL | 5 GAL, LOW<br>5 GAL<br>5 GAL, LOW<br>5 GAL, LOW<br>5 GAL, LOW<br>1 GAL, LOW<br>1 GAL<br>5 GAL, LOW<br>1 GAL<br>5 GAL, LOW<br>1 GAL<br>1 GAL<br>1 GAL<br>1 GAL, LOW<br>1 GAL<br>5 GAL<br>1 GAL, LOW<br>5 GAL<br>1 GAL, LOW<br>5 GAL<br>1 GAL |

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## 4. ENVIRONMENTAL CHECKLIST

### 4.1. BACKGROUND

|   |
|---|
| <p><b>Project Title:</b><br/>NWC Telegraph SFS</p>  |
| <p><b>Lead Agency:</b><br/>City of Santa Fe Springs</p>   |
| <p><b>Lead Agency Contact:</b><br/>Jimmy Wong, Planning Department<br/><a href="mailto:JimmyWong@santafesprings.org">JimmyWong@santafesprings.org</a><br/>(562) 868-0511 X7451</p>  |
| <p><b>Project Location:</b></p> <p>The proposed NWC Telegraph and SFS Project (the Project) is located within the central portion of the City of Santa Fe Springs, at the northwest corner of Santa Fe Springs Road and Telegraph Road. Regional access to the Project site is provided by Interstate 5 (I-5), Interstate 605 (I-605), and State Route 72 (SR-72). Local access to the Project site is provided via Telegraph Road and Santa Fe Springs Road. The Project site and surrounding area is shown in Figure 2-1, <i>Regional Location</i> and Figure 2-2, <i>Local Vicinity</i>.</p>   |
| <p><b>Project Sponsor's Name and Address:</b><br/>Bridgeland Resources LLC<br/>109 N Post Oak Ln, Suite 230<br/>Houston, TX 77024</p>   |
| <p><b>General Plan and Zoning Designation:</b><br/>The Project site has a General Plan land use designation of Industrial and a zoning designation of Heavy Manufacturing (M-2).</p>  |
| <p><b>Project Description:</b></p> <p>The Project proposes to subdivide the approximately 26.77-acre parcel into two parcels. The applicant for the proposed Project is requesting approval from the City of Santa Fe Springs to demolish the existing building onsite, abandon the existing onsite oil wells, and to construct two new warehouse buildings with parking, landscaping, and access improvements. The proposed Building 1 would be approximately 298,373 square feet (SF) with a FAR of 0.51. The proposed Building 2 would be approximately 286,305 SF with a FAR of 0.49. Additional improvements include parking, loading docks, decorative landscaping, associated onsite infrastructure, and construction of a cul-de-sac.</p> |
| <p><b>Surrounding Land Uses and Setting:</b><br/>North: Industrial development<br/>West: Industrial development<br/>South: One industrial building, oil, and gas extraction, followed by Telegraph Road<br/>East: Oil and gas extraction, followed by Santa Fe Springs Road and industrial development</p>  |
| <p><b>Other Public Agencies Whose Approval is Required:</b><br/>Department of Toxic and Substances Control</p>  |

## 4.2. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

|                                     |                               |                                     |                                |                                     |                                     |
|-------------------------------------|-------------------------------|-------------------------------------|--------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/>            | Aesthetics                    | <input type="checkbox"/>            | Agriculture/Forestry Resources | <input checked="" type="checkbox"/> | Air Quality                         |
| <input type="checkbox"/>            | Biological Resources          | <input type="checkbox"/>            | Cultural Resources             | <input checked="" type="checkbox"/> | Energy                              |
| <input checked="" type="checkbox"/> | Geology/Soils                 | <input checked="" type="checkbox"/> | Greenhouse Gas Emissions       | <input checked="" type="checkbox"/> | Hazards/Hazardous Materials         |
| <input checked="" type="checkbox"/> | Hydrology/Water Quality       | <input type="checkbox"/>            | Land Use/Planning              | <input checked="" type="checkbox"/> | Mineral Resources                   |
| <input checked="" type="checkbox"/> | Noise                         | <input type="checkbox"/>            | Population/Housing             | <input type="checkbox"/>            | Public Services                     |
| <input type="checkbox"/>            | Recreation                    | <input checked="" type="checkbox"/> | Transportation                 | <input checked="" type="checkbox"/> | Tribal Cultural Resources           |
| <input checked="" type="checkbox"/> | Utilities and Service Systems | <input type="checkbox"/>            | Wildfire                       | <input checked="" type="checkbox"/> | Mandatory Findings of Significances |

## 4.3. 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” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier analysis 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.

#### 4.4. 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 offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Guidelines Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:

**Earlier Analysis Used.** Identify and state where they are available for review.

**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.

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

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

## 5. ENVIRONMENTAL ANALYSIS

This section provides evidence to substantiate the conclusions in the environmental checklist.

### 5.1. AESTHETICS

| 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

**No Impact.** Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or “vista” of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project’s proposed height, mass, and location relative to surrounding land uses and travel corridors.

The 26.77-acre Project site currently contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. The Project site is within an urbanized area in the City of Santa Fe Springs where the surrounding area is primarily industrial uses. Existing public vantage points exist along roadways that surround the Project site, which do not contain expansive scenic vistas. The Project would develop two industrial warehouses with a total building area of 584,678 SF. The maximum building height for the proposed buildings would be 52 feet and the proposed buildings would be setback from the surrounding parcels. As described above in Section 3.0, *Project Description*, Building 1 would include a 78-foot and three-inch setback from the western property line, a 73-foot setback from the northern property line, and a 73-foot setback from the eastern property line. Building 2 would include a 78-foot and three-inch setback from the western property line, a 31-foot setback from the southern property line, and a 31-foot setback from the eastern property line. The Project would comply with setback standards as required by Section 155.244, Property Development Standards,

of the City Municipal Code. Therefore, the proposed Project would not encroach upon views of any scenic vistas for pedestrians and motorists from public vantage points on the nearest roadways including Telegraph Road and Santa Fe Springs Road. Thus, impacts would be less than significant and this topic will not be evaluated further in the forthcoming EIR.

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

**No Impact.** According to the California Department of Transportation (Caltrans) Scenic Highway Map, there are no officially designated State scenic highways near the Project site, the closest one being Route 55 which turns into State Route (SR) 91 southeast of Santa Fe Springs, approximately 15.15 miles from the Project site (California Department of Transportation, 2019). Therefore, the Project site would not damage scenic resources such as rock outcroppings, historic buildings, or trees within a state scenic highway and this topic will not be evaluated further in the EIR.

**c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

**Less than Significant Impact.** As described previously, the proposed Project is in an urbanized area and has an existing GP land use designation of Industrial and is zoned as M-2. The proposed Project is a permitted use under the Industrial land use and M-2 zone. Additionally, the proposed Project would include a new 8-foot-high tube steel fence along the southwestern, western, northern, and northeastern property line, which would connect to existing tube steel fence along the southeastern property line. The truck court would also be secured by a 14-foot-high concrete screen wall with two 10-foot-high tube steel sliding gates on the western side and one 10-foot-high tube steel sliding gate on the eastern side. The proposed fencing would be consistent with the City's development standards, as ensured during the City's plan check. The proposed Project would be consistent with the M-2 zone's development standards including FAR, setbacks, height, and fencing pursuant to Section 155.244, Property Development Standards of the Santa Fe Springs Municipal Code. Therefore, the Project would not conflict with applicable zoning regulations and impacts would be less than significant. This topic will not be further evaluated in the forthcoming EIR.

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

**Less Than Significant Impact.** Spill light occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location and light escapes and partially illuminates a surrounding location. Sensitive uses (e.g., residential uses) surrounding the Project site could be impacted by the light from development within the boundaries of the Project site if a light spill occurs.

Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare may also refer to the sensation experienced looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort. Glare generally does not result in illumination of off-site locations but results in a visible source of light viewable from a distance. Glare could also occur from building materials of the new structures, including glass and other reflective materials.

The 26.77-acre Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. Thus, there is light and glare currently being generated from the site. However, the Project would introduce new sources

of light from new building security lighting, streetlights within the Project area, interior lights shining through building windows, and headlights from nighttime vehicular trips generated from the Project. Lighting would also be used during the construction phase for site security. Thus, the Project would increase lighting and glare compared to the existing condition. However, the Project would be subject to Sections 155.432 and 155.496 of the City Municipal Code, which prohibits light and glare to be transmitted or reflected in concentrated quantities that would be detrimental or harmful to the use of surrounding properties or streets. Thus, the proposed Project would have a less than significant impact related to light and glare, and this topic will not be evaluated further in the forthcoming EIR.



## 5.2. 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 the 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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))?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

**No Impact.** The State of California Department of Conservation's Farmland Mapping and Monitoring Program is charged with producing maps for analyzing impacts on the state's agricultural resources. California's agricultural lands are rated based on soil quality and irrigation status. For CEQA purposes, the following categories qualify as "agricultural land": Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land. Per Section 21060.1 of the State CEQA Guidelines, Farmland of Local Importance and Grazing Land are not considered Farmland.

The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Department of Conservation. The Project site is identified as "Urban and Built-Up Land" by the California Department of Conservation's Important Farmland Finder (California Department of Conservation, 2022). Additionally, the Project site is currently zoned as M-2 which does not allow for

agricultural uses. Implementation of the proposed Project would therefore not involve the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to urban uses. As a result, no impact would occur, and this topic will not be evaluated in the EIR.

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

**No Impact.** The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private landowners for indefinite terms in exchange for reduced property tax assessments. As identified previously, the Project site is zoned M-2, which does not provide for agricultural uses, and no agriculture uses exist adjacent to the site that would be affected by the Project's implementation. In addition, according to the California Department of Conservation's Williamson Act Enrollment Finder, the Project site is not under a Williamson Act Contract (California Department of Conservation, 2022). Therefore, development of the proposed Project would not conflict with an existing Williamson Act contract or existing zoning for agricultural use. As a result, no impact would occur, and this topic will not be evaluated in the EIR.

**c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** "Forest land" is defined as "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." "Timberland" is defined as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." "Timberland Production Zone" (TPZ) is defined as "an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h)."

The Project site is designated M-2, and is not zoned for forest land, timberland, or Timberland Preserve Zone (TPZ). Additionally, there are no forest lands, timberland, or zoned Timberland Production in proximity to the Project site (City of Santa Fe Springs, 2021). Therefore, the proposed Project would not result in impacts to forest land, timberland, or TPZ and this topic will not be evaluated in the EIR.

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

**No Impact.** The Project site is mostly barren with some ornamental trees and shrubs that would not qualify as forest land. In addition, the Project site is zoned M-2, and no forest land exists adjacent to the Project site. Therefore, the proposed Project would not result in the loss or conversion of forest land to non-forest use, and this topic will not be evaluated in the EIR.

**e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

**No Impact.** The Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. There are no agricultural activities on or adjacent to the Project site. Additionally, neither the Project site nor the surrounding area are designated as forest land or farmland. Thus, the proposed Project would not convert existing farmland to nonagricultural uses, nor convert forest land to non-forest uses. Therefore, no impact would occur, and this topic will not be evaluated in the EIR.

### 5.3. AIR QUALITY

| Where available, the significance criteria established by the applicable air quality management 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 Incorporated | Less Than Significant Impact | No Impact                |
|---|-------------------------------------|--|------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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?            | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |

**Response a) through d).**

**Potentially Significant Impact.** The Project site is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD), therefore the SCAQMD is responsible for the administration and implementation of the Air Quality Management Plan (AQMP). Implementation of the proposed Project would subdivide the 26.77-acre site into two parcels. Each parcel would be developed with an industrial warehouse building and associated onsite infrastructure, providing a total building area of 584,678 SF. Additional improvements to the site would include landscaping, utility connections, and pavement of parking areas and drive aisles. Development of the Project could result in the production of additional criteria air pollutants which may interfere with, or obstruct, implementation of the AQMP. Development of the proposed Project involves construction and operational activities that could generate both short-term and long-term criteria pollutants and other emissions. Additionally, localized concentrations of construction-source and operational-source emissions could adversely affect sensitive receptors. During construction, emissions from construction equipment, architectural coatings, and paving activities may be generated. During operations, trucks and vehicles operating at the loading docks may emit odor. These odors may adversely affect people surrounding the Project site, including the residential land uses located south of Telegraph Road. Further analysis will be required to determine whether the proposed Project would result in potentially significant air quality impacts. Thus, a Project-specific Air Quality Impact Analysis and Construction Health Risk Assessment will be prepared for the proposed Project as part of the Draft EIR and impacts related to Air Quality will be further analyzed in the EIR.

### 5.4. BIOLOGICAL RESOURCES

| Would the project:   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | 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 Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**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 Wildlife or U.S. Fish and Wildlife Service?**

**Less than Significant Impact.** Biological resources on the Project site were evaluated in the General Biological Assessment (GBA) completed by Hernandez Environmental Services (HES) in March 2024 (Appendix A). The GBA consisted of a literature review and review of aerial photographs and topographic maps of the Project site and surrounding areas. A query was conducted to identify sensitive species information for the Project area using the California Natural Diversity Data Base (CNDDB), the California Native Plant Society (CNPS) On-line Inventory of Rare, Threatened, and Endangered Plants, the United States Fish and Wildlife Service (USFWS) Critical Habitat and Environmental Conservation Online System (ECOS) Threatened/Endangered Species lists, the Los Angeles County Tree Ordinance, and the County of Los Angeles General Plan Significant Ecological Areas (SEA). HES also conducted a field survey of the Project site on December 15, 2023.

According to the GBA, a total of 33 sensitive plant species were found to have the potential to occur on or within the vicinity of the Project site. Of those 33 sensitive plant species, a total of 13 of the reviewed sensitive plant species are listed as state and/or federal Threatened, Endangered, or Candidate species; or have a rare plant ranking of 1B.1 on the CNPS Rare Plant Inventory (Hernandez Environmental Services, 2024). However, no sensitive plant species were not found to be present on the Project site nor to have suitable habitat present on the Project site as shown below in Table 5-1.

**Table 5-1: Sensitive Plant Species with Potential to Occur on Project Site**

| Species Name   | Rare Plant Rank                     | Federal/State Listing     | Presence on Project Site            |
|--|-------------------------------------|---------------------------|-------------------------------------|
| chaparral sandverbena ( <i>Abronia villosa</i> var. <i>aurita</i> )              | Ranked 1B.1 in Rare Plant Inventory | None                      | No suitable habitat and not present |
| Horn's milkvetch ( <i>Astragalus hornii</i> var. <i>hornii</i> )                 | Ranked 1B.1 in Rare Plant Inventory | None                      | No suitable habitat and not present |
| Coulter's saltbush ( <i>Atriplex coulteri</i> )                                  | Ranked 1B.2 in Rare Plant Inventory | None                      | No suitable habitat and not present |
| Parish's brittlescale ( <i>Atriplex parishii</i> )                               | Ranked 1B.1 in Rare Plant Inventory | None                      | No suitable habitat and not present |
| Davidson's saltscale ( <i>Atriplex serenana</i> var. <i> davidsonii</i> )        | Ranked 1B.2 in Rare Plant Inventory | None                      | No suitable habitat and not present |
| Plummer's mariposa-lily ( <i>Calochortus plummerae</i> )                         | Ranked 4.2 in Rare Plant Inventory  | None                      | No suitable habitat and not present |
| Intermediate mariposa-lily ( <i>Calochortus weedii</i> var. <i>intermedius</i> ) | Ranked 1B.2 in Rare Plant Inventory | None                      | No suitable habitat and not present |
| lucky morning-glory ( <i>Calystegia felix</i> )                                  | Ranked 1B.1 in Rare Plant Inventory | None                      | No suitable habitat and not present |
| southern tarplant ( <i>Centromadia parryi</i> ssp. <i>australis</i> )            | Ranked 1B.1 in Rare Plant Inventory | None                      | No suitable habitat and not present |
| salt marsh bird's-beak ( <i>Chloropyron maritimum</i> ssp. <i>maritimum</i> )    | Ranked 1B.2 in Rare Plant Inventory | Endangered/<br>Endangered | No suitable habitat and not present |
| Peruvian dodder ( <i>Cuscuta obtusiflora</i> var. <i>glandulosa</i> )            | Ranked 2B.2 in Rare Plant Inventory | None                      | No suitable habitat and not present |
| slender-horned spineflower ( <i>Dodecahema leptoceras</i> )                      | Ranked 1B.1 in Rare Plant Inventory | Endangered/<br>Endangered | No suitable habitat and not present |
| many-stemmed dudleya ( <i>Dudleya multicaulis</i> )                              | Ranked 1B.2 in Rare Plant Inventory | None                      | No suitable habitat and not present |

|  |  |                           |  |
|--|--|---------------------------|--|
| Los Angeles sunflower<br>( <i>Helianthus nuttallii</i> ssp.<br><i>parishii</i> )                 | Ranked 1A in Rare<br>Plant Inventory   | None                      | No suitable habitat<br>and not present |
| mesa horkelia ( <i>Horkelia<br/>cuneata</i> var. <i>puberula</i> )                               | Ranked 1B.1 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| decumbent goldenbush<br>( <i>Isocoma menziesii</i> var.<br><i>decumbens</i> )                    | Ranked 1B.2 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| Coulter's goldfields ( <i>Lasthenia<br/>glabrata</i> ssp. <i>coulteri</i> )                      | Ranked 1B.1 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| Robinson's pepper-grass<br>( <i>Lepidium virginicum</i> var.<br><i>robinsonii</i> )              | Ranked 4.3 in Rare<br>Plant Inventory  | None                      | No suitable habitat<br>and not present |
| mud nama ( <i>Nama stenocarpa</i> )  | Ranked 2B.2 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| Gambel's water cress<br>( <i>Nasturtium gambelii</i> )   | Ranked 1B.1 in Rare<br>Plant Inventory | Endangered/<br>Threatened | No suitable habitat<br>and not present |
| prostrate vernal pool<br>navarretia ( <i>Navarretia<br/>prostrata</i> )                          | Ranked 1B.2 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| coast woollyheads<br>( <i>Nemacaulis<br/>denudata</i> var. <i>denudata</i> )                     | Ranked 1B.2 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| California Orcutt grass<br>( <i>Orcuttia californica</i> )                                       | Ranked 1B.1 in Rare<br>Plant Inventory | Endangered/<br>Endangered | No suitable habitat<br>and not present |
| Lyon's pentachaeta<br>( <i>Pentachaeta lyonii</i> )  | Ranked 1B.1 in Rare<br>Plant Inventory | Endangered/<br>Endangered | No suitable habitat<br>and not present |
| Brand's star phacelia<br>( <i>Phacelia stellaris</i> )   | Ranked 1B.1 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| white rabbit-tobacco<br>( <i>Pseudognaphalium<br/>leucocephalum</i> )                            | Ranked 2B.2 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| Parish's gooseberry ( <i>Ribes<br/>divaricatum</i> var. <i>parishii</i> )                        | Ranked 1A in Rare<br>Plant Inventory   | None                      | No suitable habitat<br>and not present |
| Sanford's arrowhead<br>( <i>Sagittaria sanfordii</i> )   | Ranked 1B.2 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| southern mountains<br>skullcap ( <i>Scutellaria<br/>bolanderi</i> ssp.<br><i>austromontana</i> ) | Ranked 1B.2 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| salt spring checkerbloom<br>( <i>Sidalcea neomexicana</i> )                                      | Ranked 2B.2 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| estuary seablite ( <i>Suaeda<br/>esteroa</i> )   | Ranked 1B.2 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| San Bernardino aster<br>( <i>Symphotrichum defoliatum</i> )                                      | Ranked 1B.2 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |
| Greata's aster<br>( <i>Symphotrichum greatae</i> )   | Ranked 1B.3 in Rare<br>Plant Inventory | None                      | No suitable habitat<br>and not present |

Source: General Biological Resources Assessment, April 2024 (Appendix A)

Note: Shaded rows reflect sensitive plant species listed as state and/or federal Threatened, Endangered, or Candidate species; or have a rare plant ranking of 1B.1 on the CNPS Rare Plant Inventory.

The field survey did not identify suitable habitat for any of the above-mentioned plant species. Therefore, implementation of the Project would have a less than significant impact on sensitive plant species.

Of the 48 special-status wildlife species, 17 are listed as state and/or federal Threatened, Endangered, or Candidate. These species, their listing status, and their presence on site are listed in Table 5-2 below. The field survey did not identify suitable habitat for any of the animal species mentioned below, including any suitable habitat for burrowing owl (Hernandez Environmental Services, 2024). Therefore, implementation of the Project would have a less than significant impact on sensitive wildlife species and this topic will not be further evaluated in the EIR.

**Table 5-2: Sensitive Animal Species with Potential to Occur on Project Site**

| Species Name   | Listing Status  | Presence on Project Site            |
|--|---|-------------------------------------|
| Tricolored blackbird ( <i>Agelaius tricolor</i> )  | State-Threatened;<br>BLM Sensitive, CDFW Species of Special Concern, IUCN Endangered, USFWS Birds of Conservation Concern | No suitable habitat and not present |
| Crotch bumble bee ( <i>Bombus crotchii</i> )   | State-Candidate Endangered;<br>IUCN Endangered  | No suitable habitat and not present |
| Swainson's hawk ( <i>Buteo swainsoni</i> )   | State-Threatened;<br>BLM Sensitive, IUCN Least Concern  | No suitable habitat and not present |
| green turtle ( <i>Chelonia mydas</i> )   | Federal-Threatened;<br>IUCN Endangered  | No suitable habitat and not present |
| western yellow-billed cuckoo ( <i>Coccyzus americanus occidentalis</i> )                 | Federal-Threatened and State-Endangered;<br>BLM Sensitive, USFS Sensitive   | No suitable habitat and not present |
| monarch -California overwintering population ( <i>Danaus plexippus plexippus</i> pop. 1) | Federal-Candidate;<br>IUCN Endangered, USFS Sensitive   | No suitable habitat and not present |
| Southwestern willow flycatcher ( <i>Empidonax traillii extimus</i> )                     | Federal- Endangered and State-Endangered  | No suitable habitat and not present |
| western pond turtle ( <i>Emys marmorata</i> )  | Federal- Proposed Threatened; BLM Sensitive, CDFW Species of Special Concern, IUCN Vulnerable, USFS Sensitive             | No suitable habitat and not present |
| quino checkerspot butterfly ( <i>Euphydryas editha quino</i> )                           | Federal- Endangered   | No suitable habitat and not present |
| California black rail ( <i>Laterallus jamaicensis coturniculus</i> )                     | State-Threatened; BLM Sensitive, CDFW Fully Protected, IUCN Endangered  | No suitable habitat and not present |
| steelhead -southern California DPS ( <i>Oncorhynchus mykiss irideus</i> pop. 10)         | Federal- Endangered and State-Candidate Endangered; AFS Endangered  | No suitable habitat and not present |
| Belding's savannah sparrow ( <i>Passerculus sandwichensis beldingi</i> )                 | State-Endangered; USFWS Birds of Conservation Concern   | No suitable habitat and not present |
| Pacific pocket mouse ( <i>Perognathus longimembris pacificus</i> )                       | Federal-Endangered; CDFW Species of Special Concern   | No suitable habitat and not present |
| coastal California gnatcatcher ( <i>Polioptila californica californica</i> )             | Federal-Threatened; CDFW Species of Special Concern   | No suitable habitat and not present |

|   |   |                                     |
|---|---|-------------------------------------|
| Western spadefoot ( <i>Spea hammondi</i> )                  | Federal-Proposed Threatened; BLM Sensitive, CDFW Species of Special Concern, IUCN Near Threatened | No suitable habitat and not present |
| California least tern ( <i>Sternula antillarum browni</i> ) | Federal and State-Endangered; CDFW Fully Protected  | No suitable habitat and not present |
| least Bell's vireo ( <i>Vireo bellii pusillus</i> )         | Federal and State-Endangered  | No suitable habitat and not present |

Source: General Biological Resources Assessment, April 2024 (Appendix A)

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

**No Impact.** Riparian habitats occur along the banks of rivers, streams, or wetland areas. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies or are known to provide habitat for sensitive animal or plant species. As described in the General Biological Assessment (Appendix A), the Project site does not contain or support any streams, drainages or riparian habitats (Hernandez Environmental Services, 2024). Thus, no impacts related to riparian habitat or other sensitive natural communities identified in local or regional plans would result from Project implementation. This topic will not be further evaluated in the EIR.

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

**No Impact.** Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. As described in the General Biological Assessment, the Project site does not contain natural wetlands (Hernandez Environmental Services, 2024). Therefore, the Project would not result in impacts to wetlands and this topic will not be further evaluated in the EIR.

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

**Less Than Significant Impact with Mitigation Incorporated.**

Wildlife corridors are areas where wildlife movement is concentrated due to natural or anthropogenic constraints and corridors provide access to resources such as food, water, and shelter. Animals use these corridors to move between different habitats and provide avenues for wildlife dispersal, migration, and contact between other populations. As mentioned previously, the Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. The Project site is also located in an urban area and is surrounded by developed land uses. Further, no wildlife movement corridors were found to be present on the Project site nor does the Project site support conditions for migratory wildlife corridors or linkages (Hernandez Environmental Services, 2024). There are no rivers, creeks, or open drainages near the site that could function as a wildlife corridor. Thus, implementation of the Project would not result in impacts related to wildlife movement or wildlife corridors.



However, the Project site contains shrubs and some trees that could be used for nesting by common bird species that are protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season that occurs between February 1 and September 15. The provisions of the MBTA prohibit disturbing or destroying active nests. Therefore, Mitigation Measure BIO-1 has been included to require that if commencement of vegetation clearing occurs between February 1 and September 15, a qualified biologist shall conduct a nesting bird survey no more than 3 days prior to commencement of activities to confirm the absence of nesting birds. With implementation of Mitigation Measure BIO-1, potential impacts to nesting birds would be less than significant. As such, this topic will not be further evaluated in the EIR.

**e) Conflict with any local policies or ordinances protecting biological resources?**

**Less than Significant Impact.** Implementation of the Project is subject to all applicable federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. Thus, the Project would be required to comply with the City of Santa Fe Springs Tree Ordinance, as listed in Title IX, Chapter 95, Section 130-140 of the City Municipal Code which states that trees, shrubs or plants along any street shall not be interfered with without a permit from the City. However, the Project site would not impact any trees on an existing City roadway. The Project site is surrounded by other existing uses and does not directly border a public roadway including Santa Fe Springs Road and Telegraph Road; therefore, the Project would not be subject to the City of Santa Fe Springs' tree ordinance. Implementation of the proposed Project would not conflict with any local policies or ordinances protecting biological resources; therefore, the Project would have a less than significant impact on local tree policies and this topic will not be further discussed in the EIR.

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

**No Impact.** The Project site is located in an urban area and is not within the boundary of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP) or other approved local, regional, or state habitat conservation plan. As such, the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan and no impacts would occur. This topic will not be further evaluated in the EIR.

**Mitigation Measures**

**Mitigation Measure BIO-1: Migratory Bird Treaty Act.** Vegetation removal should occur outside of the nesting bird season (generally between February 1 and September 15). If vegetation removal is required during the nesting bird season, the applicant must conduct take avoidance surveys for nesting birds prior to initiating vegetation removal/clearing. Surveys will be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers and other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active. At a minimum, construction activities will stay outside of a 200-foot buffer around the active nests. The approved buffer zone shall be marked in the field with construction fencing and shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

### 5.5. CULTURAL RESOURCES

| Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?      | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

**No Impact.**

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

The Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. The Phase I Cultural Resources Assessment (Appendix B) prepared by BFSa determined that none of the features identified on the Project site appear to be older than 50 years and the six oil pump jacks do not correspond with the historic extraction of oil on the property (BFSa , 2024). As such, there are no existing historical resources within the Project site or within the immediate vicinity of the Project, and impacts related to historic resources would not occur from implementation of the Project. Thus, this topic will not be further evaluated in the EIR.

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

**Less Than Significant Impact with Mitigation Incorporated.**

As mentioned previously, the Project site is currently heavily disturbed. Project construction would require excavation at depths of approximately seven feet. As part of the Phase I Cultural Resources Assessment, an archaeological records search for the Project site and surrounding area was conducted through the South Central Coastal Informational Center at California State University Fullerton. The records search indicated that 35 previous studies have been conducted within a mile of the Project site and 12 resources have been identified within a mile of the Project site, however, no resources have been recorded within the boundaries of the Project site or immediate vicinity (BFSa , 2024). Additionally, a field survey was conducted on January 15, 2024, in which no cultural resources were identified within the Project site (BFSa , 2024). Based upon the results of the cultural resources study and field survey as well as the current disturbed state of the Project site, the potential to encounter unknown archeological resources was determined to be minimal. However, in the event that any historic or prehistoric cultural resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be engaged to evaluate the discovery as described in MM CUL-1. With the implementation of MM CUL-1, impacts related

to archaeological resources would be less than significant. Thus, this topic will not be further evaluated in the EIR.

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

**Less Than Significant Impact.**

The Project site has been heavily disturbed, as described above, and has not been previously used as a cemetery. It is not anticipated that implementation of the proposed Project would result in the disturbance of human remains. Existing regulation under the California Health and Safety Code, included as PPP CUL-1, outlines the procedures to undertake if human remains are found on the Project site. In the event of inadvertent discovery of human remains during Project construction, the State Health and Safety Code Section 7050.5 states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. Compliance with existing regulations would ensure impacts related to potential disturbance of human remains would be less than significant. Thus, this topic will not be further evaluated in the EIR.

**Existing Plans, Programs, or Policies**

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

**Mitigation Measures**

**MM CUL-1: Inadvertent Discovery.** In the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g).

If the discovered resource(s) appears Native American in origin, a Native American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources. The discovery would also be reported to the City and the South Central Coastal Information Center (SCCIC).

Prior to the issuance of any permits for ground-disturbing activities that include the excavation of soils (including as grading, excavation, and trenching), the City shall ensure that all Project grading and construction plans and specifications include requirement to halt construction activity and contact an archaeologist as specified above.

### 5.6. ENERGY

| Would the project:  | Potentially Significant Impact      | Less Than Significant with Mitigation Incorporated | 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |

**Response a) and b).**

**Potentially Significant Impact.** The 26.77-acre Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. Implementation of the proposed Project would include the development of two industrial warehouse buildings with a total building area of 584,678 SF. Additional improvements to the site would include landscaping, utility connections, and pavement of parking areas and drive aisles. Project construction would require consumption of energy resources through operation of construction vehicles and equipment, as well as worker vehicles. Additionally, Project operation of the proposed industrial facilities would require consumption of energy resources to power the facilities, as well as fuel trucks and worker vehicles. Thus, the proposed Project could result in wasteful, inefficient, or unnecessary consumption of energy resources and/or conflict with a state or local renewable energy plan. Therefore, the Project could result in potentially significant impacts to energy resources and this topic will be further analyzed in the EIR. The EIR will quantify the amount of energy that would be used by both construction and operation of the proposed Project to identify if wasteful, inefficient, or unnecessary consumption of energy resources would occur from implementation of the Project and evaluate its consistency with the applicable plans and policies.

### 5.7. GEOLOGY AND SOILS

| Would the project:  | Potentially Significant Impact      | Less Than Significant with Mitigation Incorporated | 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) | <input type="checkbox"/>            | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?  | <input type="checkbox"/>            | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) Seismic-related ground failure, including liquefaction?  | <input type="checkbox"/>            | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Landslides?   | <input type="checkbox"/>            | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/>            | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?  | <input type="checkbox"/>            | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?   | <input type="checkbox"/>            | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/>            | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input type="checkbox"/>            |

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

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?**

**No Impact.** In 1972, the Alquist-Priolo Special Studies Zones Act was signed into law. In 1994, it was renamed the Alquist-Priolo Earthquake Fault Zoning Act (A-P Act). The primary purpose of the Act is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy across the trace of an active fault. The A-P Act requires the State Geologist (Chief of the California Geology Survey) to delineate “Earthquake Fault Zones” along with faults that are “sufficiently active” and “well-defined.” The boundary of an “Earthquake Fault Zone” is generally about 500 feet from major active faults and 200 to 300 feet from well-defined minor faults. The A-P Act dictates that cities and counties withhold development

permits for sites within an Alquist-Priolo Earthquake Fault Zone until geologic investigations demonstrate that the site zones are not threatened by surface displacements from future faulting.

The Project site is not located within an Alquist-Priolo Earthquake Fault zone (California Geological Survey, 2024). The closest Alquist-Priolo Earthquake Fault zones are the Elsinore fault zone, located approximately 5.5 miles northeast and the East Montebello Fault Zone, located approximately 7 miles north from the Project site, respectively. Due to the distance of the Project site from the closest fault zone, there is no potential for the Project to be subject to rupture of a known earthquake fault. Impacts related to a fault zone would not occur from implementation of the proposed Project. Thus, this topic will not be further analyzed in the EIR.

## ii. Strong seismic ground shaking?

### Less Than Significant Impact.

The Project site, like most of southern California, could be subject to seismically-related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

The closest active fault zones to the Project site are the Elsinore fault zone, located approximately 5.5 miles northeast and the East Montebello Fault Zone, located approximately 7 miles north from the Project site, respectively. A major earthquake along these faults or another regional fault could cause substantial seismic ground shaking at the site. However, structures built in the City are required to be built in compliance with the California Building Code (CBC) (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

Pursuant to Title 15, Chapter 150, Building Regulations, of the Santa Fe Springs Municipal Code, the Project would incorporate the design recommendations included in its geotechnical report, which will be subject to review and approval by City staff prior to issuance of a grading permit. Compliance with the CBC as verified by the City's review process and included as a condition of approval, would reduce impacts related to strong seismic ground shaking to a less than significant level. Therefore, this topic will not be further analyzed in the EIR.

## iii. Seismic-related ground failure, including liquefaction?

### Less Than Significant Impact.

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

Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

According to Figure S-1, Seismic Hazards, of the Santa Fe Springs General Plan Safety Element, the Project site is not identified as being within a liquefaction zone (City of Santa Fe Springs, 2021). Additionally,

compliance with the CBC, ensured through the City's plan check, would reduce impacts related to seismic-related ground failure to a less than significant level. Therefore, a less than significant impact related to seismic-related ground failure would occur and this topic will not be addressed in the EIR.

#### iv. Landslides?

**No Impact.** Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquake-induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. As described above, the Project site is located in a seismically active region subject to strong ground shaking. However, the Project site is located in a flat area that does not contain nor is adjacent to large slopes, and the Project would not generate large slopes. As a result, implementation of the Project would not expose people or structures to substantial adverse effects involving landslides, and impacts related to landslides would not occur. This topic will not be further analyzed in the EIR.

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

**Less than Significant Impact.** Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water. To reduce the potential for soil erosion and the loss of topsoil, construction activities would require a Storm Water Pollution Permit (SWPPP), which is mandated by the National Pollution Discharge Elimination System (NPDES) General Construction Permit (included as PPP HYD-1 herein) and enforced by the Los Angeles RWQCB. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. Compliance with State and federal requirements would ensure that the proposed Project would have a less than significant impact related to soil erosion or loss of topsoil.

Additionally, the proposed Project includes installation of landscaping adjacent to the proposed buildings and throughout the proposed parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water would not exist upon operation of the proposed Project. Thus, with implementation of existing requirements, impacts related to substantial soil erosion or loss of topsoil would be less than significant and this topic will not be further analyzed in the EIR.

#### c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

**Less than Significant Impact.** As stated above, the Project site is not located in an area that is susceptible to landslides or liquefaction. Lateral spreading is the finite, lateral movement of gently to steeply sloping, saturated soil deposits caused by earthquake-induced liquefaction. Due to the depth of groundwater and the low susceptibility to liquefaction, the potential for lateral spreading is considered low (LGC Geotechnical, 2024).

Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of an earthquake motion in an area where groundwater in basin is lowered. An onsite Geotechnical Investigation consisting of subsurface evaluation in the form of eight hollow-stem borings was conducted by LGC Geotechnical in February 2024 (Appendix C). The depths of the borings ranged between 10 to 50 feet below existing grade and groundwater was not encountered to the maximum explored depth of approximately 51.5 feet below existing grade (LGC Geotechnical, 2024). In addition,

the Project would not pump water from the Project area, however, slight subsidence is anticipated as a result of soil excavation and compaction. Thus, impacts related to subsidence would be less than significant.

As described previously, compliance with the requirements of the CBC and related recommendations in the Geotechnical Investigation related to compaction of soils and development of foundations is required as part of the building plan check and development permitting process, and would reduce potential impacts related to lateral spreading, liquefaction, subsidence, and ground collapse to a less than significant level. Therefore, this topic will not be further evaluated in the EIR.

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

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

The Geotechnical Investigation, included as Appendix C, found that the onsite soils of the Project site consist of medium dense to very dense sands and silty sands and stiff to very stiff sandy silts and clays. Based on preliminary field investigation and laboratory testing, on-site soils possess a “very low” expansion potential (LGC Geotechnical, 2024). In addition, as described previously, compliance with the CBC would require specific engineering design recommendations be incorporated into grading plans and building specifications as a condition of construction permit approval to ensure that Project structures would withstand effects related to ground movement, including expansive soils. Therefore, impacts would be less than significant, and this topic will not be addressed in the EIR.

**e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

**No Impact.** The proposed Project would be served by the City sewer utilities and would not include the use of septic tanks or alternative wastewater disposal systems. Implementation of the Project would not result in impacts related to these systems, thus this topic will not be analyzed in the EIR.

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

**Potentially Significant Impact.** The Project site has the potential to contain paleontological resources. Construction of the proposed Project would include earthmoving activities, such as grading, which have the potential to disturb previously unknown paleontological resources. A paleontological assessment for the Project site will be conducted to analyze the sensitivity of the Project site to contain paleontological resources and potential impacts of the proposed Project on such resources. Therefore, this topic will be addressed in the forthcoming EIR, and mitigation measures will be recommended, as appropriate.

**Existing Plans, Programs, or Policies (PPPs)**

**PPP WQ-1: NPDES/SWPPP.** Prior to issuance of any grading permits, the applicant shall provide the City Building and Safety Department evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resources Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.



### 5.8. GREENHOUSE GAS EMISSIONS

| Would the project:   | Potentially Significant Impact      | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                |
|--|-------------------------------------|--|------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |

#### Potentially Significant Impact

Response a) through b).

**Potentially Significant Impact.** Global climate change is not confined to a particular project area. A typical project does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. GHGs are produced by both direct and indirect emissions sources. Direct emissions include consumption of natural gas, heating and cooling of buildings, landscaping activities and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal.

Implementation of the proposed Project would include the development of two industrial warehouse buildings with a total building area of 584,678 SF. Additional improvements to the site would include landscaping, utility connections, and pavement of parking areas and drive aisles. Implementation of the proposed Project would generate GHG emissions during both construction and operation of the Project. During construction, sources of GHG emissions would include operation of construction equipment and worker commutes to and from the Project site. During Project operation, the proposed Project would generate GHG emissions from vehicular trips; water, natural gas, and electricity consumption; and solid waste generation. The Project has the potential to generate an increase in GHG emissions. As such, a Project-specific GHG study will be conducted to determine the significance of the Project’s GHG emissions and identify mitigation measures as appropriate to reduce potential impacts. Therefore, the Project could result in potentially significant GHG impacts, and this topic will be discussed further in the EIR.

### 5.9. HAZARDS AND HAZARDOUS MATERIALS

| Would the project:  | Potentially Significant Impact      | Less Than Significant with Mitigation Incorporated | 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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |

**Responses a) through h).**

**Potentially Significant Impact.** The 26.77-acre Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. Since the Project site has a history of oil and gas extraction, the site could contain unknown hazardous materials, substances, or waste that could result in a significant hazard to the public or the environment if disturbed during Project construction or operation. In addition, the proposed Project would develop the site with two new warehouse buildings with a total building area of 584,678 SF and related parking, landscaping, and access improvements. Construction and long-term operation of the Project would require transport, use, and disposal of hazardous materials and wastes. As such, a Project-specific Phase I Environmental Site Assessment would be conducted to determine the potential for impacts related to hazards and hazardous materials and identify mitigation measures as appropriate to reduce potential impacts. Construction and operation of the Project could result in potentially significant impacts to workers and land uses surrounding the Project site. Therefore, impacts related to hazards and hazardous materials will be further analyzed in the EIR.

### 5.10. HYDROLOGY AND WATER QUALITY

| Would the project:   | Potentially Significant Impact      | Less Than Significant with Mitigation Incorporated | 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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/>            |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/>            |
| 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 result in a substantial erosion or siltation on- or off-site?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/>            |
| d) 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/>            |
| e) 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 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/>            |
| f) 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 impede or redirect flood flows?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/>            |
| g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?  | <input type="checkbox"/>            | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/>            |

**Responses a) through f).**

**Potentially Significant Impact.** The Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. The Project proposes to subdivide the 26.77-acre parcel into two parcels and would demolish the existing building as well as abandon the existing oil wells onsite in order to construct two new warehouse

buildings. The proposed industrial warehouse buildings would consist of a combined total building area of 584,678 SF.

Construction of the Project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and transport of sediment downstream compared to existing conditions.

Additionally, the proposed Project would consist of the operation of two industrial warehouses, which could introduce the potential for pollutants such as chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles and trucks. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Development of the Project site would also introduce new impervious surfaces, which could result in impacts to the site's existing drainage pattern and the rate and volume of stormwater runoff. Such changes could exceed the capacity of existing and planned stormwater drainage systems. Construction and operation of the Project could result in potentially significant impacts to hydrology and water quality. Therefore, impacts related to hydrology and water quality will be further addressed in the EIR.

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

**Less Than Significant Impact.** According to FEMA FIRM Map 06037C1829F, the Project site is completely located in "Zone X," which is an area of minimal flood hazard (FEMA, 2021). Thus, the proposed Project would not be located within a flood hazard zone and would result in a less than significant impact on flood hazard.

Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis would occur. Additionally, the Project site does not contain and is not adjacent to any water bodies that could seiche. The nearest body of water is the San Gabriel River, approximately 1.5 miles to the west, which is not a contained body of water with seiche potential. Therefore, the Project would result in no impacts related to tsunamis and seiche zones. This topic will not be further analyzed in the EIR.

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

**Potentially Significant Impact.** Implementation of the proposed Project would result in construction and operational activities on a partially developed site with existing oil wells. Such activities could potentially have an adverse effect on existing drainage patterns, which could subsequently impact surface water and groundwater quality, as well as both on-site and local hydrology conflicting with an existing plan. Therefore, this topic will be further analyzed in the EIR.

### 5.11. LAND USE AND PLANNING

| Would the project:   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Physically divide an established community?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Responses a) & b).**

**No Impact.** Implementation of the proposed Project would not divide an established community. The 26.77-acre Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. Currently, the Project site is designated as Industrial and zoned as M-2. The proposed Project would be consistent with the existing land use designation and zone. The Project site’s surrounding areas are primarily industrial uses. Neither the land use nor zoning designations for the Project site allow for residential development. In addition, the proposed Project does not involve the development of roadways or other infrastructure that would divide a community. Therefore, the proposed Project would not have an impact on an established community and would not conflict with the existing General Plan and policies. As such, this topic will not be evaluated in the EIR.

### 5.12. MINERAL RESOURCES

| Would the project:   | Potentially Significant Impact      | Less Than Significant with Mitigation Incorporated | 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?                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |

**Responses a) & b).**

**Potentially Significant Impact.** The 26.77-acre Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. According to the City of Santa Fe Springs GP EIR, the City of Santa Fe Springs is primarily designated as MRZ-1 (City of Santa Fe Springs, 2021). MRZ-1 includes areas where geologic evidence indicates that there are no significant mineral deposits present or likely to exist. The western portion of the City is classified MRZ-3, meaning while these areas contain mineral deposits, there is inadequate available data to determine their significance. There are no portions of the City that are designated MRZ-2 or MRZ-4 (City of Santa Fe Springs, 2021). However, given that the Project site has a history of oil and gas extraction, there could be a loss of availability of a known mineral resource. Thus, this topic will be further evaluated in the forthcoming EIR.

### 5.13. NOISE

| Would the project:  | Potentially Significant Impact      | Less Than Significant with Mitigation Incorporated | 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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |

**Response a) through c).**

**Potentially Significant Impact.** Implementation of the proposed Project would include the development of two industrial warehouse buildings with a total building area of 584,678 SF. Additional improvements to the site would include landscaping, utility connections, and pavement of parking areas and drive aisles. Project-related short-term construction activities, as well as long-term operational activities could expose persons and sensitive receptors in the vicinity to noise levels in excess of standards established by the City. Additionally, ground borne vibration and noise level increases could be associated with construction activities at the Project site, including demolition, grading, and building construction, and with associated hardscape and landscape improvements. Thus, a Noise Impact Analysis will be conducted to determine the significance of noise impacts as a result of the proposed Project and to identify mitigation measures as appropriate to reduce potential impacts. Therefore, the proposed Project could result in potentially significant impacts and impacts related to noise will be discussed further in the EIR.

### 5.1.4. POPULATION AND HOUSING

| Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | 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)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

**Less Than Significant Impact.** The Project would result in an increase in employment at the Project site that could lead to a potential population increase in the surrounding area. According to the Southern California Association of Governments (SCAG), the generation rate for employees required for operation of an industrial project is 1 employee for every 1,518 SF of industrial space (Southern California Association of Governments, 2001). As the Project would build and operate two industrial warehouses totaling 584,678 SF, operation of the Project would require approximately 385 employees.

According to SCAG’s 2024 RTP/SCS population and household growth forecast for Santa Fe Springs, between 2019 and 2050, SCAG anticipates an employment increase of 2,300 additional jobs (from 57,200 to 59,500), yielding a 4.02 percent growth rate (Southern California Association of Governments, 2024).

The proposed Project would generate the need for approximately 385 employees, which represents approximately 16.74 percent of the forecasted employment growth between 2019 and 2050 for the City. However, according to the Employment Development Department, as of March 2024, Santa Fe Spring’s unemployment rate was approximately 8 percent (EDD, 2023). Thus, although the Project would generate additional long-term employment in the Project area, the new employment opportunities would also serve to decrease the City’s unemployment rate. As such, the generation of new employees would be within the forecasted and planned growth of the City and the Project would result in a less than significant impact related to inducement of substantial unplanned population growth. Therefore this topic will not be further evaluated in the EIR.

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

**No Impact.** The 26.77-acre Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. No residential structures exist on the Project site nor are they currently planned for future development of residential uses. Therefore, no impacts would occur, and this topic will not be evaluated in the EIR.



### 5.15. PUBLIC SERVICES

| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| i) Fire protection?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Police protection?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Schools?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Parks?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v) Other public facilities?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:**

**i. Fire Protection and Emergency Services**

**Less Than Significant Impact.** The City of Santa Fe Springs Department of Fire – Rescue services the residents of the City in an area of approximately 9 square miles. The Fire Department provides services including fire prevention and suppression, emergency medical services, and hazardous materials response. The Fire Department has four fire stations. The closest fire station to the Project site is Station No.4, located approximately 1.4 miles west of the Project site, at 11736 Telegraph Rd, Santa Fe Springs, CA 90670. Construction and operation of the proposed Project would result in an increased number of employees in the Project area; however, as previously mentioned, the Project would not directly or indirectly induce substantial population growth in the City. In addition, the Project would include new fire prevention infrastructure pursuant to current code requirements. The City has adopted the California Fire Code (Title 24, Part 9 of the California Code of Regulations) in Section 93.01 of the City Municipal Code, which regulates new structures related to safety provisions, emergency planning, fire-resistant construction, fire protection system, and appropriate emergency access throughout the site. Since the site is already served by the fire department, and the Project would be constructed pursuant to existing California Fire Code regulations, the Project would not result in the need for new or physically altered fire department facilities that could cause significant environmental impacts. Therefore, the Project would result in less than significant impacts related to fire protection services and this topic will not be evaluated in the EIR.

**ii. Police Protection**

**Less Than Significant Impact.** The City of Whittier Police Department provides policing services for the City of Santa Fe Springs under contract. The Police Services Center is located at 11576 Telegraph Road, Santa Fe Springs, CA 90670, approximately 1.2 miles west of the Project site. According to the City of Santa Fe Springs, the City is divided into three law enforcement public service areas which have a dedicated sergeant and a team of officers and public safety officers (City of Santa Fe Springs, 2021). More specifically, the City has a total of 35 sworn and 6 support personnel (City of Whittier, 2024). As discussed previously, the Project is not anticipated to directly or indirectly induce unplanned population growth in the City. Although

the Project could potentially result in a slight incremental increase in calls for service to the Project site compared to existing conditions, this increase is expected to be nominal (as opposed to new residential or commercial/retail land uses, which do result in greater increase in calls for service) and would not result in the need for new police protection facilities.

In summary, it is anticipated that the Project would be adequately served by existing Whittier Police Department facilities, equipment, and personnel. Therefore, impacts would be less than significant, and this topic will not be discussed in the EIR.

### iii. School Services

**Less Than Significant Impact.** The proposed Project would develop a warehouse facility that would not directly generate students. As described previously, the Project is not anticipated to generate a new population, as the employees needed to operate the Project are anticipated to come from within the Project region and substantial in-migration of employees that could generate new students is not anticipated to occur. Thus, the Project would not generate the need for new or physically altered school facilities and impacts would be less than significant.

Additionally, pursuant to Government Code Section 65995 et seq., the need for additional school facilities is addressed through compliance with school impact fee assessment. SB 50 (Chapter 407 of Statutes of 1998) sets forth a state school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a project's impacts on school facilities in excess of fees set forth in the Government Code. The Project would be required to contribute fees to the Little Lake City School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50), as included by PPP PS-1. Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services. Therefore, impacts would be less than significant, and this topic will not be discussed in the EIR.

### iv. Parks

#### **Less Than Significant Impact.**

The proposed Project would develop two new industrial warehouses and does not include development of park facilities. In addition, as described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed buildings are primarily anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would require construction or expansion of park facilities, and impacts would be less than significant. This topic will not be further discussed in the EIR.

### v. Other Public Facilities

**Less Than Significant Impact.** The proposed Project involves construction and operation of two new warehouse buildings and would not provide new housing opportunities to the area. The proposed Project is not likely to create a significant increase in the use of other public facilities such as libraries, community centers, post offices or animal shelters. Therefore, impacts would be less than significant, and this issue will not be addressed in the EIR.

### **Existing Plans, Programs, or Policies**

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

### 5.16. RECREATION

| Would the project:   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?                        | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

**Less Than Significant Impact.** The proposed Project would develop two industrial warehouse buildings and associated onsite infrastructure consisting of a total building area of 584,678 SF. Implementation of the proposed Project would not directly increase housing or population as the proposed Project does not propose any type of residential use or other land use which typically cause an increase in the demand for, and use of, existing neighborhood parks and other citywide recreational facilities. The closest park is Heritage Park, located approximately half a mile from the Project site. Although the proposed Project would generate new employees that may occasionally increase the use of existing local, neighborhood, and regional parks, employees' use of parks would be limited and would therefore not result in accelerated deterioration to facilities such that the construction or expansion of recreational facilities would be necessary. As such, impacts would be less than significant, and this topic will not be evaluated in the EIR.

**B. Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**Less Than Significant Impact.** As discussed above, the Project does not propose any residential facilities or other land use that would cause a direct increase in housing or the residential population. The indirect increase in population as a result of new employment opportunities would not result in additional use of recreational facilities sufficient to cause deterioration such that the construction or expansion of recreational facilities would be necessary. Therefore, the proposed Project would have no new impacts related to expansion of recreational facilities and this topic will not be evaluated in the EIR.

### 5.17. TRANSPORTATION

| Would the project:   | Potentially Significant Impact      | Less Than Significant with Mitigation Incorporated | 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?        | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| d) Result in inadequate emergency access?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |

**Responses a) through d).**

**Potentially Significant Impact.** The 26.77-acre Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. The Project proposes to subdivide the 26.77-acre parcel into two parcels. The proposed Project would demolish the existing building and abandon the existing oil wells onsite in order to construct two new warehouse buildings. The proposed industrial warehouse buildings would consist of a combined total building area of 584,678 SF. Additional improvements to the site would include landscaping, sidewalks, and associated onsite infrastructure. Development of the Project site with new uses could result in an increase in vehicle trips from worker vehicles and truck activity, which may conflict with local plans, policies, or ordinances. In addition, the proposed Project would include new driveways and transportation improvements that could introduce new geometric design features that may be considered hazardous or incompatible with existing infrastructure or uses. A Vehicle Miles Traveled (VMT) Assessment will be prepared for the proposed Project to determine potential impacts related to VMT and identify mitigation measures as appropriate to reduce potential impacts. Additionally, the Project would result in on and offsite construction activities that could temporarily obstruct emergency access to the site and surrounding vicinity. Therefore, the proposed Project could result in potentially significant impacts and impacts related to transportation will be further addressed in the EIR.

### 5.18. TRIBAL CULTURAL RESOURCES

| 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:                           | Potentially Significant Impact      | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                |
|--|-------------------------------------|--|------------------------------|--------------------------|
| 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)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |

- 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)?**
  - 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 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?**

**Potentially Significant Impact.** The 26.77-acre Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater drainage, and pavement of parking areas and drive aisles. Although partially developed and in use, the Project site could contain significant tribal cultural resources associated with historic uses of the property. Ground disturbance associated with Project construction could result in significant impacts to potential tribal cultural resources. A cultural resource study would be conducted to determine the significance of cultural resources on the Project site and identify mitigation measures as appropriate to reduce potential impacts. Additionally, the City will conduct consultation pursuant to Assembly Bill 52. The results of the Project’s tribal consultation will be included in the EIR. The Project could result in potentially significant impacts; therefore, impacts to tribal cultural resources will be discussed further in the EIR.

### 5.19. UTILITIES AND SERVICE SYSTEMS

| Would the project:  | Potentially Significant Impact      | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                |
|---|-------------------------------------|--|------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| 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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input type="checkbox"/> |

**Responses a) through e).**

**Potentially Significant Impact.** The Project site is heavily disturbed and contains one, single-story office building on the western edge of the property and a canopy structure to the northeast of the building used to cover construction equipment; the remainder of the site consists of vacant land utilized for oil and gas extraction. The Project would demolish the existing building and abandon the existing oil wells onsite in order to construct two new warehouse buildings with a combined total building area of 584,678 SF. As described in Section 3.0, *Project Description*, the Project proposes to construct on-site water and sewer lines as well as an on-site drainage system. The Project would require water supplies which would be provided by the City of Santa Fe Springs. Water demand from the proposed Project would be quantified and compared to the current and Projected water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Once operational, the Project would generate wastewater which would be conveyed through existing sewer facilities to be treated at the Los Coyotes Water Reclamation Plant (WRP). To ensure Project wastewater treatment capacity needs can be met, further analysis is required. Solid waste from construction and operation of the Project would be collected and sent to either the Olinda Alpha Sanitary Landfill, El Sobrante Landfill, or Sunshine Canyon Landfill. To ensure landfill capacity needs can be met, further analysis is required. Impacts associated with the capacity of existing water, sewer and stormwater drainage facilities, or the required expansion of existing facilities, could be potentially significant and will be further evaluated in the EIR.

### 5.20. 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 Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

**Less Than Significant Impact.** According to the CalFire Hazard Severity Zone Map, the Project is not within a State Responsibility Area (SRA), California Fire Hazard Severity Zone (FHSZ), or Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE, 2023). The proposed Project would provide adequate emergency access to the site via two ingress and egress driveways from Telegraph Road and Hawkins Street. Telegraph Road and Santa Fe Springs Road are both designated as evacuation routes. However, the proposed Project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would substantially impair or otherwise conflict with an emergency response plan or emergency evacuation plan. Further, the proposed Project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events as the proposed Project would be required through the City’s permitting process to implement appropriate measures to facilitate vehicle circulation, as included within construction permits. Thus, implementation of the Project through the City’s permitting process would ensure existing regulations are adhered to and potential construction-related emergency access or evacuation impacts would be less than significant.

The proposed Project would provide adequate emergency access to the site via two new driveways from Telegraph Road and Santa Fe Springs Road. The driveway on Hawkins Street would be accessible by trucks and the driveway on Telegraph Road would be accessible by passenger vehicles. The proposed Project would also include a 26-foot-wide fire access road throughout the site. Project driveways and internal access would be consistent with the City’s permitting procedures to meet the City’s design standards, stated in the City of Santa Fe Springs Municipal Code Section 155.244, Property Development Standards to ensure adequate emergency access and evacuation. The proposed Project would also be required to provide fire suppression facilities (e.g., hydrants and sprinklers). The Office of the Fire Marshal and/or Engineering Department would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). Thus, the proposed Project would not impair implementation of or

physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. As such, this topic will not be further evaluated in the forthcoming EIR.

**b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**No Impact.** As described in the previous response, the Project is not within a VHFHSZ. Additionally, there are no areas within a VHFHSZ within the City of Santa Fe Springs. The Project site and adjacent areas are sparsely vegetated, urbanized, and do not contain other major factors that could exacerbate wildfire risks. The Project site is in a flat area that does not contain or is adjacent to large slopes, and the proposed Project would not generate large slopes. Implementation of the proposed Project would be required to adhere to the California Fire Code, as adopted by the Santa Fe Springs Fire Department, and would be reviewed by the City's Building Department during the permitting process to ensure that the Project plans meet the fire protection requirements. The Project site does not include any slopes or prevailing winds that would exacerbate fire risks. Therefore, the Project would result in less than significant impacts related to exposure of people or structures to significant risk involving wildland fires and will not be further evaluated in the EIR.

**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?**

**Less Than Significant Impact.** As described in the previous responses, the Project site is not within a VHFHSZ. The Project does not include infrastructure that would exacerbate fire risk. Although the Project includes new driveways for access to the buildings within the Project site and the extension of Hawkins Street, the Project would be compliant with all applicable design standards and regulations. Although utility improvements, including domestic water and sewer are proposed as part of the Project, these utility improvements would be largely underground and would not exacerbate fire risk. Project design and implementation of utility improvements would be reviewed and approved by the City as part of the Project approval process to ensure the proposed Project is compliant with all applicable design standards and regulations. Therefore, the proposed Project would not include infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities), that would exacerbate fire risk or that would result in significant impacts to the environment and this topic will not be further evaluated in the EIR.

**d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

**No Impact.** As described in the previous responses, the Project is not within a VHFHSZ. In addition, the Project site is located in a flat area that does not contain or is adjacent to large slopes, and the Project would not generate large slopes. Thus, the project would not result in risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires. Thus, this topic will not be further evaluated in the EIR.



### 5.21. MANDATORY FINDINGS OF SIGNIFICANCE

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

**a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

**Potentially Significant Impact.** Development of the proposed Project would have a less than significant impact on habitat of a fish or wildlife species or rare, endangered species of plant or animal, or plant or animal communities as discussed in Section 5.4, Biological Resources, of this document. As previously stated, a site-specific biological resources assessment was prepared for the Project site which determined that no sensitive animal or plant species were identified on site nor suitable habitat. However, pursuant to the MBTA, Mitigation Measure BIO-1 has been included to require that if commencement of vegetation clearing occurs between February 1 and September 15, a qualified biologist shall conduct a nesting bird survey no more than 3 days prior to commencement of activities to confirm the absence of nesting birds. With implementation of Mitigation Measure BIO-1, any potential impacts to nesting birds would be less than significant. Therefore, the EIR will not further evaluate whether the Project has 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. This topic will not be carried forward in the EIR.

As discussed within Section 5.5, *Cultural Resources*, the Project site would not impact historic resources and there is a low potential for archaeological resources onsite that could be damaged or removed during Project construction. However, implementation of MM CUL-1 would reduce potential impacts to

archaeological resources to a less than significant level. Therefore, this topic will not be carried forward and analyzed further in the EIR.

As described in Section 5.7, *Geology and Soils*, the Project site has the potential to contain paleontological resources that could be damaged or removed during Project construction. Therefore, this topic will be carried forward and analyzed further in the EIR.

Formal consultation pursuant to Assembly Bill 52 (AB 52) will be carried out by the City of Santa Fe Springs to identify potential tribal cultural resources or sites that could be impacted by the Project. A discussion of AB 52 consultation will be provided under the Tribal Cultural Resources section of the EIR. This topic will be carried forward in the EIR.

**b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

**Potentially Significant Impact.** Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As described above, the Project would construct an industrial warehouse facility consisting of two buildings and related improvements. As presented in this document, potential Project-related impacts are less than significant for the following topics:

- Aesthetics
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Wildfire

Given that the potential Project-related impacts of the topics listed above would be less than significant or mitigated to a less than significant level, implementation of the proposed Project would not result in impacts that are cumulatively considerable when evaluated with the impacts of other current projects, or the effects of probable future projects for the identified topic areas. Therefore, the proposed Project's contribution to significant cumulative impacts would be less than cumulatively considerable.

Based on the discussion provided in this Initial Study, the Project has the potential to result in significant impacts, and further, could result in cumulative impacts to:

- Air Quality
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities

The extent and significance of potential cumulative impacts resulting from the combined effects of the proposed Project plus other past, present, and reasonably foreseeable future Projects will be evaluated in the EIR.

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

**Potentially Significant Impact.** The development of the site into an industrial warehouse facility could directly or indirectly cause substantial adverse effects on human beings if not properly mitigated. The proposed Project could result in impacts to air quality, greenhouse gas, and noise, which could result in adverse effects on human beings. Therefore, these impacts will be addressed in the EIR, and mitigation measures will be recommended as appropriate.

## 6. REFERENCES

- BFSA . (2024). *Cultural Resources Study Update for the NW Telegraph & Santa Fe Springs Project*.
- CAL FIRE. (2023). *Fire Hazard Severity Zones in State Responsibility Area*. Retrieved from CAL FIRE: <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>
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