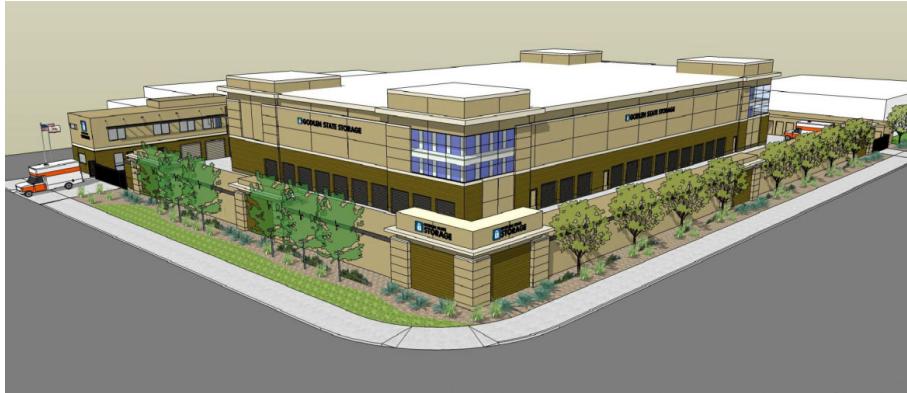


INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

GOLDEN STATE STORAGE EXPANSION DEVELOPMENT PLAN APPROVAL (DPA) No. 971, CONDITIONAL USE PERMIT (CUP) No. 780 & ZONING MODIFICATION No. 1325 13020 TELEGRAPH ROAD SANTA FE SPRINGS, CALIFORNIA



LEAD AGENCY:

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

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

FEBRUARY 19, 2020

SFSP 066

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MITIGA-TED NEGATIVE DECLARATION

PROJECT NAME: Golden State Storage Expansion.

APPLICANT: Ojai Oil Company, 400 W. Ventura Boulevard, Suite 100, Camarillo, CA, 93010.

ADDRESS: 13020 Telegraph Road, Santa Fe Springs, CA, 90670.

CITY/COUNTY: Santa Fe Springs, Los Angeles County.

DESCRIPTION: The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to construct and operate a new self storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road within the City of Santa Fe Springs. Nine self storage buildings are currently located on-site. The proposed project, if approved, will consist of a new, three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing single-story self storage buildings located within the project site. A new single story building (Building J), consisting of 2,547 square feet, will be constructed along the site's east side. Finally, an existing 2,404 square foot, two story building (Building I) will remain and will contain the office and the caretaker's residence. The total floor area of the storage facility post-development will be 102,454 square feet. Parking will include 14 surface parking spaces. Access to the proposed development is provided by an existing 25-foot wide driveway connection with Telegraph Road and a new 30-foot wide driveway connection with Shoemaker Avenue. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. Landscaped areas will total 15,030 square feet. Discretionary approvals required as part of the proposed project's implementation include the following:

- Development Plan Approval (DPA) No. 971;
- Modification to Conditional Use Permit (CUP) No. 780;
- Zoning Modification No. 1325; and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

Other permits will also be required, including permits for construction, grading, utility connections, and building occupancy.

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

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or

wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.

- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

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

Signature

Date

City of Santa Fe Springs Planning and Development Department



TABLE OF CONTENTS

| Section | Page |
|---|------------|
| 1.0 Introduction | 7 |
| 1.1 Purpose of the Initial Study | 7 |
| 1.2 Initial Study's Organization | 8 |
| 2.0 Project Description | 9 |
| 2.1 Project Overview | 9 |
| 2.2 Project Location | 9 |
| 2.3 Environmental Setting | 13 |
| 2.4 Project Description..... | 18 |
| 2.5 Project Objectives..... | 23 |
| 2.6 Discretionary Actions..... | 24 |
| 3.0 Environmental Analysis..... | 25 |
| 3.1 Aesthetics | 26 |
| 3.2 Agricultural and Forestry Resources | 29 |
| 3.3 Air Quality | 32 |
| 3.4 Biological Resources | 40 |
| 3.5 Cultural Resources | 45 |
| 3.6 Energy..... | 48 |
| 3.7 Geology and Soils | 50 |
| 3.8 Greenhouse Gas Emissions..... | 59 |
| 3.9 Hazards and Hazardous Materials | 62 |
| 3.10 Hydrology and Water Quality | 67 |
| 3.11 Land Use and Planning | 73 |
| 3.12 Mineral Resources..... | 77 |
| 3.13 Noise | 79 |
| 3.14 Population and Housing | 85 |
| 3.15 Public Services..... | 88 |
| 3.16 Recreation | 91 |
| 3.17 Transportation and Circulation | 93 |
| 3.18 Tribal Cultural Resources | 97 |
| 3.19 Utilities and Service Systems | 100 |
| 3.20 Wildfire..... | 105 |
| 3.21 Mandatory Findings of Significance | 108 |
| 4.0 Conclusions | 109 |
| 4.1 Findings..... | 109 |
| 4.2 Mitigation Measures | 109 |
| 4.3 Mitigation Monitoring | 111 |
| 5.0 References..... | 113 |
| 5.1 Preparers | 113 |
| 5.2 References | 113 |
| Appendices | 115 |
| Appendix A - Air Quality Worksheets | 117 |
| Appendix B - Utilities Calculations | 145 |
| Appendix C - Geotechnical Report | 151 |

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SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study evaluates the environmental impacts associated with the construction and operation of a new self storage building within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road within the City of Santa Fe Springs. Nine self storage buildings are currently located on-site. The proposed project, if approved, will consist of a new, three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing single-story self storage buildings located within the project site. A new single story building (Building J), consisting of 2,547 square feet, will be constructed along the site's east side. Finally, an existing 2,404 square foot, two story building (Building I) will remain and will contain the office and the caretaker's residence. The total floor area of the storage facility post-development will be 102,454 square feet. Parking will include 14 surface parking spaces. Access to the proposed development is provided by an existing 25-foot wide driveway connection with Telegraph Road and a new 30-foot wide driveway connection with Shoemaker Avenue. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. Landscaped areas will total 15,030 square feet.¹

The City of Santa Fe Springs is the designated *Lead Agency* for the proposed project and will be responsible for the project's environmental review.² The construction of the proposed self storage building is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process.³ The project Applicant is Ojai Oil Company, 400 W. Ventura Boulevard, Suite 100, Camarillo, CA, 93010. Discretionary approvals required as part of the proposed project's implementation include the following:

- Development Plan Approval (DPA) No. 971;
- Modification to Conditional Use Permit (CUP) No. 780;
- Zoning Modification No. 1325; and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

Other permits will also be required, including permits for demolition, construction, grading, utility connections, and building occupancy. As part of the proposed project's environmental review, the City of Santa Fe Springs has authorized the preparation of this Initial Study.⁴ The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. An additional purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

¹ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions*. As Amended 2001. §21067.

³ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act*. as Amended 1998. CEQA Guidelines §15060 (b).

⁴ Ibid. CEQA Guidelines §15050.

- To provide the City of Santa Fe Springs with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration (MND), or Negative Declaration (ND) for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Santa Fe Springs in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.⁵ Questions and/or comments should be submitted to the following individual:

Laurel Reimer, Planning Consultant
City of Santa Fe Springs, Planning and Development Department
11710 East Telegraph Road, Santa Fe Springs, California 90670
562-868-0511, Ext. 7354

1.2 INITIAL STUDY'S ORGANIZATION

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

- *Section 1 - Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 - Project Description*, provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.
- *Section 3 - Environmental Analysis*, includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.
- *Section 4 - Conclusions*, summarizes the findings of the analysis.
- *Section 5 - References*, identifies the sources used in the preparation of this Initial Study.



⁵ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* As Amended 1998. CEQA Guidelines. §15060 (b).

SECTION 2 - PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering an application to construct and operate a new self storage facility within a 1.60-acre (69,626 square feet) site located at 13020 Telegraph Road within the City of Santa Fe Springs. Nine self storage buildings are currently located on-site. The proposed project, if approved, will consist of a new, three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing single-story self storage buildings located within the project site. A new single story building (Building J), consisting of 2,547 square feet, will be constructed along the site's east side. Finally, an existing 2,404 square foot, two story building (Building I) will remain and will contain the office and the caretaker's residence. The total floor area of the storage facility post-development will be 102,454 square feet. Parking will include 14 surface parking spaces. Access to the proposed development is provided by an existing 25-foot wide driveway connection with Telegraph Road and a new 30-foot wide driveway connection with Shoemaker Avenue. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. Landscaped areas will total 15,030 square feet.⁶

2.2 PROJECT LOCATION

The project site is located on the northern portion of the City of Santa Fe Springs, on the southeastern corner of Telegraph Road and Shoemaker Avenue. The City of Santa Fe Springs is located approximately 13 miles southeast of Downtown Los Angeles and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by Whittier and an unincorporated County area (West Whittier); on the east by Whittier, La Mirada, and an unincorporated County area (East Whittier); on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major physiographic features located in the vicinity of the City include Coyote Creek Channel (located approximately 0.57 miles northeast of the site), the San Gabriel River (located approximately 2.57 miles west of the site) and the Puente Hills (located approximately three miles northeast of the site).⁷

Regional access to Santa Fe Springs is possible from two area freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation and the I-605 Freeway extends along the City's westerly side in a southwest-northeast orientation. The location of Santa Fe Springs in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2.

The project site's legal address is 13020 Telegraph Road, Santa Fe Springs, California, 90670. The project site is located on the southeast corner of Telegraph Road and Shoemaker Avenue. Vehicular access to the project site is provided by two existing driveways: one 25-foot-wide driveway located along Telegraph Road and one 15-foot-wide driveway located along Shoemaker Avenue. The Assessor Parcel Number (APN) applicable to the site is 8011-014-017. A local map is provided in Exhibit 2-3.

⁶ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

⁷ Google Earth. Website accessed January 14, 2020.

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION • GOLDEN STATE STORAGE EXPANSION
DPA No. 971, CUP No. 780, & ZONING MODIFICATION No. 1325
13020 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

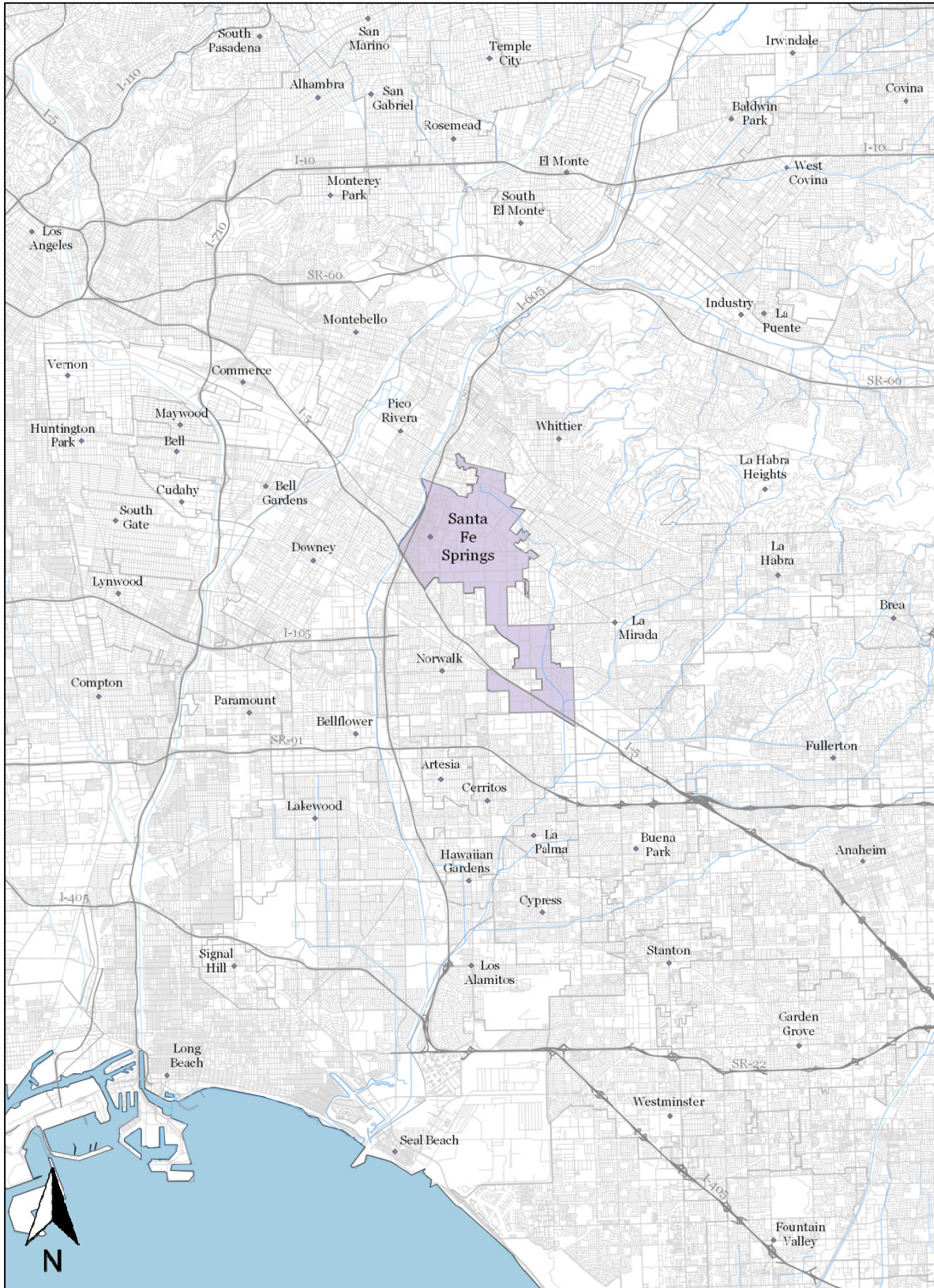


EXHIBIT 2-1
REGIONAL LOCATION
SOURCE: QUANTUM GIS

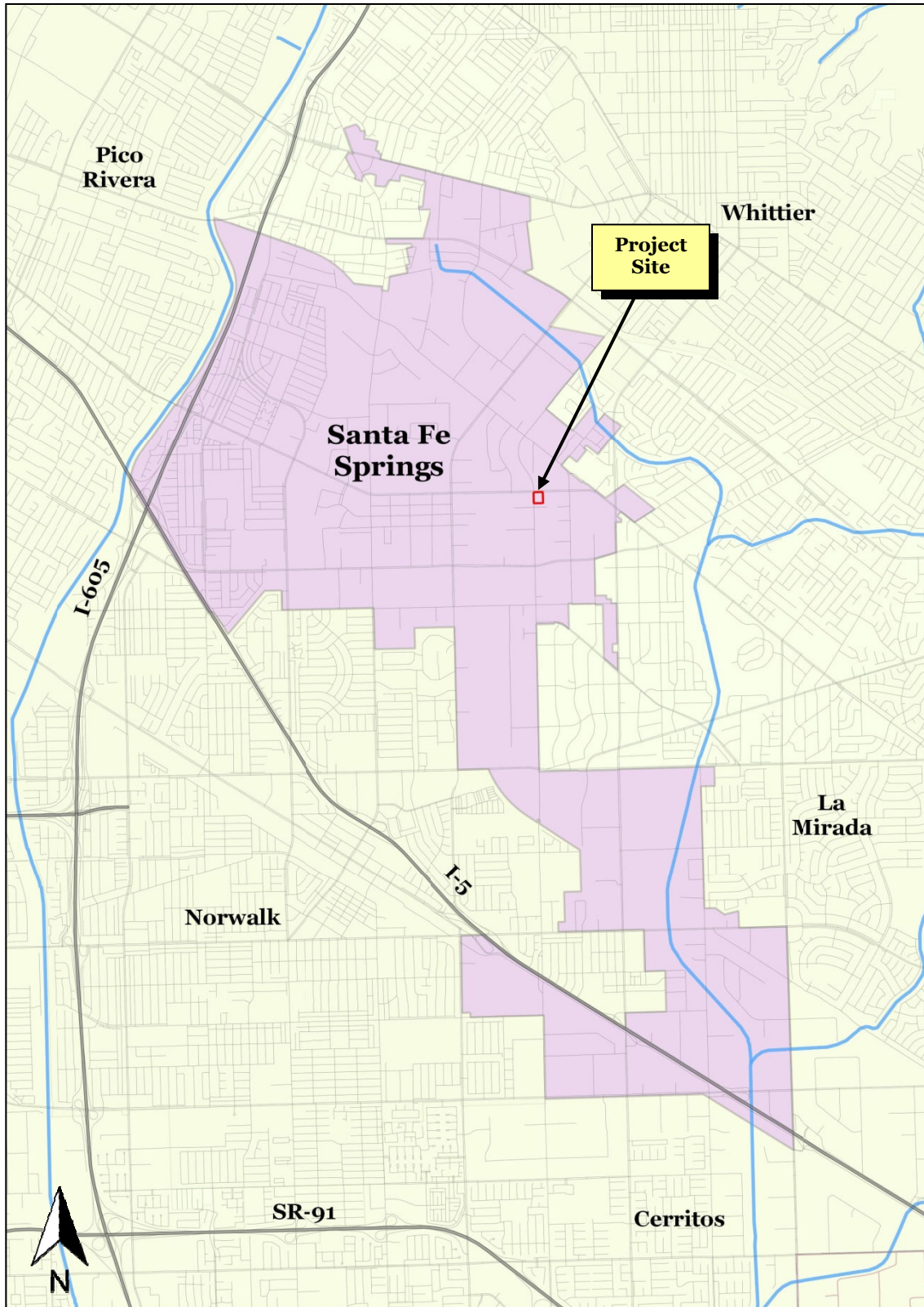


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS



EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

2.3 ENVIRONMENTAL SETTING

The 1.60-acre site is surrounded by industrial uses. Exhibit 2-4 shows an aerial photograph of the project site and the adjacent development. Exhibits 2-5 through 2-7 show photographs of the project site and the surrounding areas. Surrounding land uses in the vicinity of the project site are listed below:⁸

- *North of the Project Site.* Telegraph Road abuts the project site to the north and extends in an east-west orientation. A vacant lot is located north of the project site on the north side of Telegraph Road. Various industrial uses occupy the project site's vicinity further to the north.
- *South of the Project Site.* Industrial uses abut the project site to the south. Park Street extends in an east-west orientation approximately 145 feet south of the project site. Various industrial uses are located south of Park Street.
- *East of the Project Site.* Various industrial uses are located east of the project site. Painter Avenue extends in a north-south orientation and is located approximately 895 feet east of the project site.
- *West of the Project Site.* Shoemaker Avenue abuts the project site to the west and extends in a north-south orientation south of Telegraph Road. North of Telegraph Road, Shoemaker Avenue continues to Greenleaf Avenue. Located west of the project site are various industrial uses.

Other notable uses within the vicinity of the project site include South Whittier Intermediate School (located 0.25 miles northeast of the project site), Richard L. Graves Middle School (located 0.26 miles northeast of the project site), and Lake Marie Elementary School (located 0.35 miles northeast of the project site).⁹ Major roadways in the area include Telegraph Road (which abuts the project site to the north), Shoemaker Avenue (which abuts the project site to the west), Carmenita Road (located approximately 0.44 miles east of the project site), and Florence Avenue (located approximately 0.37 miles south of the project site).¹⁰

A total of nine self storage structures are currently located on the property: five structures are located within the center portion of the site, and four structures are located along the perimeter of the site. All nine structures are currently in use. With the exception of Building I, all existing buildings will be removed to accommodate the proposed project.¹¹

⁸ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on February 4, 2020.

⁹ Google Earth. Website accessed January 14, 2020.

¹⁰ Ibid.

¹¹ Los Angeles County Office of the Assessor. *Property Assessment Information System*. Website accessed January 14, 2020.



EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH



View of project site from Shoemaker Avenue, facing northeast



View of project site from Telegraph Road, facing south

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



View of vacant lot located north of the project site, facing northwest



View of industrial building that abuts the project site to the south, facing east

EXHIBIT 2-6
PHOTOGRAPHS OF SURROUNDING AREA
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of industrial uses that abut the project site to the east, facing southeast



View of industrial uses located west of the project site, facing southwest

EXHIBIT 2-7
PHOTOGRAPHS OF THE SURROUNDING AREA
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

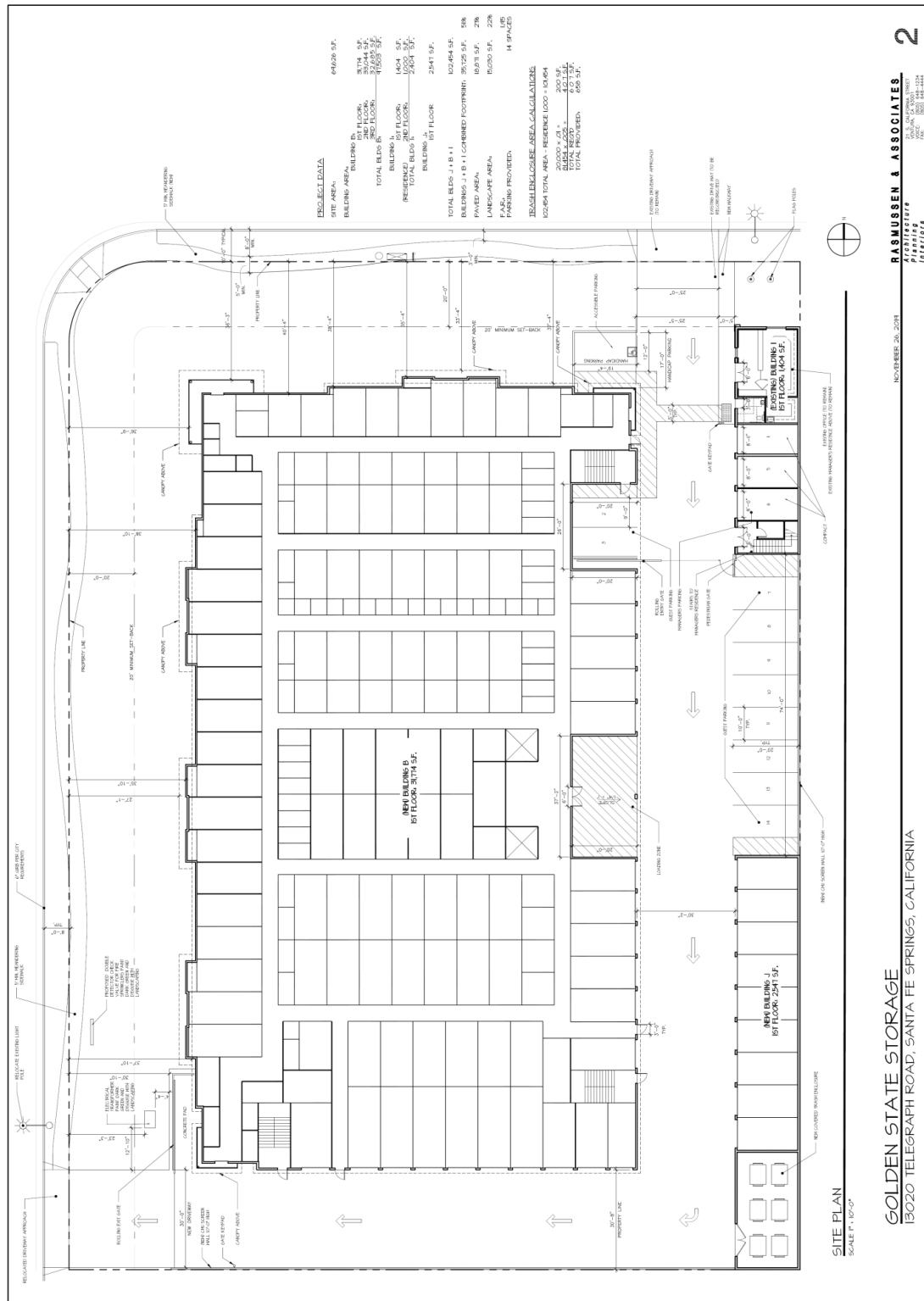
The proposed project will involve the construction of a new 97,503 square-foot self storage building within a 1.60-acre (69,626 square feet) lot. The proposed project will consist of the following elements:¹²

- *Existing Building I Characteristics.* This existing building, consisting of two levels and 2,404 square feet of floor area, will remain. An office and an apartment unit (used to house a manager to oversee the facility at all times) are located within a structure that will remain unchanged upon project completion.
- *New Building B Characteristics.* A new 97,503 square-foot three-story self storage building will be erected within the 1.60-acre project site. The proposed new building will consist of three floors and will house 626 storage units. The building will have a maximum length of approximately 240 feet and a maximum width of approximately 135 feet. The proposed three-story self storage building will have a maximum height of 38 feet and 6 inches.
- *New Building J Characteristics.* A single level storage building will be located along the site's east side. This building will house 9 storage units, a trash enclosure, and 2,547 square feet of floor area.
- *Parking Characteristics.* Parking for the new three-story self storage building will be provided on surface parking areas. The proposed project will provide a total of 14 parking spaces.
- *Site Access.* Access to the proposed development will be provided by an existing 25-foot wide driveway connection with Telegraph Road and a new 30-foot wide driveway connection with Shoemaker Avenue.
- *Landscaping.* A total of 15,030 square feet of landscaping is proposed.

The site demolition plan is provided in Exhibit 2-8 and the conceptual site plan is shown in Exhibit 2-9. Conceptual elevations are provided in Exhibits 2-10- and 2-11.

¹² Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019

EXHIBIT 2-8
SITE DEMOLITION PLAN
SOURCE: RASMUSSEN & ASSOCIATES



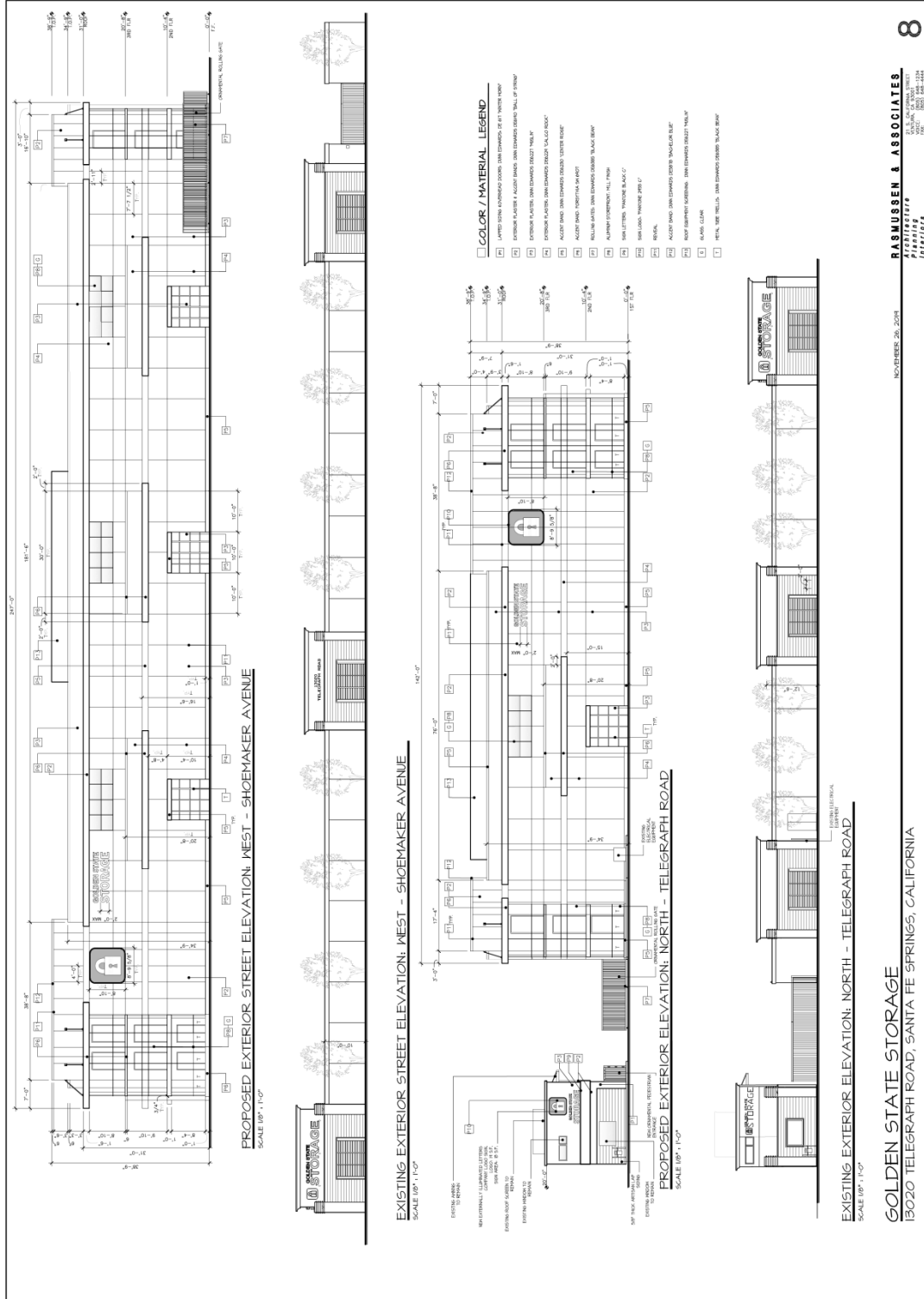
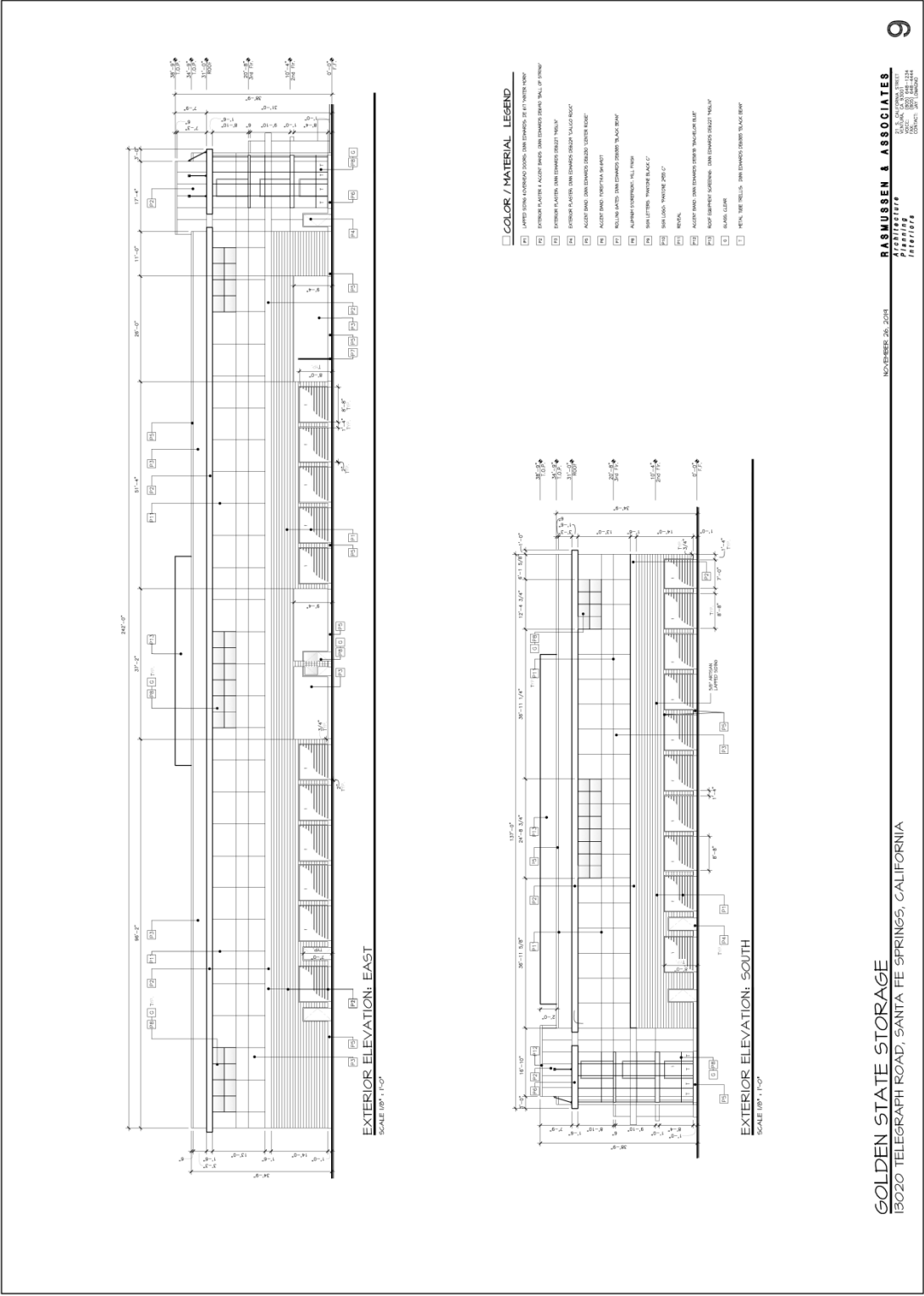


EXHIBIT 2-10

CONCEPTUAL BUILDING ELEVATIONS, NORTH AND WEST

SOURCE: RASMUSSEN & ASSOCIATES



2.4.2 CONSTRUCTION CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will take approximately 10 months to complete. The proposed project's construction will consist of the following phases:

- *Demolition.* The foundations and other on-site improvements from the existing buildings will need to be demolished in order to accommodate the proposed project. This phase will take approximately one month to complete.
- *Site Preparation.* The project site will be prepared for the construction of the new self storage building. This phase will take approximately one month to complete.
- *Grading.* During this phase, the entire site will undergo grading. This phase will take approximately one month to complete.
- *Construction.* The new buildings will be constructed during this phase. This phase will take approximately five months to complete.
- *Paving and Finishing.* This concluding phase will involve the finishing of the new self storage buildings, the paving of the parking areas and hardscape, and the completion of other on-site improvements. This phase will take approximately two months to complete.

2.5 PROJECT OBJECTIVES

The City of Santa Fe Springs seeks to accomplish the following objectives with this review of the proposed project:

- To minimize the environmental impacts associated with the proposed project;
- To promote infill development;
- To promote increased property valuation as a means to finance public services and improvements in the City; and,
- To ensure that the proposed development is in conformance with the policies of the City of Santa Fe Springs General Plan.

The project Applicant is seeking to accomplish the following objectives with the proposed project:

- To more efficiently utilize the site; and,
- To realize a fair return on their investment.

2.6 DISCRETIONARY ACTIONS

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

- *Development Plan Approval (DPA) 971* to allow for the construction of a new, three-story self storage building totaling 97,503 square feet.
- *Modification to Conditional Use Permit (CUP) 780* to allow for the expansion of the existing self-storage facility from 33,985 square feet to 102,454 square feet of self-storage uses within the new three-story structure;
- *Zoning Modification No. 1325* to allow for the reduction of the required 1-to-1 front and side yard setbacks for architectural features. The taller portions of the building are set further back to meet the 1-to-1 requirement; and,
- The adoption of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (MMRP).



SECTION 3 - ENVIRONMENTAL ANALYSIS

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

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

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

- *No Impact.* The proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Santa Fe Springs or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

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

3.1 AESTHETICS

| Environmental Issue Areas Examined | Potentially Significant Impact | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| A. Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista? | | | | × |
| B. Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | × |
| C. Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | | | | × |
| D. Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | | × |

3.1.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista? • No Impact.*

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.¹³

Once complete, the proposed project will not negatively impact views of the West Coyote Hills (located approximately five miles southeast of the project site) and the Puente Hills (located approximately three miles northeast of the project site). Current development along Telegraph Road and Shoemaker Avenue restricts views of the aforementioned scenic vistas from uses on all sides of the project site. In addition, the proposed maximum height of the new three-story building (38 feet and 6 inches) will be comparable in height with the surrounding industrial buildings. Furthermore, the project site is located in an area that is zoned as Heavy Manufacturing (M-2) and there are no residential uses in the vicinity or within the line-of-sight-of the proposed development that could be adversely affected by the new buildings. As a result, the proposed project will not have an impact on a scenic vista.

- B. *Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? • No Impact.*

The project site is presently occupied by nine self-storage buildings, paved areas, and landscaping. There are currently approximately fifteen trees on-site along the Telegraph Road and Shoemaker Avenue frontages. The proposed project will replace the 6,103 square feet of the existing landscaping and will provide an additional 8,927 square feet of new landscaping. The number of trees that will be provided will more than double. There are neither rock outcroppings nor historic buildings located on-site.¹⁴ According to the California Department of Transportation, neither Telegraph Road nor Shoemaker Avenue are designated scenic highways and there are no State or County designated scenic highways in the vicinity of the project site.¹⁵ As a result, no impacts on scenic resources will result from the proposed project's implementation.

- C. *Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? • No Impact.*

¹³ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

¹⁴ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on February 4, 2020.

¹⁵ California Department of Transportation. *Official Designated Scenic Highways*.
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

As indicated previously, the project site is currently occupied by nine self storage structures: five structures are located within the center portion of the site and four structures are located along the perimeter of the site (refer to Exhibit 2-8). Once the proposed project is constructed, the proposed project will improve the quality of the site and the surrounding areas because the new building will feature modern architecture. In addition, the proposed building will have a maximum height of 38 feet and 9 inches and will be comparable in height to the surrounding industrial buildings. As a result, no adverse impacts are expected to result.

D. Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • No Impact.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The project site is located in the midst of an industrial area and there are no light sensitive receptors located in the immediate vicinity of the project site that would be affected by the introduction of additional sources of light. The nearest sensitive receptors to the project site include South Whittier Intermediate School (located 0.25 miles northeast of the project site), Richard L. Graves Middle School (located 0.26 miles northeast of the project site), and Lake Marie Elementary School (located 0.35 miles northeast of the project site).¹⁶ These sensitive receptors are not within the line-of-sight of the project site because the line-of-sight is obstructed by existing buildings. As a result, no impacts will result upon the implementation of the proposed project.

3.1.3 CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare are site-specific. The proposed project will not restrict scenic views along the local streets, damage or interfere with any scenic resources or highways, degrade the visual character of the project site and surrounding areas, or result in light and glare impacts; therefore, no cumulative impacts will occur.

3.1.4 MITIGATION MEASURES

The analysis determined that no significant impacts related to aesthetics and views are anticipated upon the implementation of the proposed project, therefore no mitigation measures are required.

¹⁶ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on February 4, 2020.

3.2 AGRICULTURE AND FORESTRY RESOURCES

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

3.2.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.¹⁷

According to the California Department of Conservation, the City of Santa Fe Springs does not contain any areas of *Prime Farmland*, *Unique Farmland*, or *Farmland of Statewide Importance*. A Light Agriculture zone (A-1) exists within the City's zoning code and the proposed project site's M-2 zoning designation permits agricultural uses, excluding dairies, stockyards, slaughter of animals and manufacture of fertilizer. However, the City's General Plan does not identify any agricultural uses within City boundaries.¹⁸ The proposed project will not require a zone change and no loss of land zoned for permitting agricultural uses will occur. As a result, no impacts on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will occur with the implementation of the proposed project.

- B. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? • No Impact.*

According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.¹⁹ Additionally, the project site is currently zoned as M-2 (Heavy Manufacturing) and no agricultural activities are located on-site. As indicated in Section 3.2.2.A, agricultural uses are permitted within the M-2 zone but are not exclusive to the M-2 zoning designation; therefore, no conflict in zoning for agricultural uses will occur. As a result, no impacts will occur from the proposed project's implementation.

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

The City of Santa Fe Springs and the project site are located in the midst of a larger urban area and no forest lands are located within the City. The City of Santa Fe Springs General Plan and the Santa Fe Springs Zoning Ordinance do not provide for any forest land preservation.²⁰ As a result, no impacts on forest land or timber resources will result from the proposed project's implementation.

¹⁷ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

¹⁸ City of Santa Fe Springs Municipal Code. Title XV, Land Usage. Chapter 155, Code 155.241, Principal Permitted Uses.

¹⁹ California Department of Conservation. *State of California Williamson Act Contract Land*.
http://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf.

²⁰ City of Santa Fe Springs Municipal Code. Title XV, Land Usage. Chapter 155, Code 155.211 Principal Permitted Uses.

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

As indicated previously in Section 3.2.2.C, no forest lands are located within the vicinity of the project site or the City of Santa Fe Springs. As a result, no loss or conversion of forest lands will result from the proposed project's implementation.

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

The proposed project will be constructed on a site which is currently developed and within a larger industrial area. Therefore, the proposed project's implementation will not result in the conversion of any existing farmlands or forest lands to urban uses. As a result, no impacts will result from the implementation of the proposed project.

3.2.3 CUMULATIVE IMPACTS

The analysis determined that there are no agricultural or forestry resources in the project area and that the implementation of the proposed project would not result in any impacts on these resources. As a result, no cumulative impacts on agriculture or forestry resources will occur.

3.2.4 MITIGATION MEASURES

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

3.3 AIR QUALITY

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

3.3.1 THRESHOLDS OF SIGNIFICANCE

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

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

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

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain. Carbon monoxide is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. Nitrogen dioxide is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.

- *Sulfur dioxide* (SO₂) is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.
- *PM₁₀* and *PM_{2.5}* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles because fine particles can more easily cause irritation.

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

- 75 pounds per day or 2.50 tons per quarter of reactive organic compounds;
- 100 pounds per day or 2.50 tons per quarter of nitrogen dioxide;
- 550 pounds per day or 24.75 tons per quarter of carbon monoxide;
- 150 pounds per day or 6.75 tons per quarter of PM₁₀;
- 55 pounds per day or 2.43 tons per quarter of PM_{2.5}; or,
- 150 pounds per day or 6.75 tons per quarter of sulfur oxides.

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

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.²¹

The project area is located within the South Coast Air Basin, which covers a 6,600 square-mile area within all of Orange County, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2016 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments

²¹ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

(SCAG).²² The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-hour PM_{2.5} Federal health standard and a proposed plan of action to reduce ground-level Ozone. The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:²³

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Tables 3-1 and 3-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Santa Fe Springs. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP.

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Santa Fe Springs is projected to add a total of 7,400 new jobs through the year 2040.²⁴ According to the State of California Employment Development Department, the City's current unemployment rate is 2.5 percent, which means there are up to 200 residents actively seeking work.²⁵ The Golden State Storage facility typically operates with two or three employees. Currently, there are two employees and a third employee will be added upon completion of the proposed project. The number of new jobs is well within SCAG's employment projections for the City of Santa Fe Springs and the proposed project will not violate Consistency Criteria 2. As a result, no impacts related to the implementation of the AQMP are anticipated.

²² South Coast Air Quality Management District. *Final 2016 Air Quality Management Plan*. Adopted March 2017.

²³ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

²⁴ Southern California Association of Governments. *Demographics & Growth Forecast. Regional Transportation Plan 2016-2040*. April 2016.

²⁵ State of California Employment Development Department. *Current Month Unemployment Rate and Labor Force Summary*. <http://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html>. Website accessed January 14, 2020.

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

The project's construction period is expected to last approximately 10 months (refer to Section 2.4.2) and would include demolition, site preparation, grading, erection of the new self storage building, and the finishing of the project (e.g. painting and paving of parking area). The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V. 2016.3.2). The assumptions regarding the construction phases and the length of construction followed those identified herein in Section 2.4.2. As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds.

Table 3-1
Estimated Daily Construction Emissions

| Construction Phase | ROG | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
|-------------------------------------|--------------|-----------------|--------------|-----------------|------------------|-------------------|
| Demolition (on-site) | 1.99 | 19.70 | 14.49 | 0.02 | 2.52 | 1.20 |
| Demolition (off-site) | 0.10 | 1.77 | 0.86 | -- | 0.27 | 0.08 |
| Total Demolition Phase | 2.09 | 21.47 | 15.35 | 0.02 | 2.79 | 1.28 |
| Site Preparation (on-site) | 1.55 | 18.29 | 10.75 | 0.02 | 0.94 | 0.67 |
| Site Preparation (off-site) | 0.03 | 0.02 | 0.30 | -- | 0.09 | 0.02 |
| Total Site Preparation | 1.58 | 18.31 | 11.05 | 0.02 | 1.03 | 0.69 |
| Grading (on-site) | 1.83 | 20.21 | 9.76 | 0.02 | 7.08 | 4.17 |
| Grading (off-site) | 0.04 | 0.03 | 0.38 | -- | 0.11 | 0.03 |
| Total Grading | 1.87 | 20.24 | 10.14 | 0.02 | 7.19 | 4.20 |
| Building Construction (on-site) | 2.05 | 16.03 | 14.56 | 0.03 | 0.82 | 0.78 |
| Building Construction (off-site) | 0.23 | 1.74 | 2.00 | -- | 0.60 | 0.17 |
| Total Building Construction | 2.28 | 17.77 | 16.56 | 0.03 | 1.42 | 0.95 |
| Paving (on-site) | 1.06 | 10.65 | 11.78 | 0.02 | 0.58 | 0.54 |
| Paving (off-site) | 0.06 | 0.04 | 0.57 | -- | 0.17 | 0.05 |
| Total Paving | 1.12 | 10.69 | 12.35 | 0.02 | 0.75 | 0.59 |
| Architectural Coatings (on-site) | 45.45 | 1.53 | 1.82 | -- | 0.09 | 0.09 |
| Architectural Coatings (off-site) | 0.04 | 0.02 | 0.34 | -- | 0.10 | 0.03 |
| Total Architectural Coatings | 45.49 | 1.55 | 2.16 | -- | 0.19 | 0.12 |
| Maximum Daily Emissions | 45.48 | 21.47 | 16.57 | 0.03 | 7.19 | 4.20 |
| Daily Thresholds | 75 | 100 | 550 | 150 | 150 | 55 |

Source: CalEEMod V.2016.3.2.

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

Table 3-2
Estimated Operational Emissions in lbs/day

| Emission Source | ROG | NO ₂ | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
|-------------------------|-------------|-----------------|-------------|-----------------|------------------|-------------------|
| Area-wide (lbs/day) | 2.29 | -- | 0.01 | 0.00 | -- | -- |
| Energy (lbs/day) | -- | 0.02 | 0.02 | -- | -- | -- |
| Mobile (lbs/day) | 0.39 | 1.88 | 4.32 | 0.02 | 1.27 | 0.35 |
| Total (lbs/day) | 2.68 | 1.90 | 4.35 | 0.02 | 1.28 | 0.35 |
| Daily Thresholds | 55 | 55 | 550 | 150 | 150 | 55 |

Source: CalEEMod V.2016.3.2.

As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. Since the project area is located in a non-attainment area for Ozone and particulates, the Applicant will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.²⁶ The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. Therefore, less than significant impacts will occur.

C. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less Than Significant Impact.

The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. The SCAB is non-attainment for Ozone and particulates. The proposed project's implementation will result in minimal construction-related emissions (refer to the discussion provided in the previous section). Operational emissions will be limited to vehicular and truck traffic traveling to and from the proposed project.

While the proposed project would result in additional vehicle trips, there would be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and the State sustainable growth objectives. Finally, the proposed project would not exceed the adopted projections used in the preparation of the Regional Transportation Plan/Sustainable Communities Strategy (refer to the discussion included in Section 3.3.2.A). As a result, the potential air quality impacts related to the generation of criteria pollutants are less than significant.

²⁶ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.²⁷ These population groups are generally more sensitive to poor air quality. Sensitive receptors near the project site include South Whittier Intermediate School (located 0.25 miles northeast of the project site), Richard L. Graves Middle School (located 0.26 miles northeast of the project site), and Lake Marie Elementary School (located 0.35 miles northeast of the project site).²⁸ The locations of the aforementioned sensitive receptors are shown in Exhibit 3-1. The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction and operations; PM₁₀ emissions from construction and operations; and PM_{2.5} emissions from construction and operations.

The use of the “look-up tables” is permitted since each of the construction phases will involve the disturbance of less than five acres of land area. As indicated in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 500 meters, since the nearest sensitive receptor (South Whittier Elementary School) is located 402 meters (0.25 miles) northeast of the project site. As indicated in the table, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables.

Table 3-3
Local Significance Thresholds Exceedance SRA 5

| Emissions | Project Emissions (lbs/day) | Type | Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters) | | | | |
|-------------------|--------------------------------|--------------|---|-------|-------|-------|--------------|
| | | | 25 | 50 | 100 | 200 | 500 |
| NO _x | 21.47 | Construction | 172 | 165 | 176 | 194 | 244 |
| NO _x | 1.90 | Operations | 172 | 165 | 176 | 194 | 244 |
| CO | 16.57 | Construction | 1,480 | 1,855 | 2,437 | 3,897 | 9,312 |
| CO | 4.35 | Operations | 1,480 | 1,855 | 2,437 | 3,897 | 9,312 |
| PM ₁₀ | 7.19 | Construction | 7 | 21 | 39 | 74 | 182 |
| PM ₁₀ | 1.28 | Operations | 4 | 10 | 16 | 23 | 49 |
| PM _{2.5} | 4.20 | Construction | 7 | 10 | 18 | 39 | 120 |
| PM _{2.5} | 0.35 | Operations | 2 | 3 | 4 | 8 | 25 |

Source: CalEEMod V.2016.3.2.

²⁷ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2004.

²⁸ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on February 4, 2020.

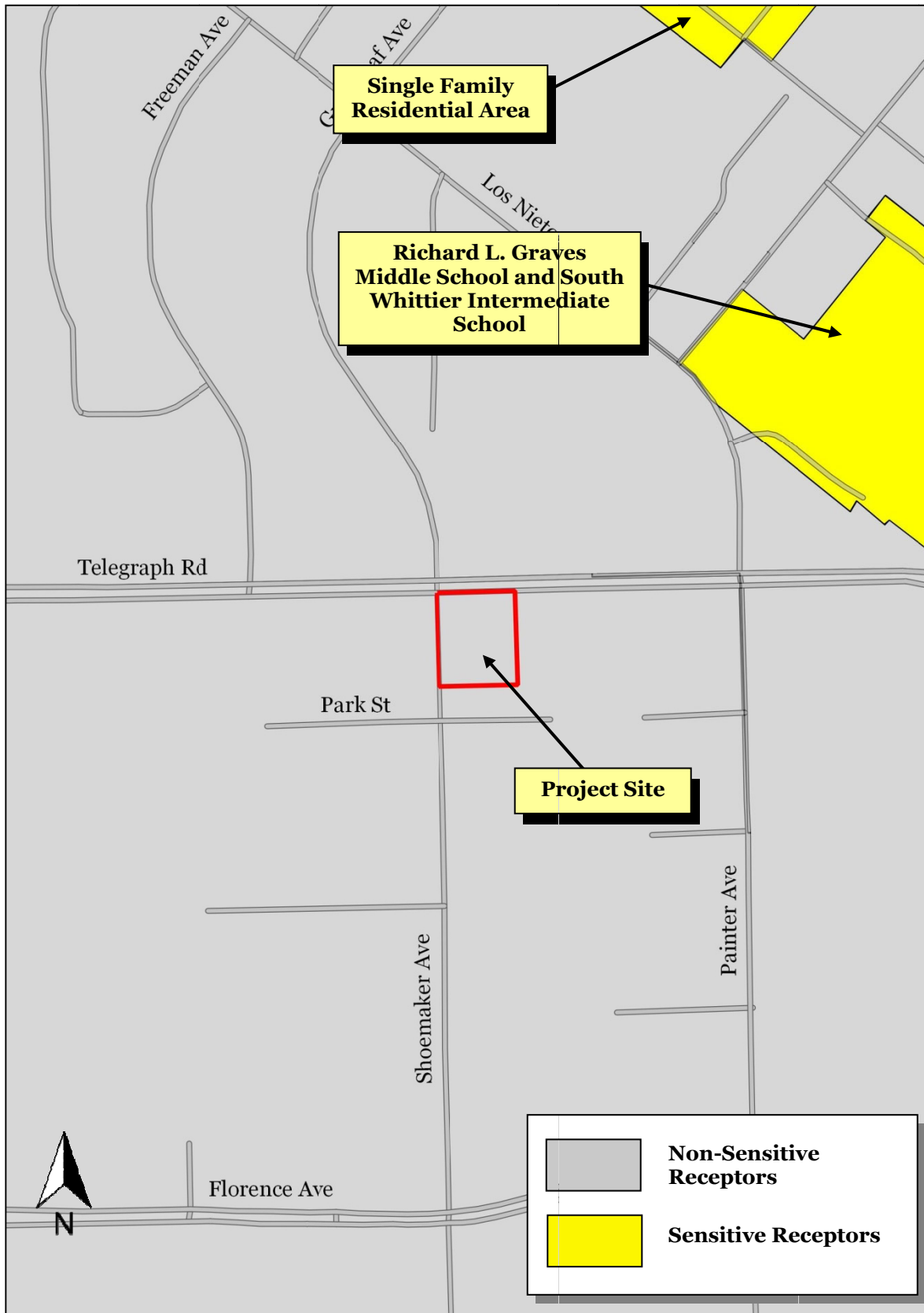


EXHIBIT 3-1
SENSITIVE RECEPTORS MAP
SOURCE: QUANTUM GIS

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions, therefore, high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards. These areas of high CO concentration are referred to as *hot spots*. Two variables influence the creation of a hot-spot and these variables include traffic volumes and traffic congestion. Typically, a hot-spot may occur near an intersection that is experiencing severe congestion (a LOS E or LOS F).²⁹ The SCAQMD stated in its CEQA Handbook that a CO hotspot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. Therefore, less than significant impacts will result.

D. Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? • Less Than Significant Impact.

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.³⁰ As designed, the proposed project will have self storage uses. The proposed project will not be involved in any of the aforementioned odor-generating activities. Given the nature of the anticipated uses, no impacts related to odors are anticipated with the proposed project. In addition, the project site is not located in the vicinity of any odor-generating use. However, the diesel equipment used during the construction period may result in odors in the absence of mitigation. As a result, the following mitigation measure is required:

- To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

3.3.3 CUMULATIVE IMPACTS

The proposed project's short-term construction emissions will be well below thresholds that are considered to represent a significant adverse impact. The operational emissions will not significantly change from the existing levels since the proposed project will not lead to the generation of any airborne emissions.

3.3.4 MITIGATION MEASURES

The following mitigation is required as part of this project to ensure that potential air quality impacts are mitigated:

Mitigation Measure No. 1 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

²⁹ "LOS" refers to "Level of Service." Refer to Section 3.2.17.A.

³⁰ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

3.4 BIOLOGICAL RESOURCES

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

3.4.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?
- Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.³¹

The project site is currently paved over in concrete and is occupied by nine self storage buildings. Due to the level of development on-site and in the surrounding area, the project site is not a suitable environment for any candidate, sensitive or special status species. There are no local or regional plans, policies, or regulations that identify candidate, sensitive or special status species except those identified by the California Department of Fish and Wildlife. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDb) Bios Viewer for the Whittier Quadrangle indicated that there are six threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is listed under the Whittier Quadrangle).³² These species include the coastal California Gnatcatcher, the Least Bell's Vireo, the Bank Swallow, the Santa Ana Sucker, the Western Yellow-Billed Cuckoo, and California Orcutt Grass. The proposed project will have no impact on the aforementioned species because the project site is located in the midst of an urban area and the project site is currently fully-developed. The project site and surrounding areas are not conducive to the survival of the aforementioned species due to the lack of suitable habitat. A total of 6,103 square feet is currently dedicated for landscaping and the proposed project will add an additional 8,927 square feet of landscaping. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

³¹ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

³² California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>.

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

Due to the level of development on-site and in the surrounding area, the project site does not offer a suitable habitat for any species. There are no local or regional plans, policies, or regulations that identify any riparian habitat or other sensitive natural community, nor does the California Department of Fish and Wildlife identify any such habitat. During a site survey that was completed on February 4, 2020, no wetlands were observed on the project site or in the surrounding areas.³³ A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitats present on-site or in the adjacent properties.³⁴ The nearest wetland to the project site is the Coyote Creek Channel, which is located 0.57 miles northeast of the project site and is channelized with concrete (refer to Exhibit 3-2). The proposed project will be limited to the project site and will not affect the aforementioned designated wetland. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

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

As previously mentioned in Section 3.4.2.B, the project site is currently developed with nine buildings and paved surfaces and does not contain any natural wetland and/or riparian habitat (refer to Exhibit 3-2). The project's implementation will require the removal of buildings and concrete on-site to accommodate the proposed project. The vegetation currently on-site consists of species that are typically not found in a wetland environment. The project area is located in the midst of an industrial setting and as a result, the proposed project will not impact any protected wetland area.

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

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

“Areas of open space of sufficient width to permit larger, more mobile species (such as foxes, bobcats and coyote) to pass between larger areas of open space, or to disperse from one major open space region to another are referred to as “wildlife corridors.” Such areas generally are several hundred feet wide, unobstructed, and usually possess cover, food and water.”³⁵

³³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on July 31, 2017 and updated on February 4, 2020.

³⁴ U.S. Fish and Wildlife Service, National Wetlands Inventory. *Wetlands Mapper*. Website accessed January 14, 2020.

³⁵ Los Angeles County Department of Regional Planning. *Significant Ecological Areas*.
http://planning.lacounty.gov/sea/local_and_site_specific_habitat_linkages_and_wildlife_corridors.

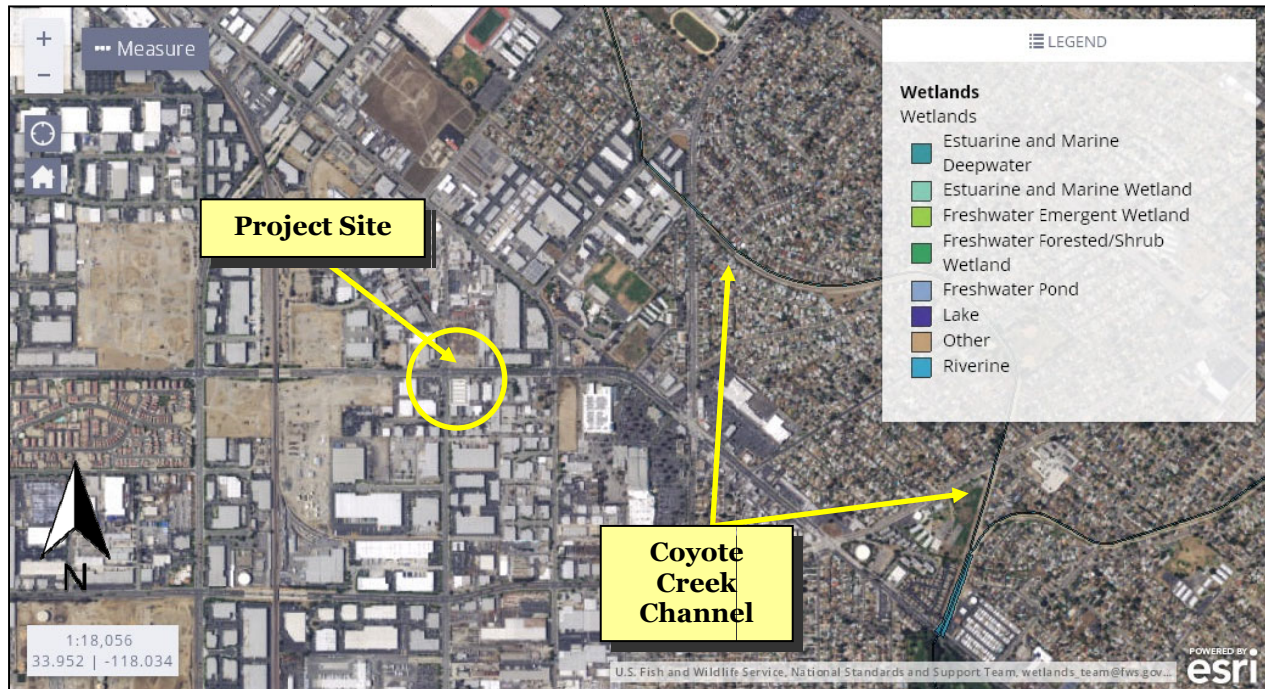


EXHIBIT 3-2 WETLANDS MAP

SOURCE: U.S. FISH AND WILDLIFE SERVICE, WETLANDS MAPPER

The project site and surrounding areas have been previously disturbed to accommodate the current level of development and retain little to none of the characteristics of the native environment. The site is currently occupied by self storage uses and is not located near a body of water.

In addition, the site abuts two highly traveled roadways (Telegraph Road and Shoemaker Avenue) and is exposed to noise generated from vehicular traffic. The aforementioned conditions restrict the site's utility as a migration corridor because the site lacks the adequate components needed to create a suitable habitat. In addition, the project site does not connect two major open spaces, as there are none present in the vicinity. As a result, no impacts are anticipated.

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

Title IX (General Regulations) Chapter 96 Codes 130-140 of the City of Santa Fe Springs municipal code serves as the City's "Tree Ordinance."³⁶ The tree ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys). No trees will be removed with the implementation of the proposed project. The proposed project will replace the 6,103 square feet of the existing landscaping and will provide an additional 8,927 square feet of new landscaping. The number of trees that will be provided will more than double. Therefore, the proposed project will not violate the City's current tree ordinance. As a result, no impacts will occur.

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

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 2.8 miles northeast from the project site.³⁷ The construction and operation of the proposed project will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

3.4.3 CUMULATIVE IMPACTS

The proposed project will not involve an incremental loss or degradation of protected habitat. The analysis determined that the proposed project will not result in any impacts on protected plant and animal species. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

3.4.4 MITIGATION MEASURES

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

³⁶ Santa Fe Springs, City of, Municipal Code. Title IX General Regulations, Chapter 96 Streets and Sidewalks, Street Trees.

³⁷ County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

3.5 CULTURAL RESOURCES

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

3.5.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.³⁸

Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe).³⁹ The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. Currently, the project site is occupied by nine self

³⁸ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

³⁹ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Secondary Source: California State Parks, Office of Historic Preservation. Listed California Historical Resources. Website accessed January 14, 2020.

storage structures and does not meet, or contain any structures that meet, any of the aforementioned criteria. In addition, the project site is not listed on the National or State Historic Register.⁴⁰ The proposed project will be limited to the project site and will not affect any existing resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. As a result, no impacts are associated with the proposed project's implementation.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? • Less Than Significant Impact with Mitigation.

The greater Los Angeles Basin was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years.⁴¹ Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.⁴² Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. Two village sites were located in the Los Nietos area: *Naxaaw'na* and *Sehat*. The sites of *Naxaaw'na* and *Sehat* are thought to be near the adobe home of Jose Manuel Nietos that was located near the San Gabriel River.⁴³ Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. In addition, the project will require grading. As a result, the following mitigation is required:

- The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

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

⁴⁰ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>.
Secondary Source: California State Parks, Office of Historic Preservation. Listed California Historical Resources. Website accessed January 14, 2020.

⁴¹ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html.

⁴² Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/component/k2/item/453-tongva-village-site>.

⁴³ McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.

- C. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*
• *No Impact.*

There are no dedicated cemeteries located within the vicinity of the project site.⁴⁴ The proposed project will be restricted to the designated project site and will not affect any dedicated cemeteries. In addition, the proposed construction is not likely to neither discover nor disturb any on-site burials due to the level of urbanization present and the amount of disturbance sustained to accommodate the previous development. Notwithstanding, in the event of an accidental discovery, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. As a result, the proposed construction activities are not anticipated to impact any interred human remains.

3.5.3 CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site-specific. Furthermore, the analysis herein determined that the proposed project would not result in any impacts on cultural resources. As a result, no cumulative impacts will occur as part of the proposed project's implementation.

3.5.4 MITIGATION MEASURES

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

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

⁴⁴ Google Earth. Website accessed January 14, 2020.
SECTION 3.5 • CULTURAL RESOURCES

3.6 ENERGY

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

3.6.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁴⁵

The project site is served by Southern California Edison (electricity) and the Southern California Gas Company (SCG). The proposed project is anticipated to consume 1,416 kWh of electricity and 1,314 cubic feet of natural gas on a daily basis. The utilities worksheets are included in Appendix B. The project Applicant will work with the local electrical utility company to identify existing and future strategies that will be effective in reducing energy consumption. As a result, the impact will be less than significant.

⁴⁵ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? • No Impact.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The proposed project will conform to all pertinent energy conservation requirements and as a result, no impacts will occur.

3.6.3 CUMULATIVE IMPACTS

The analysis herein determined that the proposed project would not result in any impacts on energy. As a result, no cumulative impacts will occur as part of the proposed project's implementation.

3.6.4 MITIGATION MEASURES

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

3.7 GEOLOGY AND SOILS

| Environmental Issue Areas Examined | Potentially Significant Impact | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| A. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides? | | | ✗ | |
| B. Would the project result in substantial soil erosion or the loss of topsoil? | | ✗ | | |
| C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | ✗ | |
| D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | | ✗ | | |
| E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | ✗ |
| F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | ✗ | |

3.7.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?
- Would the project result in substantial soil erosion or the loss of topsoil?
- Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

3.7.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁴⁶

The City of Santa Fe Springs is located in a seismically active region (refer to Exhibit 3-3). Many major and minor local faults traverse the entire Southern California region and earthquakes from several active and potentially active faults in the Southern California region could affect the project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.⁴⁷ A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Santa Fe Springs is not on the list.⁴⁸ Active faults identified by the State are not on-site nor is the project site within an Alquist-Priolo Earthquake Fault Zone. Nevertheless, the site is within a seismically active region prone to occasional damaging earthquakes. The nearest active

⁴⁶ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

⁴⁷ California Department of Conservation. *What is the Alquist-Priolo Act*. <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

⁴⁸ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

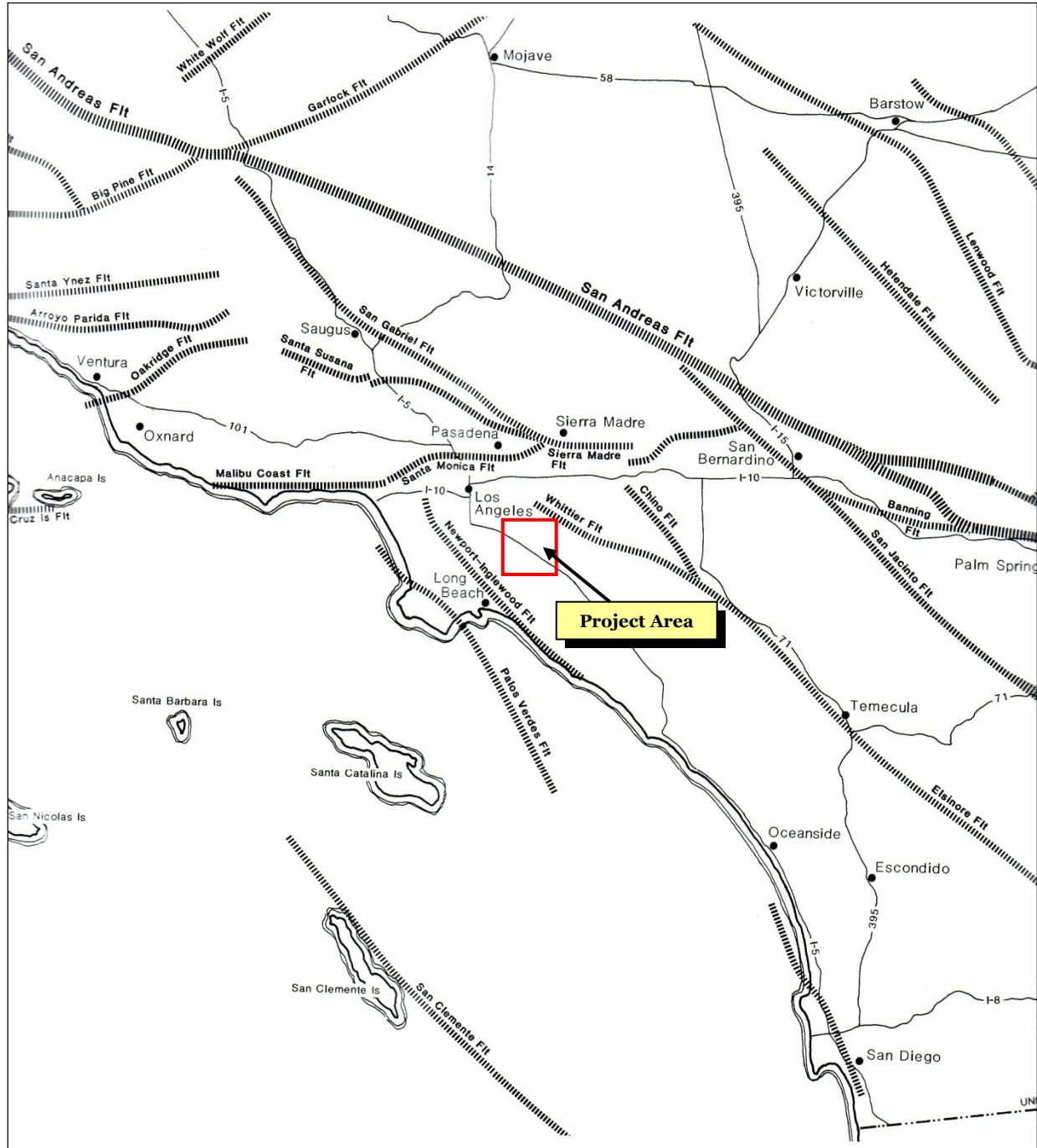


EXHIBIT 3-3
FAULTS IN THE SOUTHERN CALIFORNIA AREA
SOURCE: UNITED STATES GEOLOGICAL SURVEY

fault is the Whittier Fault, located approximately 3.5 miles northeast of the site.⁴⁹ In addition, the project will comply with the 2016 California Building Standards code, which is effective in minimizing any potential seismic-related impacts to structures.⁵⁰

According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The project site is not located in an area that is subject to liquefaction (refer to Exhibit 3-4).⁵¹ Lastly, the project site is not subject to the risk of landslides (refer to Exhibit 3-4) because there are no hills or mountains within the vicinity of the project site. As a result, the potential impacts in regards to ground shaking, liquefaction, and landslides are less than significant since the risk is no greater in and around the project site than for the rest of the area.

B. Would the project result in substantial soil erosion or the loss of topsoil? • Less than Significant Impact with Mitigation.

The project site is underlain by a thin layer of clay fill material over alluvial soils consisting primarily of silty fine sands to fine sandy silts. Portions of the site are covered by a layer of fill material 2.5 to 6 feet thick consisting primarily of moist-wet brown to reddish brown silty clay to grey silty sandy clay in a stiff to very stiff condition. Below the fill are alluvial soils consisting primarily of silty fine sands to fine sandy silts. The soils are generally stiff and medium dense within the upper 6 feet, becoming much stiffer and denser with depth and maintaining moist soil conditions throughout the explored depth.⁵² According to the soil maps prepared for Los Angeles County by the United States Department of Agriculture, the project site is underlain with soils of the Urban land-Thums-Pierview complex. Soils of this association have a moderate erosion hazard; however, current development and the placement of landscaping have reduced the soil's erosion risk.⁵³ The project site is level and limited grading will be required for structural supports, building foundations, and utility lines. Mitigation measures included throughout Section 3.10 (Hydrology and Water Quality) will effectively mitigate potential stormwater runoff impacts during construction. The project site is currently level and will remain level following the site's development. The surface grades within the parking and internal roadways will be designed to facilitate drainage into the Telegraph Road and Shoemaker Avenue curb and gutters.

A geotechnical site evaluation was prepared by Gorian & Associates, Inc. for the proposed project. Various recommendations were included as a means to mitigate hazards related to erosion and other potential geotechnical hazards. Recommendations include the measures listed below, among others:⁵⁴

⁴⁹ Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.

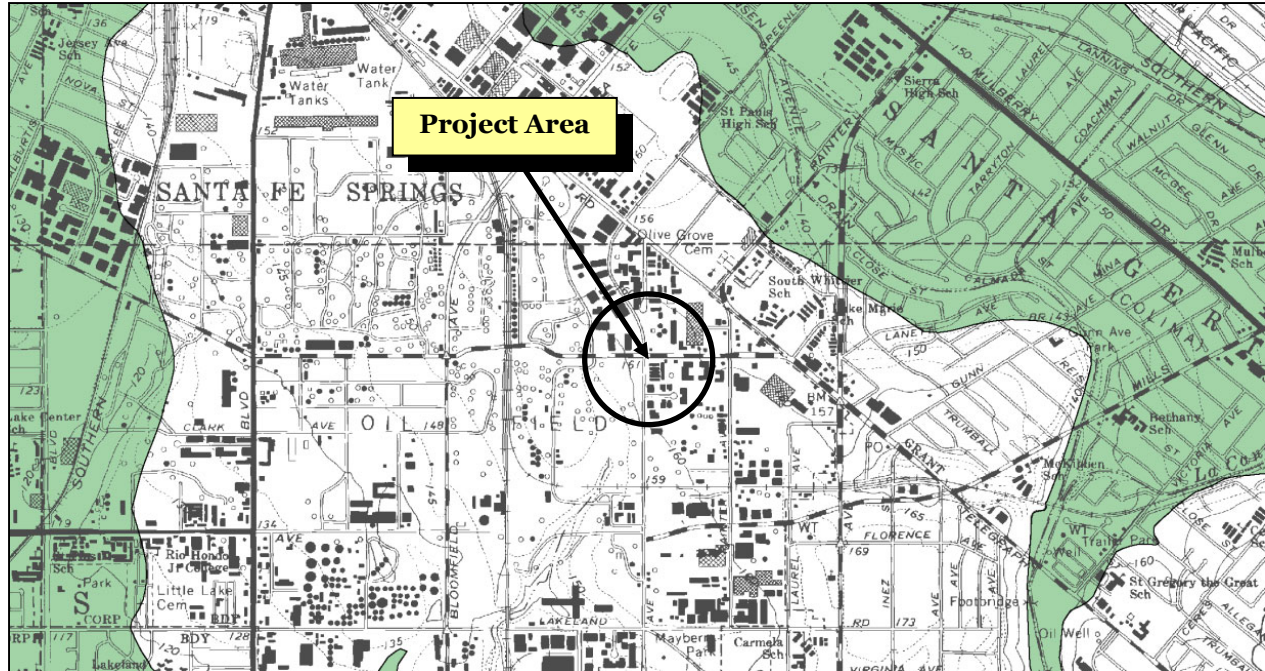
⁵⁰ California Building Standards Commission. *California Building Standards Code (California Code of Regulations, Title 24).* July 1, 2016.

⁵¹ California Department of Conservation. *Regulatory Maps.*
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>.

⁵² Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.

⁵³ United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey.* Website accessed January 14, 2020.

⁵⁴ Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.



MAP EXPLANATION

Zones of Required Investigation:

Liquefaction
Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslides
Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

EXHIBIT 3-4
LIQUEFACTION RISK
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

- *Soil Removal.* Upper loose or soft native alluvial soils and existing fill soils should be removed and replaced as engineered compacted fill for the support of the proposed construction. Removal of the soils within the proposed building footprint and 5 feet beyond should extend to a minimum of 3 feet below the bottom of the proposed footings or 5 feet below pad subgrade, whichever is deeper.
- *Excavations.* During construction, excavation and maintenance of safe and stable slope angles are the responsibility of the contractor. All subsurface construction should conform to the requirements of the Occupational Safety and Health Administration (OSHA).
- *Footing Subgrade Moisture.* Conventional footing subgrade soils should be moistened to a minimum of 3% over the optimum moisture content to a minimum depth of 18 inches. The above moisture should be obtained and maintained at least a suggested 2 days prior to casting the concrete.
- *Moisture Vapor Retarder Layer.* A properly installed moisture retarder is recommended for at grade interior area slabs where moisture through the slab would be a concern.
- *Concrete Placement and Cracking.* Concrete should be placed using procedures to minimize the cracking within the slab. Shrinkage cracks can become excessive if water is added to the concrete above the allowable limit and proper finishing and curing practices are not followed. Concrete mixing, placement, finishing, and curing should be performed per the recommendations of the American Concrete Institute.
- *Gutters and Downspouts.* Gutters and downspouts should be installed to collect roof water that might otherwise infiltrate the soils adjacent the building. The downspouts should be drained into collector pipes that will carry the water away from the building or other positive drainage should be provided.

The following mitigation measure is required as a means to ensure the application of the geotechnical recommendations set forth by Gorian & Associates, Inc.:

- All recommendations set forth by Gorian & Associates, Inc. within the *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California*, dated August 2017, must be enforced and followed by the project applicant and the project contractors. Specifications must be outlined within construction plans.

Adherence to this mitigation measure will reduce geology- and soil-related hazards to levels that are less than significant.

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

As previously mentioned, the project site is underlain by a thin layer of clay fill material over alluvial soils consisting primarily of silty fine sands to fine sandy silts. Portions of the site are covered by a layer of fill material 2.5 to 6 feet thick consisting primarily of moist-wet brown to reddish brown silty clay to grey silty

SECTION 3.7 • GEOLOGY AND SOILS

sandy clay in a stiff to very stiff condition. Below the fill are alluvial soils consisting primarily of silty fine sands to fine sandy silts. The soils are generally stiff and medium dense within the upper 6 feet, becoming much stiffer and denser with depth and maintaining moist soil conditions throughout the explored depth.⁵⁵

The United States Department of Agriculture Soil Conservation Service Report and General Soil Map for Los Angeles County were reviewed for this project. The project site is underlain with soils of the Urban land-Thums-Pierview complex. Soils of this association are at a moderate risk for erosion; however, the project site is currently developed and the underlying soils have been disturbed in order to facilitate previous construction activities. In addition, these soils are described as being used almost exclusively for residential and industrial development, as evident by the current level of urbanization present within the project site and surrounding areas.⁵⁶ As previously mentioned, the project site is not located in an area that is subject to liquefaction (refer to Exhibit 3-4).⁵⁷ The soils that underlie the project site pose no threat to development; in addition, the project site will be level once the project is complete. Although the project is not anticipated to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, the mitigation provided in Sections 3.7.2.B and 3.7.2.D will address potential impacts related to potentially unstable soils. Therefore, the proposed project will not expose any person or structure to risks associated with soil collapse, landslides, or soil expansion. As a result, the potential impacts are less than significant.

D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? • Less Than Significant Impact with Mitigation.

The *Web Soil Survey*, which is available on the United States Geological Survey website, was consulted to identify the soils that underlie the project site. According to the Web Soil Survey, the project site is underlain with soils of the Urban land-Thums-Pierview complex.⁵⁸ Shrinking and swelling is influenced by the amount of clay present in the underlying soils. As previously mentioned, the project site is underlain by a thin layer of clay fill material over alluvial soils consisting primarily of silty fine sands to fine sandy silts. Portions of the site are covered by a layer of fill material 2.5 to 6 feet thick consisting primarily of moist-wet brown to reddish brown silty clay to grey silty sandy clay in a stiff to very stiff condition. Below the fill are alluvial soils consisting primarily of silty fine sands to fine sandy silts.⁵⁹

Soil expansion tests were performed on a representative upper soil sample obtained from the site. Test results indicate the underlying materials are moderate in expansion. Expansive soils contain clay minerals that change in volume (shrink or swell) due to changes in the soil moisture content. Swelling occurs when soils containing clay become wet due to excessive water from poor surface drainage, over-irrigation of

⁵⁵ Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.

⁵⁶ United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California.* Revised 1969.

⁵⁷ California Department of Conservation. *Regulatory Maps.*
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>.

⁵⁸ United States Geological Survey. *Web Soil Survey.* <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

⁵⁹ United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Orange County and Western Part of Riverside County, California.* September 1978.

lawns and planters, and sprinkler or plumbing leaks.⁶⁰ Recommendations are provided within the geotechnical site evaluation prepared by Gorian & Associates, Inc. as a means to mitigate hazards related to soil expansion and other potential geotechnical hazards. The mitigation provided in Section 3.6.2.B will ensure that the recommendations set forth by Gorain & Associates will be followed by the project applicant and contractors. Although clay is present in this soil association, the project will comply with the 2016 California Building Standards code, which is effective in minimizing any potential seismic-related impacts to structures. Foundation damage will be further prevented by the following mitigation:

- Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

Adherence to this mitigation measure will reduce potential impacts to levels that are less than significant.

E. Would the project 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? • No Impact.

The proposed project will not utilize septic tanks or other alternative wastewater disposal systems. As a result, no impacts associated with the use of septic tanks will occur as a result of the proposed project's implementation.

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

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

3.7.3 CUMULATIVE IMPACTS

The analysis herein determined that the proposed project would not result in significant adverse impacts related to ground shaking, liquefaction, landslides, soil erosion, lateral spreading, or subsidence. As a result, no cumulative impacts will occur.

3.7.4 MITIGATION MEASURES

The following mitigation measure is required as a means to ensure the application of the geotechnical recommendations set forth by Gorian & Associates, Inc.:

⁶⁰ Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.
SECTION 3.7 • GEOLOGY AND SOILS

Mitigation Measure No. 3 (Geology and Soils). All recommendations set forth by Gorian & Associates, Inc. within the *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California*, dated August 2017, must be enforced and followed by the project applicant and the project contractors. Specifications must be outlined within construction plans.

The following mitigation measure is required to further prevent foundation damage:

Mitigation Measure No. 4 (Geology and Soils). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

3.8 GREENHOUSE GAS EMISSIONS

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

3.8.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

3.8.2 ENVIRONMENTAL ANALYSIS

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

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁶¹

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.

⁶¹ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.
 SECTION 3.8 • GREENHOUSE GAS EMISSIONS

Scientific evidence indicates there is a correlation between increasing global temperatures/climate change over the past century and human-induced levels of GHG. These and other environmental changes have potentially negative environmental, economic, and social consequences around the globe. GHG differ from criteria or toxic air pollutants in that the GHG emissions do not cause direct adverse human health effects. Rather, the direct environmental effect of GHG emissions is the increase in global temperatures, which in turn has numerous impacts on the environment and humans. For example, some observed changes include shrinking glaciers, thawing permafrost, late freezing and early break-up of ice on rivers and lakes, a lengthened growing season, shifts in plant and animal ranges, and earlier flowering of trees. Other, longer term environmental impacts of global warming may include a rise in sea level, changing weather patterns with increases in the severity of storms and droughts, changes to local and regional ecosystems, including the potential loss of species, and a significant reduction in winter snow pack.

The SCAQMD has established a single quantified threshold of 10,000 metric tons of CO₂E (MTCO₂E) per year for new commercial and industrial development.⁶² Table 3-4 summarizes annual greenhouse gas (CO₂E) emissions from the proposed project.⁶³ Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table 3-4, the CO₂E total for the project is 1,639.61 pounds per day or 0.74 MTCO₂E per day. This translates into an annual emission of 270.10 MTCO₂E, which is below the aforementioned thresholds. This figure does not take into account the implementation of Low Impact Development (LID) requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. The project is also an infill development that will replace the former use. Therefore, the project's GHG impacts are less than significant.

Table 3-4
Greenhouse Gas Emissions Inventory

| Source | GHG Emissions (Lbs/Day) | | | |
|----------------------------|-------------------------|-----------------|------------------|-------------------|
| | CO ₂ | CH ₄ | N ₂ O | CO ₂ E |
| Long-term Area Emissions | 0.02 | -- | -- | 0.02 |
| Long-term Energy Emissions | 28.73 | -- | -- | 28.90 |
| Long-term Mobile Emissions | 1,608.73 | 0.08 | -- | 1,610.68 |
| Total Long-term Emissions | 1,637.48 | 0.08 | -- | 1,639.61 |

Source: CalEEMod V.2016.3.2.

⁶² SCAQMD. *Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group Meeting #15*.
https://planning.lacity.org/eir/8150Sunset/References/4.E.%20Greenhouse%20Gas%20Emissions/GHG.39_SCAQMD%20GHG%20Meeting%2015.pdf.

⁶³ The CalEEMod Air Quality Worksheets are provided in Appendix A.
SECTION 3.8 • GREENHOUSE GAS EMISSIONS

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

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

- *Policy 2.1:* Continue to research alternatives and pollution control measures that influence air quality, including trip reductions, carpooling, and local transit services.
- *Policy 2.2:* Encourage urban infill and land uses and densities that result in reduced trips and reduced trip lengths, and that support non-motorized modes of travel.
- *Policy 2.3:* Initiate capital improvement programs that allow for bus turnouts, traffic synchronization, and intersection channelization.
- *Policy 2.4:* Continue to participate and support cooperative programs between cities which will reduce trips and vehicle miles traveled.

The proposed project will not involve or require any variance from the aforementioned policies. Furthermore, the proposed project will not involve or require any other variance from the adopted plan, policy, or regulation governing GHG emissions. There will also be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).⁶⁴ As a result, no impacts will occur.

3.8.3 CUMULATIVE IMPACTS

The analysis herein also determined that the proposed project would not result in any significant adverse impacts related to the emissions of greenhouse gasses. As a result, no cumulative impacts will result from the proposed project's implementation.

3.8.4 MITIGATION MEASURES

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

⁶⁴ Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Focusing growth toward infill areas takes development pressure off conservation lands and working lands; it increases transit rider-ship and reduces vehicle trips; it requires less per capita energy and water use than less space-efficient development; it improves public health by promoting active transportation and active lifestyles; and it provides a more equitable mix of housing choices, among other benefits. Thus, the SGC has been investigating actions that can be taken to improve the ability of local governments and private developers to successfully plan and build good infill projects.

3.9 HAZARDS AND HAZARDOUS MATERIALS

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

3.9.1 THRESHOLDS OF SIGNIFICANCE

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

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

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • No Impact.

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁶⁵

Due to the nature of the proposed project, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. All Golden State Storage tenants are required to sign a rental agreement which specifically outlines the terms and conditions imposed by Golden State Storage on all prospective tenants. The storage of any hazardous materials and chemicals is explicitly prohibited in the rental agreement. Therefore, no impacts will occur.

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

As stated in Section 3.9.A, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. According to the United States Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC), the project site is not listed on any Federal or State hazardous site database.⁶⁶ Based on the age of the nine on-site self storage buildings that will be demolished (the buildings were built in 1974), potential asbestos containing materials (ACMs) and lead-based paint (LBP) may be present.⁶⁷ Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Prior to the late 1970s, building products and insulation materials commonly contained asbestos. In 1989, the U.S. Environmental Protection Agency (EPA) banned all new uses of asbestos; however, uses developed before 1989 are still allowed. When asbestos-containing materials are damaged or disturbed by repair,

⁶⁵ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

⁶⁶ United States Environmental Protection Agency. *Envirofacts*. Website accessed January 14, 2020. Secondary Source: California Department of Toxic Substances Control. *Envirostor*. Website accessed January 14, 2020.

⁶⁷ Los Angeles County Office of the Assessor. *Property Assessment Information System*. Website accessed January 14, 2020.

remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. The Los Angeles County Assessor website indicates that the existing on-site buildings were built in the year 1974. Based on the age of the existing on-site buildings, ACMs may be present. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to demolition. Based upon the age of the existing on-site buildings, it is possible that painted building surfaces contain LBP. LBP was used extensively in buildings constructed before 1950. In 1978, LBP was banned by the Federal government. Lead may cause a range of health defects, from behavioral problems and learning disabilities, to seizures and death. As a result of the project site conditions, the following mitigation is required:

- An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.
- The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

The aforementioned mitigation will reduce the potential impact to levels that are considered to be less than significant.

C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* • *No Impact.*

The nearest schools to the project site include South Whittier Intermediate School (located 0.25 miles northeast of the project site), Richard L. Graves Middle School (located 0.26 miles northeast of the project site), and Lake Marie Elementary School (located 0.35 miles northeast of the project site).⁶⁸ As stated in Section 3.9.A, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. In addition, all Golden State Storage tenants are required to sign a lease/rental agreement which specifically outlines the terms and conditions imposed by Golden State Storage on all prospective tenants. The storage of any hazardous materials and chemicals is explicitly prohibited in the lease/rental agreement. Strict adherence to the lease/rental agreement will ensure that no hazardous materials are being transported, used, stored, or disposed on-site. Therefore, no impacts are anticipated to result with the implementation of the proposed project. Therefore, the proposed project will not create a significant hazard to any local school and no impacts are anticipated.

⁶⁸ Google Earth. Website accessed January 14, 2020.

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

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the California Department of Toxic Substances Control. The Cortese list contains hazardous waste and substance sites including public drinking water wells with detectable levels of contamination, sites with known underground storage tanks (USTs) having a reportable release, solid waste disposal facilities from which there is a known migration, hazardous substance sites selected for remedial action, historic Cortese sites, and sites with known toxic material identified through the abandoned site assessment program.⁶⁹

A search of the Envirostor Hazardous Waste and Substances Site “Cortese” List database identified three Cortese sites within the City: Neville Chemical Company (located at 12800 Imperial Highway), Waste Disposal, Inc. (located at 12731 Los Nietos Road) and Angeles Chemical Company, Inc. (located at 8915 Sorensen Avenue).⁷⁰ The nearest of these Cortese sites to the project site is Waste Disposal, Inc., located approximately 0.47 miles northwest of the project site. These sites will not represent an environmental concern to the project site due to their distance from the project site. Furthermore, proposed project demolition and construction activities will be restricted to the designated project site and will not affect any of the aforementioned sites. As a result, no impacts will occur upon the implementation of the proposed project.

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? • No Impact.

The project site is not located within two miles of an airport. Fullerton Airport is located approximately six miles southeast of the project site and the Long Beach Airport is located approximately ten miles to the southwest.⁷¹ The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. In addition, the proposed project will not penetrate the designated slopes for any of the aforementioned airports. Essentially, the proposed project will not introduce a building that will interfere with the approach and take-off of airplanes utilizing any of the aforementioned airports and will not risk the safety of the people working in the project area. As a result, no impacts are anticipated.

⁶⁹ California Department of Toxic Substances Control, Envirostor. *Hazardous Waste and Substances Site Cortese List*. http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES.OPEN,FUDS.CLOSE&status=ACT,BKLG.COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST.

⁷⁰ California Department of Toxic Substances Control. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

⁷¹ Toll-Free Airline. *Los Angeles County Public and Private Airports, California*. <http://www.tollfreeairline.com/california/losangeles.htm>.

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

At no time will Telegraph Road or Shoemaker Avenue be completely closed to traffic. All construction staging areas will be located within the project site. As a result, the project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and no impacts are associated with the proposed project's implementation.

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

The project area is urbanized and the majority of the parcels are developed. There are no areas of native vegetation found within the project site or in the surrounding properties that could provide a fuel source for a wildfire. As a result, there are no impacts associated with potential wildfires from off-site locations.

3.9.3 CUMULATIVE IMPACTS

The analysis herein determined that the implementation of the proposed project would not result in any significant adverse impacts related to hazards and/or hazardous materials with the adoption of the appropriate mitigation measures. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

3.9.4 MITIGATION MEASURES

The following mitigation is required to ensure that potential impacts are reduced to levels that are less than significant:

Mitigation Measure No. 5 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

Mitigation Measure No. 6 (Hazards & Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

3.10 HYDROLOGY AND WATER QUALITY

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

3.10.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?
- In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

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

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? • Less Than Significant Impact with Mitigation.*

The project site is currently occupied by nine self storage structures, paved areas, and landscaped areas. Upon implementation of the proposed project, the existing landscaping will remain. The site will maintain its self storage uses. According to the site plan, the proposed project will maintain the existing 6,103 square feet of landscaping and will add an additional 8,927 square feet of landscaping for a total of 15,030 square feet. This amount of landscaping translates into 21% coverage of the project site in pervious surfaces. In the absence of mitigation, a significant amount of impervious surfaces (i.e. buildings, internal driveways, parking areas, etc.) may result in debris, leaves, soils, oil/grease, and other pollutants.

The proposed project would be required to implement stormwater pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The Applicant would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices (BMPs) to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction BMPs that will be the responsibility of the Applicant to implement over the life of the project. In addition, the following mitigation is required as part of this project to ensure that potential water quality impacts are mitigated:

- The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project site and be available for review on request.

With the above mentioned mitigation, the impacts would be reduced to levels that are considered to be less than significant.

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

Groundwater was not encountered during exploration conducted by Gorian & Associates, Inc., with the maximum depth of exploration being 26 feet. Historic high groundwater levels noted in the *Seismic Hazard Zone Report for the Whittier 7.5-Minute Quadrangle, Los Angeles and Orange Counties, California*, are approximately 25 feet below ground surface.⁷²

⁷² Gorian & Associates, Inc. *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California.* August 2017.

A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any natural underground water wells within the project site. The search yielded no results.⁷³ In addition, the proposed project will be connected to the City's utility lines and will not deplete groundwater supplies. Since there are no underground wells on-site that would be impacted by the proposed development, no impacts will occur.

C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? • No Impact.

The project site is currently occupied by nine self storage structures, paved areas, and landscaped areas. Upon implementation of the proposed project, the existing landscaping will remain. The site will maintain its self storage uses. According to the site plan, the proposed project will maintain the existing 6,103 square feet of landscaping and will add an additional 8,927 square feet of landscaping for a total of 15,030 square feet. This amount of landscaping translates into 21% coverage of the project site in pervious surfaces. The construction of the proposed project will not result in the generation of additional stormwater runoff because the demolition and reconstruction of the development will not require the removal of any pervious surfaces (dirt, landscaped area). In addition, the project will be properly drained and is not expected to result in erosion or siltation on- or off-site.

The site will be graded so that stormwater runoff will be directed to the curbs and gutters on Telegraph Road and Shoemaker Avenue. Furthermore, there are no streams, rivers, or other bodies of water located within, or adjacent to the project site. The proposed project will be restricted to the project site and will not alter the course of the Coyote Creek Channel, which is located 0.57 miles northeast of the project site.⁷⁴ In addition, no natural drainage or riparian areas remain within the project site due to the past development. As a result, no impacts will occur.

As indicated previously, the construction of the proposed project will not result in the generation of additional stormwater runoff because the demolition and reconstruction of the development will not require the removal of any pervious surfaces (dirt, landscaped area). In addition, the project will be properly drained and is not expected to result in flooding on- or off-site. The site will be graded so that stormwater runoff will be directed to the curbs and gutters on Telegraph Road and Shoemaker Avenue. As indicated in the previous section, the proposed project will be restricted to the project site and will not alter the course of the Coyote Creek Channel, which is located 0.57 miles northeast of the project site. No other natural or man-made channels are located adjacent to the site or in the immediate vicinity. As a result, no impacts will occur.

⁷³ Geotracker GAMA. <http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp>. Website accessed January 14, 2020.

⁷⁴ Google Earth. Website accessed January 14, 2020.
SECTION 3.10 • HYDROLOGY AND WATER QUALITY

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

According to the City of Santa Fe Springs Natural Hazards Mitigation Plan, “The 100-year flooding event is a flood having a one percent chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years. The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood.” According to the Los Angeles County Department of Public Works map provided in Exhibit 3-5, the project site is not located within a designated 100-year flood hazard area, as defined by the Federal Emergency Management Agency (FEMA).⁷⁵ According to the FEMA flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X (refer to Exhibit 3-5).⁷⁶ This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. Therefore, no impacts related to flood flows are associated with the proposed project’s implementation.

According to the Los Angeles County Department of Public Works map provided in Exhibit 3-5, the project site is not located within a designated 100-year flood hazard area, as defined by FEMA.⁷⁷ As a result, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows since the site is not located within a flood hazard area. Therefore, no flood-related impacts are anticipated with the proposed project’s implementation.

The Santa Fe Springs General Plan and the City’s Natural Hazards Mitigation Plan indicates the greatest potential for dam failure and the attendant inundation comes from the Whittier Narrows Dam located approximately five miles northwest of the City. The City of Santa Fe Springs Multi-Hazard Functional Plan states there is a low risk that the City will experience flooding due to dam failure. Nevertheless, in the event of dam failure, the western portion of the City located to the west of Norwalk Boulevard would experience flooding approximately one hour after dam failure. The maximum flood depths could reach as high as five feet in depth, gradually declining to four feet at the southern end of the City’s impacted area.⁷⁸ The project site is located one mile east of Norwalk Boulevard and would not be impacted. As a result, no impacts related to flooding will occur.

The proposed project is not located in an area that is subject to inundation by seiche or tsunami. As indicated earlier, there are no rivers located in the vicinity that would result in a seiche. In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.⁷⁹ Lastly, the proposed project will not result in any mudslides since the project site is generally level and is not located near any slopes. As a result, no impacts are expected.

⁷⁵ Federal Emergency Management Agency. *Flood Zones*. <http://www.fema.gov/flood-zones>.

⁷⁶ Los Angeles County Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>. Website accessed January 14, 2020.

⁷⁷ Ibid.

⁷⁸ City of Santa Fe Springs. *Natural Hazards Mitigation Plan*. October 11, 2004.

⁷⁹ Google Earth. Website accessed January 14, 2020.
SECTION 3.10 • HYDROLOGY AND WATER QUALITY

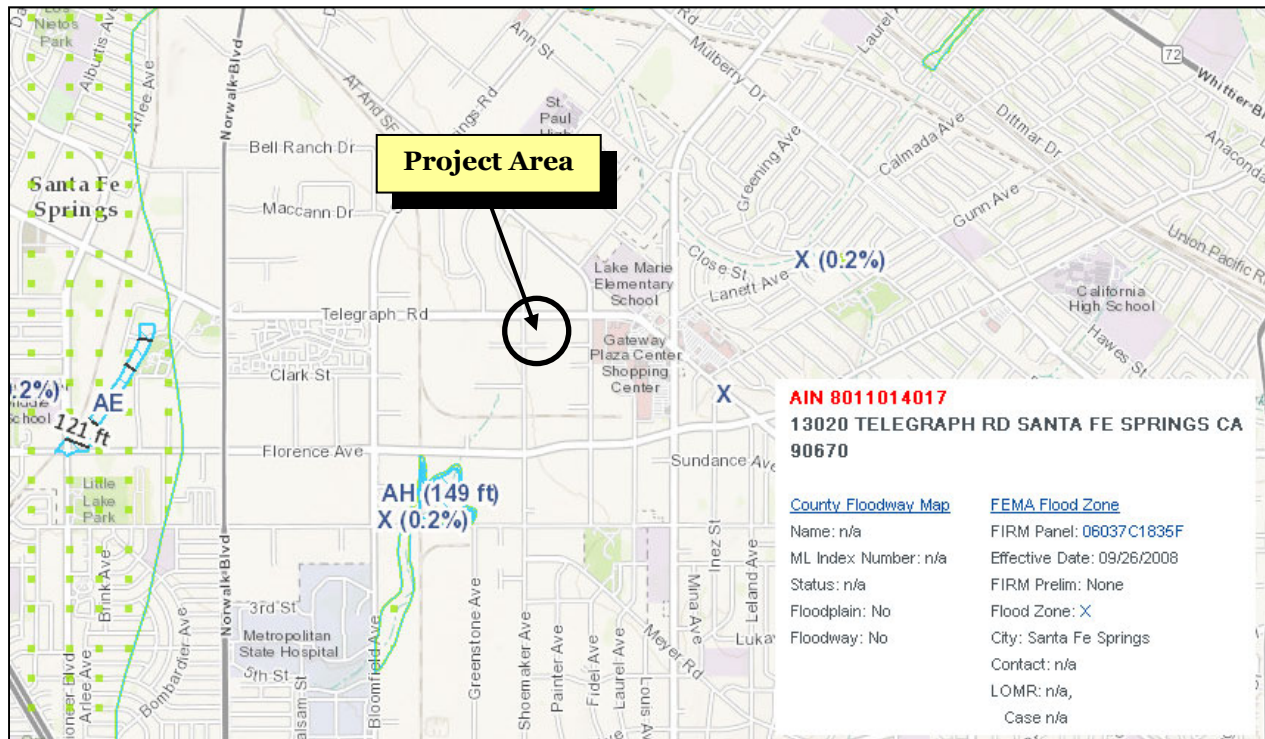


EXHIBIT 3-5 FEMA FLOOD MAP

SOURCE: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • No Impact.

As indicated previously, the construction of the proposed project will not result in the generation of additional stormwater runoff because the demolition and reconstruction of the development will not require the removal of any pervious surfaces (dirt, landscaped area). In addition, the project will be properly drained and is not expected to result in flooding on- or off-site. The site will be graded so that stormwater runoff will be directed to the curbs and gutters on Telegraph Road and Shoemaker Avenue.

As indicated in Section 3.10.2.A, the proposed project would be required to implement stormwater pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The Applicant would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. In addition, mitigation is provided in Section 3.10.2.A that requires the Applicant to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) in order to ensure that potential water quality impacts are mitigated. The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

3.10.3 CUMULATIVE IMPACTS

The potential impacts related to hydrology and storm water runoff are typically site-specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any significant adverse impacts with the adoption of the appropriate mitigation measures. As a result, no cumulative impacts are anticipated.

3.10.4 MITIGATION MEASURES

The following mitigation is required as part of the proposed project's implementation to ensure potential water quality impacts are mitigated:

Mitigation Measure No. 7 (Hydrology and Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.

3.11 LAND USE AND PLANNING

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

3.11.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project physically divide an established community?
- Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community?* • *Less than Significant.*

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁸⁰

A residential neighborhood is located approximately 0.41 miles east of the project site in the City of Whittier. The proposed project will be restricted to the project site and will not divide or disrupt the residential neighborhood. The project site's zoning designation is *Heavy Manufacturing* (M-2) (refer to Exhibit 3-6 for the zoning map) and its General Plan land use designation is Industrial (refer to Exhibit 3-7 for the General Plan land use map). The proposed project will not require the approval of a Zone Change or General Plan Amendment to permit the development of the proposed project within the project site. In addition, the proposed project will not result in an incompatible land use because the proposed project will replace existing self storage buildings and will not change the uses within the project site.

⁸⁰ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

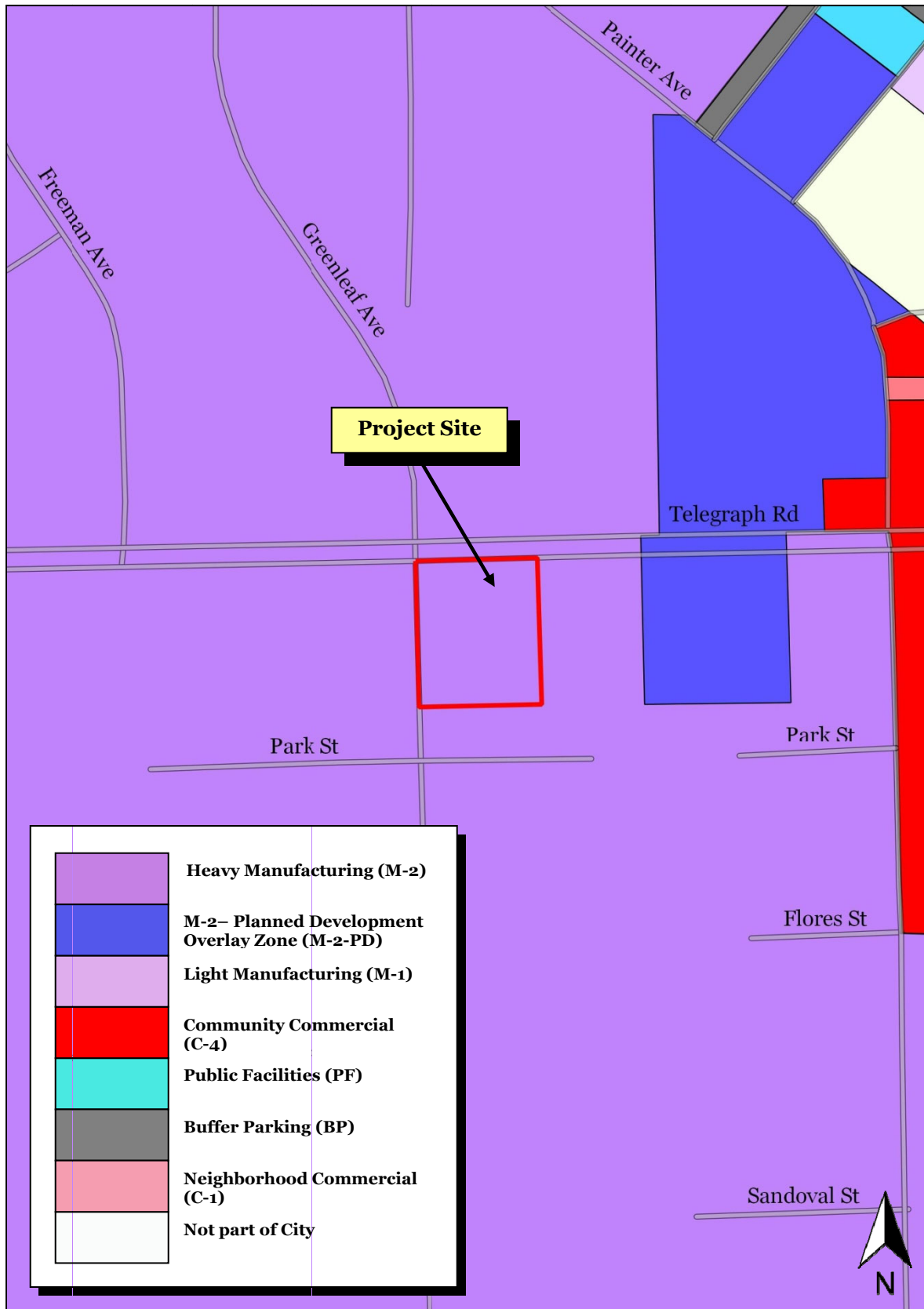


EXHIBIT 3-6 ZONING MAP

SOURCE: QUANTUMGIS

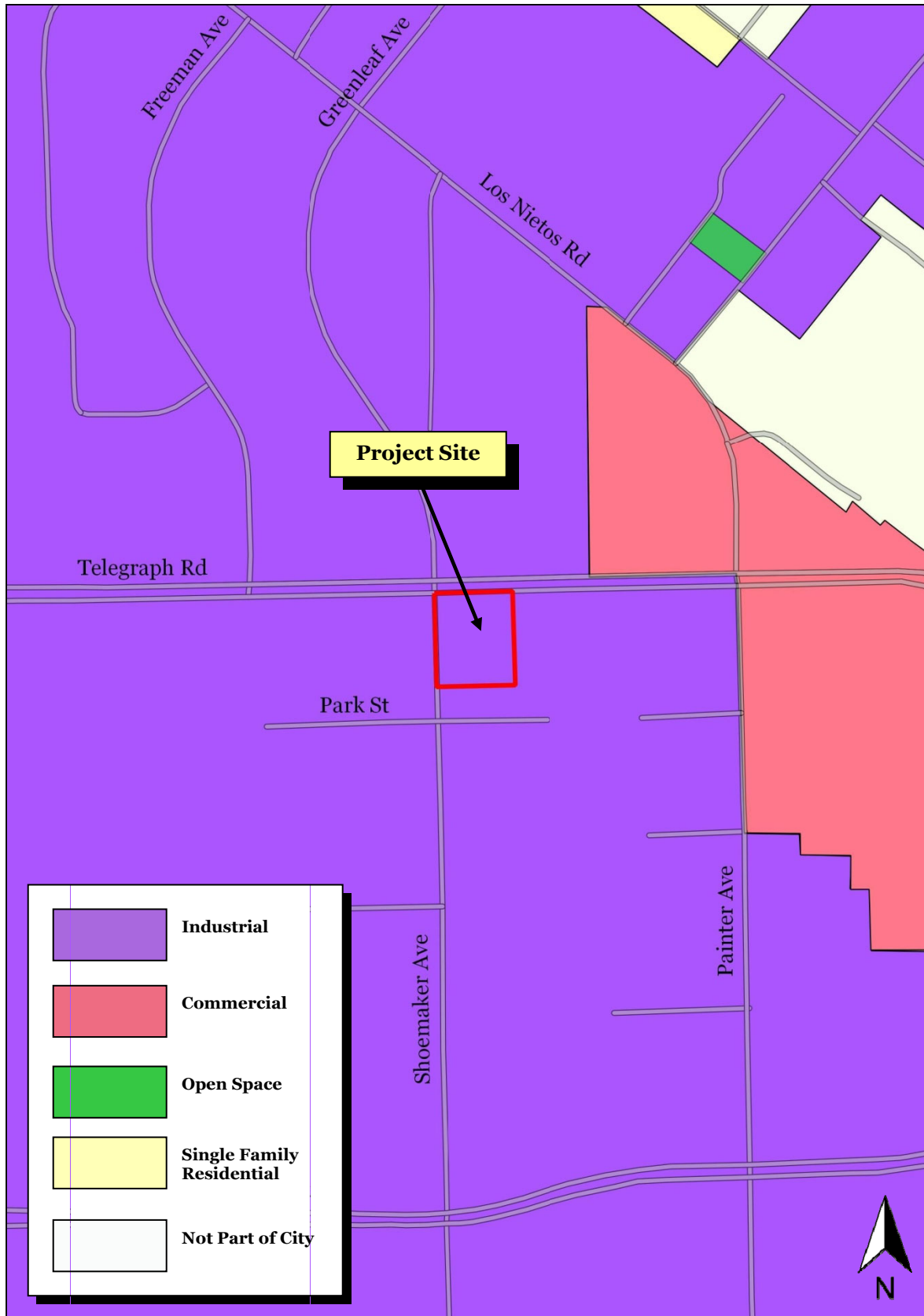


EXHIBIT 3-7
GENERAL PLAN MAP
SOURCE: QUANTUMGIS

The implementation of the proposed project will require an amendment to Conditional Use Permit (CUP) Case No. 780 to permit self storage uses within the M-2 zone (self storage facilities are not permitted uses under the M-2 zoning designation). Golden State Storage has operated within the project site since 1974 and has acquired permits to operate a self storage facility within the M-2 zone. The CUP will also place conditions upon the self storage use to ensure the enlarged building remains compatible with the surrounding uses. Conditions may include measures such as the requirement of a design review of the new building and the prohibition of certain items to be placed within the self storage structures. Approval of the CUP will reduce impact levels to less than significant.

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

As indicated in the previous subsection, the use contemplated for the proposed development will not conflict with any existing General Plan land use designation or zoning designation.⁸¹ In addition, the project site is located approximately 22 miles inland from the Pacific Ocean and is not subject to a local coastal program.⁸² The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan or natural community conservation plan because the proposed project is located in the midst of an urban area. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 4.55 miles northeast from the project site.⁸³ The construction and operation of the proposed project will be restricted to the project site and will not affect the Puente Hills SEA. Therefore, no impacts will result.

3.11.3 CUMULATIVE IMPACTS

The potential cumulative impacts with respect to land use are site-specific. Furthermore, the analysis determined that the proposed project will not result in any impacts. As a result, no cumulative land use impacts will occur as part of the proposed project's implementation.

3.11.4 MITIGATION MEASURES

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

⁸¹ City of Santa Fe Springs. *General Plan Land Use Map and Zoning Map*. As amended 2010.

⁸² Google Earth. Website accessed January 14, 2020.

⁸³ County of Los Angeles Department of Regional Planning. *Significant Ecological Areas and Coastal Resource Areas Policy Map*. February 2015.

3.12 MINERAL RESOURCES

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

3.12.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁸⁴

According to the California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder, there is one plugged oil well located within the project site (Well No. 9, Carson Oil Corp.).⁸⁵ The oil well will not present an impact to the proposed building because it is plugged and no longer in use. In addition, the project area is not an area with active mineral extraction activities. As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

⁸⁴ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

⁸⁵ California Department of Conservation. Division of Oil, Gas & Geothermal Resources Well Finder. <http://maps.conservation.ca.gov/doggr/index.html#close>. Website accessed January 14, 2020.

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

As mentioned earlier, one plugged oil well located within the project site (Well No. 9, Carson Oil Corp.).⁸⁶ The oil well will not present an impact to the proposed building because it is plugged and no longer in use. Additionally, the resources and materials that will be utilized for the construction of the proposed project will not include any materials that are considered rare or unique. Thus, the proposed project will not result in any impacts on mineral resources in the region.

3.12.3 CUMULATIVE IMPACTS

The potential impacts on mineral resources are site-specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.

3.12.4 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

⁸⁶ California Department of Conservation. Division of Oil, Gas & Geothermal Resources Well Finder. <http://maps.conservation.ca.gov/doggr/index.html#close>. Website accessed January 14, 2020.

3.13 NOISE

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

3.13.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.⁸⁷ Noise

⁸⁷ Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

levels that are associated with common, everyday activities are illustrated in Exhibit 3-8. Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. An increase of between 3.0 dB and 5.0 dB is the ambient noise level considered to represent the threshold for human sensitivity. Noise levels associated with everyday activities are illustrated in Exhibit 3-8. The City of Santa Fe Springs Municipal Code has established the following noise control standards for industrial development within the M-1 or M-2 zone:⁸⁸

- *M-1 or M-2 Zone:* 70 dBA between 7 AM to 10 PM and 70 dBA between 10 PM to 7 AM.

City noise standards are not to be exceeded by five dBA for a cumulative period of 15 minutes in any hour, by ten dBA for a cumulative period of five minutes in any hour, by 15 dBA for a cumulative period of one minute in any hour, or by 20 dBA for any period of time (less than one minute in an hour). In addition, the City has also set the following additional provisions applicable to certain special noise sources:⁸⁹

- *Construction of buildings and projects.* It shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day.
- *Maintenance.* It shall be unlawful for any person, including city and utility crews, to perform maintenance of real property, other than emergency work, between 7:00 p.m. on one day and 7:00 a.m. of the following day, if such maintenance activity produces noise above the ambient level at any lot line of property within a residential zone.

The implementation of the proposed project will not expose future employees to excessive noise because the use of the proposed development will not be a noise sensitive receptor. In addition, the storage uses will be located in a Heavy Manufacturing (M-2) zone and will be required to adhere to all pertinent noise control regulations outlined by the City of Santa Fe Springs. As mentioned in Section 2.4.1, an apartment unit (used to house a manager to oversee the facility at all times) is located within a structure that will remain unchanged upon project completion. Golden State Storage will provide housing for the on-site manager should re-location be necessary.

A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. As indicated in Section 3.17, the proposed project is anticipated to generate an increase of approximately 103 average daily trips and 6 AM peak hour trips and 11 PM peak hour trips. The existing average daily traffic volumes along Telegraph Road are 30,000 to 40,000 trips per day and the volumes along Shoemaker Avenue are 10,000 to 20,000 trips per day. Therefore, the proposed project’s traffic generation will not result in a doubling of traffic volumes. As a result, the potential impacts will be less than significant.

⁸⁸ Santa Fe Springs, City of. Municipal Code. *Title XV Land Usage, Chapter 155 Zoning, Section 155.424.*

⁸⁹ Ibid.

Noise Levels – in dBA






| | | |
|---|-----|---|
|  Serious Injury | 165 | |
| | 160 | |
| | 155 | |
| | 150 | |
|  Pain | 145 | sonic boom |
| | 140 | |
| | 135 | |
| | 130 | |
| | 125 | jet take off at 200 ft. |
| | 120 | |
|  Discomfort | 115 | music in night club interior |
| | 110 | motorcycle at 20 ft. |
| | 105 | power mower |
| | 100 | |
| | 95 | freight train at 50 ft. |
| | 90 | food blender |
|  Range of Typical Noise Levels | 85 | electric mixer, light rail train horn |
| | 80 | |
| | 75 | |
| | 70 | portable fan, roadway traffic at 50 ft. |
| | 65 | |
| | 60 | dishwasher, air conditioner |
| | 55 | |
| | 50 | normal conversation |
| | 45 | refrigerator, light traffic at 100 ft. |
| | 40 | |
|  Threshold of Hearing | 35 | library interior (quiet study area) |
| | 30 | |
| | 25 | |
| | 20 | |
| | 15 | |
| | 10 | rustling leaves |
| | 5 | |
| | 0 | |

EXHIBIT 3-8 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

Source: Blodgett Baylosis Environmental Planning

B. Would the project result in generation of excessive groundborne vibration or groundborne noise levels? • Less Than Significant Impact.

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁹⁰

The nearest land use that may potentially be impacted by ground-borne vibration and noise (primarily from the use of heavy construction equipment) is South Whittier Intermediate School, located 0.25 miles northeast of the project site.⁹¹ The noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. The construction noise levels will decline as one moves further away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Therefore, the highest noise level to reach the school is approximately 60 dBA. However, construction activities will be in compliance with City noise standards. Compliance with City noise standards will decrease any potential adverse impacts. As a result, the potential ground-borne noise impacts are considered to be less than significant.

The proposed project's traffic generation will lead to an increase in the ambient traffic noise levels along Telegraph Road and Shoemaker Avenue, though the anticipated increase will not be significant enough to result in a perceptible increase of the ambient noise levels. A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. The existing average daily traffic volumes along Telegraph Road are 30,000 to 40,000 trips per day and the volumes along Shoemaker Avenue are 10,000 to 20,000 trips per day.⁹² The proposed project will result in an increase of 103 ADT, which represents an increase in traffic volumes of far less than the double. The proposed project is anticipated to generate an increase of approximately 6 AM peak hour trips and 11 PM peak hour trips. The proposed project's traffic generation will not result in a doubling of traffic volumes. In addition, the proposed uses will be required to comply with the City noise standards, which are outlined in Section 3.13.2.A herein. The new building's use will be self storage. All of the activities will be enclosed within the new building. As a result, the potential noise impacts are considered to be less than significant.

Noise levels associated with various types of construction equipment are summarized in Exhibit 3-9. The noise levels are those that would be expected at a distance of 50 feet from the noise source. Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman. In the study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise.

⁹⁰ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

⁹¹ Google Earth. Website accessed January 14, 2020.

⁹² City of Santa Fe Springs. *Traffic Volume ADT Count Map 2009 Santa Fe Springs Citywide*. July 3, 2009.
SECTION 3.13 • NOISE

Typical noise levels 50-ft. from source

| | | | 70 | 80 | 90 | 100 |
|---|-------------------------------------|-----------------------------|----|----|----|-----|
| Equipment Powered by Internal Combustion Engines | Earth Moving Equipment | Compactors (Rollers) | | | | |
| | | Front Loaders | | | | |
| | | Backhoes | | | | |
| | | Tractors | | | | |
| | | Scrapers, Graders | | | | |
| | | Pavers | | | | |
| | | Trucks | | | | |
| | Materials Handling Equipment | Concrete Mixers | | | | |
| | | Concrete Pumps | | | | |
| | | Cranes (Movable) | | | | |
| | | Cranes (Derrick) | | | | |
| | Stationary Equipment | Pumps | | | | |
| | | Generators | | | | |
| | | Compressors | | | | |
| Impact Equipment | Pneumatic Wrenches | | | | | |
| | Jack Hammers | | | | | |
| | Pile Drivers | | | | | |
| Other Equipment | Vibrators | | | | | |
| | Saws | | | | | |

EXHIBIT 3-9 TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

However, as a worst-case scenario, the 89 dBA value was used as an average noise level for the construction activities at 50 feet from the noise sources. As indicated previously, the nearest noise sensitive receptor is South Whittier Intermediate School, located 0.25 miles northeast of the project site. Therefore, the highest noise level to reach the school to the northeast is approximately 60 dBA. However, construction activities will be in compliance with City noise standards. Compliance with City noise standards will decrease any potential adverse impacts to the nearby residential neighborhood. In addition, the uses that immediately surround the project site are industrial and are not considered to be noise sensitive receptors. As a result, the impacts are anticipated to be less than significant.

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

The project site is not located within two miles of an airport. Fullerton Airport is located approximately six miles southeast of the project site and the Long Beach Airport is located approximately ten miles to the southwest.⁹³ The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. As a result, the project will not expose people working in the project area to excessive noise levels and no impacts will occur.

3.13.3 CUMULATIVE IMPACTS

The analysis indicated that the proposed project would not result in any significant adverse noise impacts. As a result, no cumulative noise impacts will occur with the implementation of the proposed project.

3.13.4 MITIGATION MEASURES

The analysis indicated that the proposed project would not result in any significant adverse noise impacts. Therefore, no mitigation measures were provided.

⁹³ Toll-Free Airline. *Los Angeles County Public and Private Airports, California.*
<http://www.tollfreeairline.com/california/losangeles.htm>.

3.14 POPULATION AND HOUSING

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

3.14.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? • Less Than Significant Impact.*

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁹⁴

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. The variables that typically contribute to growth-inducing impacts identified in Table 3-5. As indicated in Table 3-5, the proposed development would not result in any direct growth-inducing impacts related to potential population growth. Any potential population growth will be indirect and will result from permanent employment growth. The Golden State Storage facility operates with two or three employees. Currently, there are two employees and a third employee will be added upon completion of

⁹⁴ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

the proposed project. The employment projection is very minimal and is well within SCAG's employment projections for the City of Santa Fe Springs (refer to Section 3.3.2.A). As a result, less than significant impacts are anticipated to occur.

**Table 3-5
Potential Growth-Inducing Impacts**

| Factor Contributing to Growth Inducement | Project's Potential Contribution |
|---|---|
| New development in an area presently undeveloped. | The proposed project will develop a previously utilized parcel. |
| Extension of roadways and other transportation facilities. | The project will not involve the extension or modification of any off-site roadways. |
| Extension of infrastructure and other improvements. | No off-site water, sewer, and other infrastructure are anticipated. |
| Major off-site public projects (treatment plants, etc). | No major facilities are proposed. |
| Removal of housing requiring replacement housing elsewhere. | The project does not involve the removal of existing housing. |
| Additional population growth leading to increased demand for services. | Any potential population growth will be related to employment growth and will be minimal and incremental. |
| Short-term growth inducing impacts related to the project's construction. | The proposed project may result in the creation of new construction employment. |

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

The project site is currently occupied by self storage buildings and upon project implementation, the project site will retain its self storage uses. In addition, the site is zoned M-2 for Heavy Manufacturing and the site's General Plan land use designation is Industrial (refer to Section 3.10.2.A). As previously mentioned, a facility manager lives on-site within an apartment that is located within one of the existing structures that will remain. The manager will continue to live within the apartment once construction is complete and no housing units will be displaced as a result of the proposed project. As a result, no impacts related to housing displacement will occur.

As indicated previously, the project site is currently occupied by self storage buildings and upon project implementation, the project site will retain its self storage uses and no housing units will be affected. As previously mentioned, a facility manager lives on-site within an apartment that is located within one of the existing structures that will remain. The manager will continue to live within the apartment once construction is complete and no displacement of residents will result. Thus, no impacts related to population displacement will result from the proposed project's implementation.

3.14.3 CUMULATIVE IMPACTS

The analysis of potential population and housing impacts indicated that no impacts would result from the proposed project's implementation. As a result, no cumulative impacts will occur.

3.14.4 MITIGATION MEASURES

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

3.15 PUBLIC SERVICES

| Environmental Issue Areas Examined | Potentially Significant Impact | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities? | | | × | |

3.15.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities?

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities?* • *Less Than Significant Impact.*

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁹⁵

⁹⁵ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

Fire Department

The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. Finally, the Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The first response station to the site is station No. 1. The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would only place an incremental demand on fire services since the project will involve the construction of a modern structure that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the abovementioned requirement, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant.

Police Protection

The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both city personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six support personnel.⁹⁶ The proposed project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. To ensure the proposed project elements adhere to the City's security requirements, the City of Santa Fe Springs Department of Police Services will review the site plan for the proposed project to ensure that the development adheres to the Department requirements. Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.

Schools

Due to the nature of the proposed project, no direct enrollment impacts regarding school services will occur. The proposed project will not directly increase demand for school services. In addition, the project developer will be required to pay all required school development fees at the time of Building Permit issuance. As a result, less than significant school-related impacts are anticipated to occur.

⁹⁶ City of Whittier. <http://www.cityofwhittier.org/depts/police/sfs/default.asp>.
SECTION 3.15 • PUBLIC SERVICES

Parks

The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. In addition, the proposed project would not result in any development that would potentially significantly increase the demand for recreational facilities and services.

Other Governmental Services

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

3.15.3 CUMULATIVE IMPACTS

The future development contemplated as part of the proposed project's implementation will not result in a significant incremental increase in the demand for public services. As a result, no cumulative impacts are anticipated.

3.15.4 MITIGATION MEASURES

The analysis of public service impacts indicated that no significant adverse impacts are anticipated; however, to ensure the proposed project meets the City's fire and police department standards, the proposed project is required by the City to undergo review by the City's fire department and police department.

3.16 RECREATION

| Environmental Issue Areas Examined | Potentially Significant Impact | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | | × |
| B. 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? | | | | × |

3.16.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁹⁷

Due to the nature of the proposed project, no significant increase in the usage of City parks and recreational facilities is anticipated to occur. The nearest park to the project site is Amelia Mayberry Park, which is located approximately 0.64 miles to the southeast. The proposed development would not result in any direct recreational services impacts related to potential population growth. Any potential population growth will be indirect and will result from permanent employment growth. The Golden State

⁹⁷ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

Storage facility operates with two or three employees. Currently, there are two employees and a third employee will be added upon completion of the proposed project. The potential employment growth is very minimal and is well within SCAG's employment projections for the City of Santa Fe Springs (refer to Section 3.3.2.A). As a result, no impacts are anticipated.

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

The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. In addition, the proposed project would not result in any development that would potentially significantly increase the demand for recreational facilities and services. As a result, no impacts are anticipated.

3.16.3 CUMULATIVE IMPACTS

The analysis determined that the proposed project would not result in any significant impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

3.16.4 MITIGATION MEASURES

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

3.17 TRANSPORTATION AND CIRCULATION

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

3.17.1 THRESHOLDS OF SIGNIFICANCE

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

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

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and

will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.⁹⁸

Major roadways in the area include Telegraph Road, which abuts the project site to the north and extends in an east-west orientation; Shoemaker Avenue, which abuts the project site to the west and extends in a north-south orientation; Carmenita Road, which is located approximately 0.44 miles east of the project site and extends in a north-south orientation; and, Florence Avenue, which is located approximately 0.37 miles south of the project site and extends in a north-south orientation. Direct vehicular access to the project site is currently provided by a 25-foot driveway located along Telegraph Road, and by a 15-foot driveway located along Shoemaker Avenue. Access to the proposed development will be provided by the existing 25-foot wide driveway connection with Telegraph Road and a new 30-foot wide driveway connection with Shoemaker Avenue.

As indicated in Section 2 herein, the new 97,503 square-foot three-story self storage building will replace five existing self storage buildings that total 33,985 square feet in total floor area. The projected traffic generation will increase with the expansion of the self storage site, since the increase in floor area will provide additional space to accommodate new tenants. Currently, there are two employees at the Golden State Storage site. According to the Applicant, the expansion in self storage uses within the site is projected to provide a third employee. The single new employee will generate minimal trips.

Trip generation estimates for the project were developed using the trip rates contained in the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition based on the mini warehousing/self storage land use category (ITE Code 151). This ITE information was used to estimate existing and future traffic generated and this information is summarized in Table 3-6. As indicated in Table 3-6, the future project is anticipated to generate approximately 256 daily trips, with approximately 16 trips occurring during the AM peak hour, and 20 trips occurring during the PM peak hour. When discounting the traffic generation from the existing buildings that will be demolished, the net change in traffic generation will be an increase in traffic volumes by 171 daily trips with an increase of 10 trips during the AM peak hour and an increase of 11 trips during the PM peak hour.

Table 3-6
Project Trip Generation

| ITE Land Use/Project Scenario | ITE Code & Unit | Unit | Daily | AM Peak Hour Total | PM Peak Hour Total |
|--|-----------------|------|-------|--------------------|--------------------|
| Self Storage (Trip Rates) | 151 | KSF | 2.5 | 0.15 | 0.26 |
| Trip Generation for New Development | 102,454 | KSF | 256 | 16 | 20 |
| Trip Generation for Existing Development | 33,985 | KSF | 85 | 5 | 9 |
| Net Change (Existing-Future) | 68,469 | KSF | 171 | 10 | 11 |

KSF = 1,000 sq. ft.

Source: Institute of Transportation Engineers (ITE) 9th Edition

⁹⁸ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

A majority of the project's trips will occur during the first six months of the project's opening, when the initial tenants take advantage of the available spaces. Once this period ends, the daily trips generated by the project will be substantially less. The project will generate a maximum of 16 AM and 20 PM peak hour trips. Telegraph Road's current daily traffic volumes ranges from 30,000 to 40,000 ADT. The addition of 10 AM peak hour trips and 11 PM peak hour trips will not alter this LOS. In reality, as much as 50% of the peak hour trips could be "pass-by" once the storage units have been rented. Pass-by trips are trips generated to the project site by vehicles that are traveling to a different end destination. An example of a pass-by trip to a storage facility would be a resident leaving their house and stopping at their storage unit on their way to work without originally intending to visit the storage facility. Since pass-by trips are trips made en route to an end destination, they are not considered a full trip. Therefore, the potential impacts are anticipated to be less than significant.

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

According to CEQA Guidelines §15064.3 subdivision (b)(1), vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease VMT in the project area compared to existing conditions should be considered to have a less than significant transportation impact.

The proposed project involves the construction and operation of a self storage facility. It is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).⁹⁹ Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. Therefore, the potential impacts are considered to be less than significant.

CEQA Guidelines §15064.3 subdivision (b)(2) focuses on impacts that result from certain transportation projects. Subdivision (b)(2) clarifies that projects that reduce VMT, such as pedestrian, bicycle and transit projects, should be presumed to have a less than significant impact. As previously indicated, the proposed project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. Additionally, the proposed project is not a transportation project. CEQA Guidelines Section 15064.3 subdivision (b)(3) and (b)(4) focuses on the evaluation of a project's VMT. As previously mentioned, there will not be a significant change in the traffic circulation over that which

⁹⁹ California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>.
SECTION 3.17 • TRANSPORTATION AND CIRCULATION

presently exists. As a result, less than significant impacts will occur.

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

Vehicular access to the proposed project is currently provided by two driveways: one 25-foot-wide driveway located along Telegraph Road, and one 15-foot-wide driveway along Shoemaker Avenue. Access to the proposed development will be provided by an existing 25-foot wide driveway connection with Telegraph Road and a new 30-foot wide driveway connection with Shoemaker Avenue. The existing public streets would remain unchanged. As a result, no impacts are anticipated.

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

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

3.17.3 CUMULATIVE IMPACTS

The future development contemplated as part of the proposed project's implementation will not result in a significant increase in traffic generation in the area. As a result, no cumulative impacts are anticipated.

3.17.4 MITIGATION MEASURES

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

3.18 TRIBAL CULTURAL RESOURCES

| Environmental Issue Areas Examined | Potentially Significant Impact | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | | | × | |
| B. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | | | × | |

3.18.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?
- Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

3.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? • Less Than Significant Impact.*

The proposed project, if approved, will consist of a new three-story self storage building (Building B) that will have a total floor area of 97,503 square feet and will replace existing self storage buildings located within the project site. The proposed three-story self storage building will have a maximum height of 38 feet and 9 inches. A second, smaller single-level building (Building J) will consist of 2,547 square feet and will contain a trash enclosure and nine storage units. Finally, an existing two-level building (Building I) consisting of 2,404 square feet, will include the office and the caretaker's residence.¹⁰⁰ A Tribal Resource is defined in the State of California Public Resources Code Section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

The project site is located within the cultural area that was formerly occupied by the Gabrielino-Kizh. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the removal of the existing foundations and the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in Section 3.5.2.B herein. With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant.

¹⁰⁰ Rasmussen & Associates. *Golden State Storage: Santa Fe Springs Expansion*. Site plan dated November 26, 2019.

- B. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. • Less Than Significant Impact.*

As previously mentioned, the project site is located within the cultural area that was formally occupied by the Gabrielino-Kizh and it was determined that the site may be situated in an area of high archaeological significance. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in Section 3.5.2.B herein. With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant.

3.18.3 CUMULATIVE IMPACTS

The analysis determined that the potential impacts related to tribal cultural resources are considered to be less than significant. As a result, no significant cumulative impacts will occur as part of the implementation of the proposed project.

3.18.4 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the mitigation measure provided in Section 3.5.2.B. As a result, no mitigation is required.

3.19 UTILITIES AND SERVICE SYSTEMS

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

3.19.1 THRESHOLDS OF SIGNIFICANCE

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

- Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

3.19.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project involves the construction and operation of a self storage facility. There are no existing water plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities. As previously mentioned in Section 3.6, Energy, the proposed project will not result in excessive energy consumption. In addition, the increase in demand for waste disposal, water, and wastewater treatment services can be adequately handled and no expansion of these services is required (refer to the following subsections). As a result, no impacts will occur.

- B. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? • Less Than Significant Impact.*

As indicated in the previous section, the proposed project will generate approximately 602 gallons of wastewater a day. The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Table 3-8 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 1,449 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand.

Table 3-8
Water Consumption (gals/day)

| Use | Unit | Factor | Generation |
|-------------------|-----------------|------------------------|----------------|
| Warehouse | 100,050 sq. ft. | 0.01 gals/day/sq. ft | 1,000 gals/day |
| Office | 1,404 sq. ft. | 0.14 gals./day/sq. ft. | 199 gals/day |
| Caretaker's Unit | One Unit | 280 gals./day/Unit | 250 gals/day |
| Total Consumption | | | 1,449 gals/day |

Source: Blodgett Baylosis Environmental Planning.

Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

Water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of

Whittier. Lastly, the SFSWUA also receives Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California. As previously indicated, Table 3-8 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 1,449 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand. As a result, the impacts are considered to be less than significant.

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

The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over 5 million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River. The Los Coyotes WRP has a treatment capacity of 350 million gallons of wastewater per day and serves a population of approximately 3.5 million people. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.¹⁰¹

The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd. The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd. As indicated in Table 3-7, the future development is projected to generate 1,139 gallons of effluent on a daily basis which is well under the capacity of the aforementioned WRPs.¹⁰²

¹⁰¹ Los Angeles County Sanitation Districts.
http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp.

¹⁰² The utility calculations are included in Appendix B.
SECTION 3.19 • UTILITIES & SERVICE SYSTEMS

**Table 3-7
Wastewater (Effluent) Generation (gals/day)**

| Use | Unit | Factor | Generation |
|-------------------|-----------------|------------------------|----------------|
| Warehouse | 100,050 sq. ft. | 0.01 gals./day/sq. ft | 800 gals/day |
| Office | 1,404 sq. ft. | 0.11 gals./day/sq. ft. | 159 gals/day |
| Caretaker's Unit | One Unit | 180 gals./day/Unit | 180 gals/day |
| Total Consumption | | | 1,139 gals/day |

Source: Blodgett Baylosis Environmental Planning.

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

- D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- *No Impact.*

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.¹⁰³ The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company.

Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. Trash collection is provided by the Consolidated Disposal Service, CR and R Waste and Recycling, and Serv-Well Disposal Company. As indicated in Table 3-9, the future daily solid waste generation is projected to be 606 pounds per day. The proposed project will contribute a limited amount to the waste stream. As a result, no impacts on solid waste generation are anticipated.

¹⁰³ Los Angeles County Sanitation Districts. *Solid Waste Facilities*. <http://www.lacsd.org/solidwaste/swfacilities/default.asp>.
SECTION 3.19 • UTILITIES & SERVICE SYSTEMS

Table 3-9
Solid Waste Generation (pounds/day)

| Use | Unit | Factor | Generation |
|------------------|-----------------|-------------------------|-------------|
| Warehouse | 100,050 sq. ft. | 6 lbs/day/1,000 sq. ft. | 600 lbs/day |
| Office | 1,404 sq. ft. | 6 lbs/day/1,000 sq. ft. | 2 lbs/day |
| Caretaker's Unit | One Unit | 4 lbs/day/1 | 4 lbs/day |
| Total Generation | | Caretaker's Unit | 606 lbs/day |

Source: Blodgett Baylosis Environmental Planning.

E. Would the project comply with federal, state, and local statutes and regulations related to solid waste? • No Impact.

The proposed use, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no impacts on the existing regulations pertaining to solid waste generation will result from the proposed project's implementation.

3.19.3 CUMULATIVE IMPACTS

The analysis herein determined that the proposed project would not result in any significant adverse impacts on local utilities. The ability of the existing sewer lines, water lines, and other utilities to accommodate the projected demand from future related projects will require evaluation on a case-by-case basis. As a result, no cumulative impacts on utilities will occur.

3.19.4 MITIGATION MEASURES

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

3.20 WILDFIRE

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

3.20.1 THRESHOLDS OF SIGNIFICANCE

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

- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?
- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

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

3.20.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project site and surrounding areas is located in an urbanized area. The proposed project would not result in a closure or alteration of any existing emergency response and evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

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

The project site and surrounding areas are relatively flat land. Furthermore, the project site and the adjacent properties are urbanized and there are no native or natural vegetation found within the project area. The proposed project will not be exposed to certain criteria pollutant emissions generated by wildland fires given the project site's distance to fire hazard severity zones. The potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, no impacts will occur.

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

There is no risk of wildlife within the project site or surrounding area given the project site's distance from any area that may be subject to a wildfire event. The project will be constructed in compliance with the 2016 Building Code and the Fire Department's recommendations and will not exacerbate wildfire risks. As a result, no impacts will occur.

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

The analysis determined that there is no significant risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes. As a result, no impacts will occur.

3.20.3 CUMULATIVE IMPACTS

The analysis herein determined that the proposed project would not result in any significant adverse impacts with respect to potential wildfire. As a result, no cumulative impacts related to wildfire will occur.

3.20.4 MITIGATION MEASURES

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

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

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

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



SECTION 4 - CONCLUSIONS

4.1 FINDINGS

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

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

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

4.2 MITIGATION MEASURES

The following mitigation is required as part of this project to ensure that potential air quality impacts are mitigated:

Mitigation Measure No. 1 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

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

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

The following mitigation measure is required as a means to ensure the application of the geotechnical recommendations set forth by Gorian & Associates, Inc.:

Mitigation Measure No. 3 (Geology & Soils). All recommendations set forth by Gorian & Associates, Inc. within the *Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California*, dated August 2017, must be enforced and followed by the project applicant and the project contractors. Specifications must be outlined within construction plans.

The following mitigation measure is required to further prevent foundation damage:

Mitigation Measure No. 4 (Geology & Soils). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

The following mitigation is required to ensure that potential impacts are reduced to levels that are less than significant:

Mitigation Measure No. 5 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

Mitigation Measure No. 6 (Hazards & Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

The following mitigation is required as part of the proposed project's implementation to ensure potential water quality impacts are mitigated:

Mitigation Measure No. 7 (Hydrology and Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request.

4.3 MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified below in Table 4-1.

| Table 4-1 Mitigation Monitoring Program | | | |
|--|--|--|----------------------------|
| Measure | Enforcement Agency | Monitoring Phase | Verification |
| Mitigation Measure No. 1 (Air Quality). To ensure that odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes. | City of Santa Fe Springs Planning and Development Department and the SCAQMD • <i>(The Applicant is responsible for implementation)</i> | <i>During the project's construction phase.</i> • Mitigation ends when construction is completed. | Date: Name & Title: |
| Mitigation Measure No. 2 (Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities. | City of Santa Fe Springs Planning and Development Department and the Los Angeles County Natural History Museum (LACNHM) • <i>(The Applicant is responsible for implementation)</i> | <i>Prior to the start of any construction related activities.</i> • Mitigation ends when ground disturbance is completed or otherwise noted by the appointed Native American Monitor(s). | Date: Name & Title: |
| Mitigation Measure No. 3 (Geology & Soils). All recommendations set forth by Gorian & Associates, Inc. within the <i>Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure, Golden State Storage, 13020 Telegraph Rd, Santa Fe Springs, California</i> , dated August 2017, must be enforced and followed by the project applicant and the project contractors. Specifications must be outlined within construction plans. | City of Santa Fe Springs Planning and Development Department and the City Engineer • <i>(The Applicant is responsible for implementation)</i> | <i>Prior to the issuance of any Building Permits</i> • Mitigation ends at the completion of the construction phase. | Date: Name & Title: |

**Table 4-1
Mitigation Monitoring Program**

| Measure | Enforcement Agency | Monitoring Phase | Verification |
|---|--|--|----------------------------|
| Mitigation Measure No. 4 (Geology & Soils). Prior to the commencement of construction related activities, the project structural engineer must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations. | City of Santa Fe Springs Planning and Development Department and the City Engineer • (The Applicant is responsible for implementation) | Prior to the issuance of any Building Permits • Mitigation ends at the completion of the construction phase. | Date: Name & Title: |
| Mitigation Measure No. 5 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an <i>Asbestos Operations and Maintenance Program</i> should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors. | City of Santa Fe Springs Planning and Development Department • (The Applicant is responsible for implementation) | Prior to demolition of existing buildings. • Mitigation ends when surveys are complete. | Date: Name & Title: |
| Mitigation Measure No. 6 (Hazards & Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit. | City of Santa Fe Springs Planning and Development Department and Chief Building Official • (The Applicant is responsible for implementation) | Prior to the issuance of any building permits • Mitigation ends at the completion of the construction phase. | Date: Name & Title: |
| Mitigation Measure No. 7 (Hydrology & Water Quality). The Applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project sites and be available for review on request. | City of Santa Fe Springs Planning and Development Department, City Engineer, and Chief Building Official • (The Applicant is responsible for implementation) | Prior to issuance of a grading permit. • Mitigation ends upon the submittal and approval of the SWPPP. | Date: Name & Title: |



SECTION 5 - REFERENCES

5.1 PREPARERS

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. Hacienda Boulevard, Suite 107
Hacienda Heights, CA 91745
(626) 336-0033

Alejandra Rocha, Project Manager
Marc Blodgett, Project Principal

5.2 REFERENCES

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APPENDICES

APPENDIX A – AIR QUALITY WORKSHEETS

APPENDIX B – UTILITIES CALCULATIONS

APPENDIX C – GEOTECHNICAL REPORT

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APPENDIX A - AIR QUALITY WORKSHEETS

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Page 1 of 26

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Golden State Storage - South Coast AQMD Air District, Summer

Golden State Storage
 South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

| Land Uses | Size | Metric | Lot Acreage | Floor Surface Area | Population |
|----------------------------------|--------|----------|-------------|--------------------|------------|
| Unrefrigerated Warehouse-No Rail | 102.45 | 1000sqft | 2.35 | 102,454.00 | 0 |

1.2 Other Project Characteristics

| | | | | | |
|--------------|-------|------------------|-----|---------------------------|------|
| Urbanization | Urban | Wind Speed (m/s) | 2.2 | Precipitation Freq (Days) | 31 |
| Climate Zone | 9 | | | Operational Year | 2022 |

Utility Company Southern California Edison

| | | | | | |
|--------------------------|--------|--------------------------|-------|--------------------------|-------|
| CO2 Intensity (lb/MW/hr) | 702.44 | CH4 Intensity (lb/MW/hr) | 0.029 | N2O Intensity (lb/MW/hr) | 0.006 |
|--------------------------|--------|--------------------------|-------|--------------------------|-------|

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - per IS/MND

Demolition -

Vehicle Trips - per IS/MND

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION • GOLDEN STATE STORAGE EXPANSION
 DPA No. 971, CUP No. 780, & ZONING MODIFICATION No. 1325
 13020 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

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Page 2 of 26

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Golden State Storage - South Coast AQMD Air District, Summer

| Table Name | Column Name | Default Value | New Value |
|----------------------|----------------------------|---------------|------------|
| tblAreaMitigation | UseLowVOCPaintParkingCheck | False | True |
| tblConstructionPhase | NumDays | 10.00 | 21.00 |
| tblConstructionPhase | NumDays | 220.00 | 109.00 |
| tblConstructionPhase | NumDays | 20.00 | 21.00 |
| tblConstructionPhase | NumDays | 6.00 | 23.00 |
| tblConstructionPhase | NumDays | 10.00 | 22.00 |
| tblConstructionPhase | NumDays | 3.00 | 20.00 |
| tblConstructionPhase | PhaseEndDate | 1/12/2022 | 10/31/2021 |
| tblConstructionPhase | PhaseEndDate | 12/15/2021 | 8/31/2021 |
| tblConstructionPhase | PhaseEndDate | 1/28/2021 | 1/31/2021 |
| tblConstructionPhase | PhaseEndDate | 2/10/2021 | 3/31/2021 |
| tblConstructionPhase | PhaseEndDate | 12/29/2021 | 9/30/2021 |
| tblConstructionPhase | PhaseEndDate | 2/2/2021 | 2/28/2021 |
| tblConstructionPhase | PhaseStartDate | 12/30/2021 | 10/1/2021 |
| tblConstructionPhase | PhaseStartDate | 2/11/2021 | 4/1/2021 |
| tblConstructionPhase | PhaseStartDate | 2/3/2021 | 3/1/2021 |
| tblConstructionPhase | PhaseStartDate | 12/16/2021 | 9/1/2021 |
| tblConstructionPhase | PhaseStartDate | 1/29/2021 | 2/1/2021 |
| tblGrading | AcresOfGrading | 11.50 | 3.00 |
| tblGrading | AcresOfGrading | 30.00 | 4.50 |
| tblVehicleTrips | DV_TP | 5.00 | 0.00 |
| tblVehicleTrips | PB_TP | 3.00 | 50.00 |
| tblVehicleTrips | PR_TP | 92.00 | 50.00 |
| tblVehicleTrips | ST_TR | 1.68 | 2.50 |
| tblVehicleTrips | SU_TR | 1.68 | 2.50 |
| tblVehicleTrips | WD_TR | 1.68 | 2.50 |

Date: 2/6/2020 8:36 AM

Page 3 of 26

CalEEMod Version: CalEEMod.2016.3.2

Golden State Storage - South Coast AQMD Air District, Summer

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission) Unmitigated Construction

| Year | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------|---------|---------|---------|--------|---------------|--------------|------------|----------------|---------------|-------------|---------|------------------------|------------------------|--------|--------|------------------------|
| 2021 | 45.4830 | 21.4670 | 16.5676 | 0.0341 | 6.2722 | 1.0473 | 7.1888 | 3.3548 | 0.9776 | 4.1981 | 0.0000 | 3.228.264 ₄ | 3.228.264 ₄ | 0.7698 | 0.0000 | 3,240.542 ₉ |
| Maximum | 45.4830 | 21.4670 | 16.5676 | 0.0341 | 6.2722 | 1.0473 | 7.1888 | 3.3548 | 0.9776 | 4.1981 | 0.0000 | 3.228.264 ₄ | 3.228.264 ₄ | 0.7698 | 0.0000 | 3,240.542 ₉ |

Mitigated Construction

| Year | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------|---------|---------|---------|--------|---------------|--------------|------------|----------------|---------------|-------------|---------|------------------------|------------------------|--------|--------|------------------------|
| 2021 | 45.4830 | 21.4670 | 16.5676 | 0.0341 | 2.5143 | 1.0473 | 3.4309 | 1.3265 | 0.9776 | 2.1697 | 0.0000 | 3.228.264 ₃ | 3.228.264 ₃ | 0.7698 | 0.0000 | 3,240.542 ₉ |
| Maximum | 45.4830 | 21.4670 | 16.5676 | 0.0341 | 2.5143 | 1.0473 | 3.4309 | 1.3265 | 0.9776 | 2.1697 | 0.0000 | 3.228.264 ₃ | 3.228.264 ₃ | 0.7698 | 0.0000 | 3,240.542 ₉ |

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION • GOLDEN STATE STORAGE EXPANSION
 DPA No. 971, CUP No. 780, & ZONING MODIFICATION No. 1325
 13020 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

CalEEMod Version: CalEEMod.2016.3.2

Page 4 of 26

Date: 2/6/2020 8:36 AM

Golden State Storage - South Coast AQMD Air District, Summer

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------------|------|------|------|------|---------------|--------------|------------|----------------|---------------|-------------|----------|----------|-----------|------|------|------|
| Percent Reduction | 0.00 | 0.00 | 0.00 | 0.00 | 59.91 | 0.00 | 52.27 | 60.46 | 0.00 | 48.32 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION • GOLDEN STATE STORAGE EXPANSION
 DPA No. 971, CUP No. 780, & ZONING MODIFICATION No. 1325
 13020 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

Date: 2/6/2020 8:36 AM

Page 5 of 26

Golden State Storage - South Coast AQMD Air District, Summer

CalEEMod Version: CalEEMod.2016.3.2

2.2 Overall Operational
Unmitigated Operational

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------|-------------------|-------------------|---------------|--------------------|-------------------|
| lb/day | | | | | | | | | | | | | | | | |
| Area | 2.2893 | 1.0000e-004 | 0.0105 | 0.0000 | | 4.0000e-005 | 4.0000e-005 | | 4.0000e-005 | 4.0000e-005 | | 0.0224 | 0.0224 | 6.0000e-005 | | 0.0239 |
| Energy | 2.6300e-003 | 0.0239 | 0.0201 | 1.4000e-004 | | 1.8200e-003 | 1.8200e-003 | | 1.8200e-003 | 1.8200e-003 | | 28.7301 | 28.7301 | 5.5000e-004 | 5.3000e-004 | 28.9008 |
| Mobile | 0.3850 | 1.8756 | 4.3175 | 0.0158 | 1.2612 | 0.0121 | 1.2733 | 0.3374 | 0.0113 | 0.3488 | | 1,608.7259 | 1,608.7259 | 0.0782 | | 1,610.6814 |
| Total | 2.6774 | 1.8996 | 4.3481 | 0.0159 | 1.2612 | 0.0140 | 1.2752 | 0.3374 | 0.0132 | 0.3506 | | 1,637.4784 | 1,637.4784 | 0.0788 | 5.3000e-004 | 1,639.6061 |

Mitigated Operational

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------|-------------------|-------------------|---------------|--------------------|-------------------|
| lb/day | | | | | | | | | | | | | | | | |
| Area | 2.2893 | 1.0000e-004 | 0.0105 | 0.0000 | | 4.0000e-005 | 4.0000e-005 | | 4.0000e-005 | 4.0000e-005 | | 0.0224 | 0.0224 | 6.0000e-005 | | 0.0239 |
| Energy | 2.6300e-003 | 0.0239 | 0.0201 | 1.4000e-004 | | 1.8200e-003 | 1.8200e-003 | | 1.8200e-003 | 1.8200e-003 | | 28.7301 | 28.7301 | 5.5000e-004 | 5.3000e-004 | 28.9008 |
| Mobile | 0.3850 | 1.8756 | 4.3175 | 0.0158 | 1.2612 | 0.0121 | 1.2733 | 0.3374 | 0.0113 | 0.3488 | | 1,608.7259 | 1,608.7259 | 0.0782 | | 1,610.6814 |
| Total | 2.6774 | 1.8996 | 4.3481 | 0.0159 | 1.2612 | 0.0140 | 1.2752 | 0.3374 | 0.0132 | 0.3506 | | 1,637.4784 | 1,637.4784 | 0.0788 | 5.3000e-004 | 1,639.6061 |

CalEEMod Version: CalEEMod.2016.3.2

Page 6 of 26

Date: 2/6/2020 8:36 AM

Golden State Storage - South Coast AQMD Air District, Summer

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------------|------|------|------|------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|------|------|------|
| Percent Reduction | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

3.0 Construction Detail

Construction Phase

| Phase Number | Phase Name | Phase Type | Start Date | End Date | Num Days Week | Num Days | Phase Description |
|--------------|-----------------------|-----------------------|------------|------------|---------------|----------|-------------------|
| 1 | Demolition | Demolition | 1/1/2021 | 1/31/2021 | 5 | 21 | |
| 2 | Site Preparation | Site Preparation | 2/1/2021 | 2/28/2021 | 5 | 20 | |
| 3 | Grading | Grading | 3/1/2021 | 3/31/2021 | 5 | 23 | |
| 4 | Building Construction | Building Construction | 4/1/2021 | 8/31/2021 | 5 | 108 | |
| 5 | Paving | Paving | 9/1/2021 | 9/30/2021 | 5 | 22 | |
| 6 | Architectural Coating | Architectural Coating | 10/1/2021 | 10/31/2021 | 5 | 21 | |

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 153,681; Non-Residential Outdoor: 51,227; Striped Parking Area: 0
 (Architectural Coating – sqft)

OffRoad Equipment

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION • GOLDEN STATE STORAGE EXPANSION
 DPA No. 971, CUP No. 780, & ZONING MODIFICATION No. 1325
 13020 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

CalEEMod Version: CalEEMod.2016.3.2
 Page 7 of 26
 Golden State Storage - South Coast AQMD Air District, Summer
 Date: 2/6/2020 8:36 AM

| Phase Name | Offroad Equipment Type | Amount | Usage Hours | Horse Power | Load Factor |
|-----------------------|---------------------------|--------|-------------|-------------|-------------|
| Architectural Coating | Air Compressors | 1 | 6.00 | 78 | 0.48 |
| Paving | Cement and Mortar Mixers | 1 | 8.00 | 9 | 0.56 |
| Demolition | Concrete/Industrial Saws | 1 | 8.00 | 81 | 0.73 |
| Building Construction | Generator Sets | 1 | 8.00 | 84 | 0.74 |
| Building Construction | Cranes | 1 | 8.00 | 231 | 0.29 |
| Building Construction | Forklifts | 2 | 7.00 | 88 | 0.20 |
| Site Preparation | Graders | 1 | 8.00 | 187 | 0.41 |
| Paving | Pavers | 1 | 8.00 | 130 | 0.42 |
| Paving | Rollers | 2 | 8.00 | 80 | 0.38 |
| Demolition | Rubber Tired Dozers | 1 | 8.00 | 247 | 0.40 |
| Grading | Rubber Tired Dozers | 1 | 8.00 | 247 | 0.40 |
| Building Construction | Tractors/Loaders/Backhoes | 1 | 6.00 | 97 | 0.37 |
| Demolition | Tractors/Loaders/Backhoes | 3 | 8.00 | 97 | 0.37 |
| Grading | Tractors/Loaders/Backhoes | 2 | 7.00 | 97 | 0.37 |
| Paving | Tractors/Loaders/Backhoes | 1 | 8.00 | 97 | 0.37 |
| Site Preparation | Tractors/Loaders/Backhoes | 1 | 7.00 | 97 | 0.37 |
| Grading | Graders | 1 | 8.00 | 187 | 0.41 |
| Paving | Paving Equipment | 1 | 8.00 | 132 | 0.36 |
| Site Preparation | Scrapers | 1 | 8.00 | 367 | 0.48 |
| Building Construction | Welders | 3 | 8.00 | 48 | 0.45 |

Trips and VMT

CalEEMod Version: CalEEMod.2016.3.2

Page 8 of 26

Golden State Storage - South Coast AQMD Air District, Summer

Date: 2/6/2020 8:36 AM

| Phase Name | Offroad Equipment Count | Worker Trip Number | Vendor Trip Number | Hauling Trip Number | Worker Trip Length | Vendor Trip Length | Hauling Trip Length | Worker Vehicle Class | Vendor Vehicle Class | Hauling Vehicle Class |
|-----------------------|-------------------------|--------------------|--------------------|---------------------|--------------------|--------------------|---------------------|----------------------|----------------------|-----------------------|
| Demolition | 5 | 13.00 | 0.00 | 144.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Site Preparation | 3 | 8.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Grading | 4 | 10.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Building Construction | 8 | 43.00 | 17.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Paving | 6 | 15.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Architectural Coating | 1 | 9.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |

3.1 Mitigation Measures Construction

Use Soil Stabilizer
 Replace Ground Cover
 Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NEIO- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|--------|---------|---------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|-----------|
| Fugitive Dust | | | | | 1.4803 | 0.0000 | 1.4803 | 0.2241 | 0.0000 | 0.2241 | | | 0.0000 | | | 0.0000 |
| Off-Road | 1.9930 | 19.6966 | 14.4025 | 0.0241 | | 1.0409 | 1.0409 | | 0.9715 | 0.9715 | | 2,322.717 | 2,322.717 | 0.5940 | | 2,337.665 |
| Total | 1.9930 | 19.6966 | 14.4025 | 0.0241 | 1.4803 | 1.0409 | 2.5212 | 0.2241 | 0.9715 | 1.1956 | | 2,322.717 | 2,322.717 | 0.5940 | | 2,337.665 |

Date: 2/6/2020 8:36 AM

Page 9 of 26

CalEEMod Version: CalEEMod.2016.3.2

Golden State Storage - South Coast AQMD Air District, Summer

3.2 Demolition - 2021
Unmitigated Construction Off-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|----------|-----------------|-----------------|---------------|-----|-----------------|
| | | | | | | | | | | | | | | | | |
| Hauling | 0.0498 | 1.7348 | 0.3672 | 5.2800e-003 | 0.1198 | 5.3800e-003 | 0.1252 | 0.0328 | 5.1400e-003 | 0.0380 | | 568.8271 | 568.8271 | 0.0380 | | 569.7759 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0549 | 0.0356 | 0.4897 | 1.4400e-003 | 0.1453 | 1.0700e-003 | 0.1464 | 0.0395 | 9.9000e-004 | 0.0395 | | 143.9624 | 143.9624 | 3.8700e-003 | | 144.0592 |
| Total | 0.1046 | 1.7704 | 0.8570 | 6.7000e-003 | 0.2651 | 6.4500e-003 | 0.2716 | 0.0714 | 6.1300e-003 | 0.0775 | | 712.7896 | 712.7896 | 0.0418 | | 713.8351 |

Mitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|---------------|----------------|----------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|-----------------|-----------------|---------------|-----|-----------------|
| | | | | | | | | | | | | | | | | |
| Fugitive Dust | | | | | 0.5773 | 0.0000 | 0.5773 | 0.0874 | 0.0000 | 0.0874 | | | 0.0000 | | | 0.0000 |
| Off-Road | 1.9930 | 19.8666 | 14.4925 | 0.0241 | | 1.0409 | 1.0409 | | 0.9715 | 0.9715 | 0.0000 | 2.322717 | 2.322717 | 0.5940 | | 2.337565 |
| Total | 1.9930 | 19.8666 | 14.4925 | 0.0241 | 0.5773 | 1.0409 | 1.5182 | 0.0874 | 0.9715 | 1.0589 | 0.0000 | 2.322717 | 2.322717 | 0.5940 | | 2.337565 |

Date: 2/6/2020 8:36 AM

Page 10 of 26

CalEEMod Version: CalEEMod.2016.3.2

Golden State Storage - South Coast AQMD Air District, Summer

3.2 Demolition - 2021

Mitigated Construction Off-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Biogenic CO2 | Non-Biogenic CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|--------------|------------------|-----------------|---------------|-----|-----------------|
| Hauling | 0.0498 | 1.7348 | 0.3572 | 5.2500e-003 | 0.1198 | 5.3800e-003 | 0.1252 | 0.0328 | 5.1400e-003 | 0.0380 | | 568.8271 | 568.8271 | 0.0380 | | 568.7759 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0549 | 0.0356 | 0.4997 | 1.4400e-003 | 0.1453 | 1.0700e-003 | 0.1464 | 0.0385 | 9.9000e-004 | 0.0395 | | 143.9624 | 143.9624 | 3.8700e-003 | | 144.0592 |
| Total | 0.1046 | 1.7704 | 0.8570 | 6.7000e-003 | 0.2651 | 6.4500e-003 | 0.2716 | 0.0714 | 6.1300e-003 | 0.0775 | | 712.7896 | 712.7896 | 0.0418 | | 713.8351 |

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Biogenic CO2 | Non-Biogenic CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|---------------|----------------|----------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|--------------|------------------|------------------|---------------|-----|------------------|
| Fugitive Dust | | | | | 0.2386 | 0.0000 | 0.2386 | 0.0258 | 0.0000 | 0.0258 | | | 0.0000 | | | 0.0000 |
| Off-Road | 1.5463 | 18.2852 | 10.7496 | 0.0245 | | 0.7019 | 0.7019 | | 0.6457 | 0.6457 | | 2,372.883 | 2,372.883 | 0.7674 | | 2,392.069 |
| Total | 1.5463 | 18.2852 | 10.7496 | 0.0245 | 0.2386 | 0.7019 | 0.9405 | 0.0258 | 0.6457 | 0.6715 | | 2,372.883 | 2,372.883 | 0.7674 | | 2,392.069 |

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION • GOLDEN STATE STORAGE EXPANSION
 DPA No. 971, CUP No. 780, & ZONING MODIFICATION No. 1325
 13020 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

Date: 2/6/2020 8:36 AM

Page 11 of 26

CalEEMod Version: CalEEMod.2016.3.2

Golden State Storage - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2021
Unmitigated Construction Off-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|----------------|----------------|----------------|--------------------|-----|----------------|
| lb/day | | | | | | | | | | | | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0338 | 0.0219 | 0.3014 | 8.9000e-004 | 0.0894 | 6.6000e-004 | 0.0901 | 0.0237 | 6.1000e-004 | 0.0243 | 88.5923 | 88.5923 | 88.5923 | 2.3800e-003 | | 88.6518 |
| Total | 0.0338 | 0.0219 | 0.3014 | 8.9000e-004 | 0.0894 | 6.6000e-004 | 0.0901 | 0.0237 | 6.1000e-004 | 0.0243 | 88.5923 | 88.5923 | 88.5923 | 2.3800e-003 | | 88.6518 |

Mitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|---------------|----------------|----------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|------------------------|------------------------|---------------|-----|------------------------|
| lb/day | | | | | | | | | | | | | | | | |
| Fugitive Dust | | | | | 0.0931 | 0.0000 | 0.0931 | 0.0101 | 0.0000 | 0.0101 | | | 0.0000 | | | 0.0000 |
| Off-Road | 1.5463 | 18.2862 | 10.7496 | 0.0245 | | 0.7019 | 0.7019 | | 0.6457 | 0.6457 | 0.0000 | 2.372.883 2 | 2.372.883 2 | 0.7674 | | 2.382.069 2 |
| Total | 1.5463 | 18.2862 | 10.7496 | 0.0245 | 0.0931 | 0.7019 | 0.7949 | 0.0101 | 0.6457 | 0.6558 | 0.0000 | 2.372.883 2 | 2.372.883 2 | 0.7674 | | 2.382.069 2 |

Date: 2/6/2020 8:36 AM

Page 12 of 26

CalEEMod Version: CalEEMod.2016.3.2

Golden State Storage - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|----------------|----------------|----------------|--------------------|-----|----------------|
| lb/day | | | | | | | | | | | | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0338 | 0.0219 | 0.3014 | 8.9000e-004 | 0.0894 | 6.6000e-004 | 0.0901 | 0.0237 | 6.1000e-004 | 0.0243 | 88.5923 | 88.5923 | 88.5923 | 2.3800e-003 | | 88.6518 |
| Total | 0.0338 | 0.0219 | 0.3014 | 8.9000e-004 | 0.0894 | 6.6000e-004 | 0.0901 | 0.0237 | 6.1000e-004 | 0.0243 | 88.5923 | 88.5923 | 88.5923 | 2.3800e-003 | | 88.6518 |

3.4 Grading - 2021

Unmitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|----------|-------------------|-------------------|---------------|-----|-------------------|
| lb/day | | | | | | | | | | | | | | | | |
| Fugitive Dust | | | | | 6.1604 | 0.0000 | 6.1604 | 3.3252 | 0.0000 | 3.3252 | | | 0.0000 | | | 0.0000 |
| Off-Road | 1.8271 | 20.2135 | 9.7604 | 0.0206 | | 0.9158 | 0.9158 | | 0.8425 | 0.8425 | | 1.995.6114 | 1.995.6114 | 0.6454 | | 2.011.7470 |
| Total | 1.8271 | 20.2135 | 9.7604 | 0.0206 | 6.1604 | 0.9158 | 7.0752 | 3.3252 | 0.8425 | 4.1677 | | 1.995.6114 | 1.995.6114 | 0.6454 | | 2.011.7470 |

Date: 2/6/2020 8:36 AM

Page 13 of 26

CalEEMod Version: CalEEMod.2016.3.2

Golden State Storage - South Coast AQMD Air District, Summer

3.4 Grading - 2021
Unmitigated Construction Off-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|-----------------|-----------------|-----------------|--------------------|-----|-----------------|
| lb/day | | | | | | | | | | | | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0422 | 0.0274 | 0.3767 | 1.1100e-003 | 0.1118 | 8.2000e-004 | 0.1126 | 0.0296 | 7.6000e-004 | 0.0304 | 110.7403 | 110.7403 | 110.7403 | 2.9800e-003 | | 110.8148 |
| Total | 0.0422 | 0.0274 | 0.3767 | 1.1100e-003 | 0.1118 | 8.2000e-004 | 0.1126 | 0.0296 | 7.6000e-004 | 0.0304 | 110.7403 | 110.7403 | 110.7403 | 2.9800e-003 | | 110.8148 |

Mitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|------------------|------------------|---------------|-----|-------------------|
| lb/day | | | | | | | | | | | | | | | | |
| Fugitive Dust | | | | | 2.4026 | 0.0000 | 2.4026 | 1.2968 | 0.0000 | 1.2968 | | | 0.0000 | | | 0.0000 |
| Off-Road | 1.8271 | 20.2135 | 9.7604 | 0.0206 | | 0.9158 | 0.9158 | | 0.8425 | 0.8425 | 0.0000 | 1.9956114 | 1.9956114 | 0.8454 | | 2.011.7470 |
| Total | 1.8271 | 20.2135 | 9.7604 | 0.0206 | 2.4026 | 0.9158 | 3.3183 | 1.2968 | 0.8425 | 2.1393 | 0.0000 | 1.9956114 | 1.9956114 | 0.8454 | | 2.011.7470 |

CalEEMod Version: CalEEMod.2016.3.2

Page 14 of 26

Date: 2/6/2020 8:36 AM

Golden State Storage - South Coast AQMD Air District, Summer

3.4 Grading - 2021

Mitigated Construction Off-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| lb/day | | | | | | | | | | | | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0422 | 0.0274 | 0.3767 | 1.1100e-003 | 0.1118 | 8.2000e-004 | 0.1126 | 0.0296 | 7.6000e-004 | 0.0304 | | 110.7403 | 110.7403 | 2.9800e-003 | | 110.8148 |
| Total | 0.0422 | 0.0274 | 0.3767 | 1.1100e-003 | 0.1118 | 8.2000e-004 | 0.1126 | 0.0296 | 7.6000e-004 | 0.0304 | | 110.7403 | 110.7403 | 2.9800e-003 | | 110.8148 |

3.5 Building Construction - 2021

Unmitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|--------|---------|---------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|-----|------------|
| lb/day | | | | | | | | | | | | | | | | |
| Off-Road | 2.0451 | 16.0275 | 14.9529 | 0.0250 | | 0.8173 | 0.8173 | | 0.7831 | 0.7831 | | 2,288.9355 | 2,288.9355 | 0.4503 | | 2,300.1935 |
| Total | 2.0451 | 16.0275 | 14.9529 | 0.0250 | | 0.8173 | 0.8173 | | 0.7831 | 0.7831 | | 2,288.9355 | 2,288.9355 | 0.4503 | | 2,300.1935 |

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION • GOLDEN STATE STORAGE EXPANSION
 DPA No. 971, CUP No. 780, & ZONING MODIFICATION No. 1325
 13020 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

CalEEMod Version: CalEEMod.2016.3.2

Page 15 of 26

Date: 2/6/2020 8:36 AM

Golden State Storage - South Coast AQMD Air District, Summer

3.5 Building Construction - 2021
Unmitigated Construction Off-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0473 | 1.8214 | 0.3848 | 4.3400e-003 | 0.1088 | 3.2700e-003 | 0.1121 | 0.0313 | 3.1200e-003 | 0.0345 | | 463.1454 | 463.1454 | 0.0280 | | 463.8458 |
| Worker | 0.1815 | 0.1177 | 1.8199 | 4.7900e-003 | 0.4806 | 3.5400e-003 | 0.4842 | 0.1275 | 3.2600e-003 | 0.1307 | | 476.1934 | 476.1934 | 0.0128 | | 476.5066 |
| Total | 0.2288 | 1.7391 | 2.0047 | 9.1300e-003 | 0.5894 | 6.8100e-003 | 0.5963 | 0.1588 | 6.3800e-003 | 0.1652 | | 939.3288 | 939.3288 | 0.0408 | | 940.3494 |

Mitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|--------|---------|---------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|------------|
| Off-Road | 2.0451 | 16.0275 | 14.5629 | 0.0250 | | 0.8173 | 0.8173 | | 0.7831 | 0.7831 | 0.0000 | 2.288935 | 2.288935 | 0.4503 | | 2,300.1935 |
| Total | 2.0451 | 16.0275 | 14.5629 | 0.0250 | | 0.8173 | 0.8173 | | 0.7831 | 0.7831 | 0.0000 | 2.288935 | 2.288935 | 0.4503 | | 2,300.1935 |

Date: 2/6/2020 8:36 AM

Page 16 of 26

CalEEMod Version: CalEEMod.2016.3.2

Golden State Storage - South Coast AQMD Air District, Summer

3.5 Building Construction - 2021
Mitigated Construction Off-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|----------|-----------------|-----------------|---------------|-----|-----------------|
| | | | | | | | | | | | | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0473 | 1.8214 | 0.3848 | 4.3400e-003 | 0.1098 | 3.2700e-003 | 0.1121 | 0.0313 | 3.1200e-003 | 0.0345 | | 463.1454 | 463.1454 | 0.0280 | | 463.8465 |
| Worker | 0.1815 | 0.1177 | 1.6199 | 4.7800e-003 | 0.4806 | 3.5400e-003 | 0.4842 | 0.1275 | 3.2600e-003 | 0.1307 | | 476.1834 | 476.1834 | 0.0128 | | 476.5036 |
| Total | 0.2288 | 1.7391 | 2.0047 | 9.1200e-003 | 0.5894 | 6.8100e-003 | 0.5963 | 0.1588 | 6.3800e-003 | 0.1652 | | 939.3288 | 939.3288 | 0.0408 | | 940.3494 |

3.6 Paving - 2021
Unmitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|----------------|----------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|----------|------------------------------|------------------------------|---------------|-----|------------------------------|
| | | | | | | | | | | | | | | | | |
| Off-Road | 1.0633 | 10.6478 | 11.7756 | 0.0178 | | 0.5826 | 0.5826 | | 0.5371 | 0.5371 | | 1,709.110 ⁷ | 1,709.110 ⁷ | 0.5417 | | 1,722.652 ⁴ |
| Paving | 0.0000 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Total | 1.0633 | 10.6478 | 11.7756 | 0.0178 | | 0.5826 | 0.5826 | | 0.5371 | 0.5371 | | 1,709.110⁷ | 1,709.110⁷ | 0.5417 | | 1,722.652⁴ |

CalEEMod Version: CalEEMod 2016.3.2

Page 17 of 26

Date: 2/6/2020 8:36 AM

Golden State Storage - South Coast AQMD Air District, Summer

3.6 Paving - 2021

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|----------------|----------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|-------------------|-------------------|---------------|-----|-------------------|
| Off-Road | 1.0633 | 10.6478 | 11.7756 | 0.0176 | | 0.5626 | 0.5626 | | 0.5371 | 0.5371 | 0.0000 | 1,709.1107 | 1,709.1107 | 0.5417 | | 1,722.6524 |
| Paving | 0.0000 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Total | 1.0633 | 10.6478 | 11.7756 | 0.0176 | | 0.5626 | 0.5626 | | 0.5371 | 0.5371 | 0.0000 | 1,709.1107 | 1,709.1107 | 0.5417 | | 1,722.6524 |

CalEEMod Version: CalEEMod.2016.3.2

Page 18 of 26

Date: 2/6/2020 8:36 AM

Golden State Storage - South Coast AQMD Air District, Summer

3.6 Paving - 2021

Mitigated Construction Off-Site

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

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-----------------|----------------|---------------|---------------|--------------------|---------------|---------------|---------------|----------------|---------------|---------------|----------|-----------------|-----------------|---------------|-----|-----------------|
| Archit. Coating | 45.2261 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.2189 | 1.5268 | 1.8176 | 2.9700e-003 | | 0.0941 | 0.0941 | | 0.0941 | 0.0941 | | 281.4481 | 281.4481 | 0.0193 | | 281.9309 |
| Total | 45.4450 | 1.5268 | 1.8176 | 2.9700e-003 | | 0.0941 | 0.0941 | | 0.0941 | 0.0941 | | 281.4481 | 281.4481 | 0.0193 | | 281.9309 |

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION • GOLDEN STATE STORAGE EXPANSION
 DPA No. 971, CUP No. 780, & ZONING MODIFICATION No. 1325
 13020 TELEGRAPH ROAD • CITY OF SANTA FE SPRINGS

Date: 2/6/2020 8:36 AM

Page 19 of 26

CalEEMod Version: CalEEMod.2016.3.2

Golden State Storage - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2021
Unmitigated Construction Off-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|---------|
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0380 | 0.0246 | 0.3391 | 1.0000e-003 | 0.1006 | 7.4000e-004 | 0.1013 | 0.0267 | 6.8000e-004 | 0.0274 | 99.6663 | 99.6663 | 99.6663 | 2.6800e-003 | | 99.7333 |
| Total | 0.0380 | 0.0246 | 0.3391 | 1.0000e-003 | 0.1006 | 7.4000e-004 | 0.1013 | 0.0267 | 6.8000e-004 | 0.0274 | 99.6663 | 99.6663 | 99.6663 | 2.6800e-003 | | 99.7333 |

Mitigated Construction On-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-----------------|---------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Archit. Coating | 45.2261 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.2189 | 1.5258 | 1.8176 | 2.9700e-003 | | 0.0941 | 0.0941 | | 0.0941 | 0.0941 | 0.0000 | 281.4481 | 281.4481 | 0.0193 | | 281.9309 |
| Total | 45.4450 | 1.5258 | 1.8176 | 2.9700e-003 | | 0.0941 | 0.0941 | | 0.0941 | 0.0941 | 0.0000 | 281.4481 | 281.4481 | 0.0193 | | 281.9309 |

CalEEMod Version: CalEEMod.2016.3.2 Page 20 of 26 Date: 2/6/2020 8:36 AM
 Golden State Storage - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2021
Mitigated Construction Off-Site

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|---------|
| | | | | | | | | | | | | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0380 | 0.0246 | 0.3391 | 1.0000e-003 | 0.1006 | 7.4000e-004 | 0.1013 | 0.0267 | 6.8000e-004 | 0.0274 | | 99.6663 | 99.6663 | 2.6800e-003 | | 99.7333 |
| Total | 0.0380 | 0.0246 | 0.3391 | 1.0000e-003 | 0.1006 | 7.4000e-004 | 0.1013 | 0.0267 | 6.8000e-004 | 0.0274 | | 99.6663 | 99.6663 | 2.6800e-003 | | 99.7333 |

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

CalEEMod Version: CalEEMod 2016.3.2

Page 21 of 26

Date: 2/6/2020 8:36 AM

Golden State Storage - South Coast AQMD Air District, Summer

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------|--------|--------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|------------------------|------------------------|------------------------|--------|-----|------------------------|
| Mitigated | 0.3850 | 1.8756 | 4.3175 | 0.0158 | 1.2612 | 0.0121 | 1.2733 | 0.3374 | 0.0113 | 0.3488 | 1,608,725 ₉ | 1,608,725 ₉ | 1,608,725 ₉ | 0.0782 | | 1,610,681 ₄ |
| Unmitigated | 0.3850 | 1.8756 | 4.3175 | 0.0158 | 1.2612 | 0.0121 | 1.2733 | 0.3374 | 0.0113 | 0.3488 | 1,608,725 ₉ | 1,608,725 ₉ | 1,608,725 ₉ | 0.0782 | | 1,610,681 ₄ |

4.2 Trip Summary Information

| Land Use | Average Daily Trip Rate | | | Unmitigated Annual VMT | Mitigated Annual VMT |
|----------------------------------|-------------------------|----------|--------|------------------------|----------------------|
| | Weekday | Saturday | Sunday | | |
| Unrefrigerated Warehouse-No Rail | 256.14 | 256.14 | 256.14 | 593,103 | 593,103 |
| Total | 256.14 | 256.14 | 256.14 | 593,103 | 593,103 |

4.3 Trip Type Information

| | Miles | | | Trip % | | | Trip Purpose % | | |
|-----------------------------|------------|------------|-------------|------------|------------|-------------|----------------|----------|---------|
| | H-W or C-W | H-S or C-C | H-O or C-NW | H-W or C-W | H-S or C-C | H-O or C-NW | Primary | Diverted | Pass-by |
| Land Use | | | | | | | | | |
| Unrefrigerated Warehouse-No | 16.60 | 8.40 | 6.90 | 59.00 | 0.00 | 41.00 | 50 | 0 | 50 |

4.4 Fleet Mix

| Land Use | LDA | LDT1 | LDT2 | MDV | LHD1 | LHD2 | MHD | HHD | OBUS | UBUS | MCY | SBUS | MH |
|----------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Unrefrigerated Warehouse-No Rail | 0.549559 | 0.042893 | 0.201564 | 0.118533 | 0.015569 | 0.005846 | 0.021394 | 0.034255 | 0.002099 | 0.001828 | 0.004855 | 0.000709 | 0.000896 |

5.0 Energy Detail

Date: 2/6/2020 8:36 AM

Page 22 of 26

CalEEMod Version: CalEEMod.2016.3.2

Golden State Storage - South Coast AQMD Air District, Summer

Historical Energy Use: N

5.1 Mitigation Measures Energy

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-------------|---------|
| ib/day | | | | | | | | | | | | | | | | |
| Natural Gas Mitigated | 2.6300e-003 | 0.0239 | 0.0201 | 1.4000e-004 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | | 28.7301 | 28.7301 | 5.5000e-004 | 5.3000e-004 | 28.9008 |
| Natural Gas Unmitigated | 2.6300e-003 | 0.0239 | 0.0201 | 1.4000e-004 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | | 28.7301 | 28.7301 | 5.5000e-004 | 5.3000e-004 | 28.9008 |

5.2 Energy by Land Use - Natural Gas

Unmitigated

| Land Use | Natural Gas Use kBTU/yr | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------------------------------|-------------------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-------------|---------|
| ib/day | | | | | | | | | | | | | | | | | |
| Unrefrigerated Warehouse-No Rail | 244.205 | 2.6300e-003 | 0.0239 | 0.0201 | 1.4000e-004 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | | 28.7301 | 28.7301 | 5.5000e-004 | 5.3000e-004 | 28.9008 |
| Total | | 2.6300e-003 | 0.0239 | 0.0201 | 1.4000e-004 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | 1.8200e-003 | | 28.7301 | 28.7301 | 5.5000e-004 | 5.3000e-004 | 28.9008 |

CalEEMod Version: CalEEMod 2016.3.2

Page 23 of 26

Date: 2/6/2020 8:36 AM

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5.2 Energy by Land Use - Natural Gas

Mitigated

| Land Use | Natural Gas Use kBtu/yr | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------------------------------|----------------------------|-------------|--------|--------|-------------|------------------|-----------------|---------------|-------------------|------------------|----------------|---------|----------|-----------|-------------|-------------|---------|
| Unrefrigerated Warehouse-No Rail | 0.244205 | 2.6300e-003 | 0.0239 | 0.0201 | 1.4000e-004 | | 1.8200e-003 | 1.8200e-003 | | 1.8200e-003 | 1.8200e-003 | | 28.7301 | 28.7301 | 5.5000e-004 | 5.3000e-004 | 28.9008 |
| Total | | 2.6300e-003 | 0.0239 | 0.0201 | 1.4000e-004 | | 1.8200e-003 | 1.8200e-003 | | 1.8200e-003 | 1.8200e-003 | | 28.7301 | 28.7301 | 5.5000e-004 | 5.3000e-004 | 28.9008 |

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior
 Use Low VOC Paint - Non-Residential Exterior
 No Hearths Installed

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Page 24 of 26

Date: 2/6/2020 8:36 AM

Golden State Storage - South Coast AQMD Air District, Summer

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------|--------|-------------|--------|--------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|--------|
| Mitigated | 2.2898 | 1.0000e-004 | 0.0105 | 0.0000 | | 4.0000e-005 | 4.0000e-005 | | 4.0000e-005 | 4.0000e-005 | | 0.0224 | 0.0224 | 6.0000e-005 | | 0.0239 |
| Unmitigated | 2.2898 | 1.0000e-004 | 0.0105 | 0.0000 | | 4.0000e-005 | 4.0000e-005 | | 4.0000e-005 | 4.0000e-005 | | 0.0224 | 0.0224 | 6.0000e-005 | | 0.0239 |

6.2 Area by SubCategory

Unmitigated

| SubCategory | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-----------------------|-------------|-------------|--------|--------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|--------|
| Architectural Coating | 0.2502 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Consumer Products | 2.0286 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Landscaping | 9.7000e-004 | 1.0000e-004 | 0.0105 | 0.0000 | | 4.0000e-005 | 4.0000e-005 | | 4.0000e-005 | 4.0000e-005 | | 0.0224 | 0.0224 | 6.0000e-005 | | 0.0239 |
| Total | 2.2898 | 1.0000e-004 | 0.0105 | 0.0000 | | 4.0000e-005 | 4.0000e-005 | | 4.0000e-005 | 4.0000e-005 | | 0.0224 | 0.0224 | 6.0000e-005 | | 0.0239 |

Date: 2/6/2020 8:36 AM

Page 25 of 26

CalEEMod Version: CalEEMod2016.3.2

Golden State Storage - South Coast AQMD Air District, Summer

6.2 Area by SubCategory

Mitigated

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|-----------------------|-------------|-------------|--------|--------|---------------|--------------|-------------|----------------|---------------|-------------|---------|----------|-----------|-------------|-----|--------|
| SubCategory | bldday | | | | | | | | | | | | | | | |
| Architectural Coating | 0.2602 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Consumer Products | 2.0286 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Landscaping | 9.7000e-004 | 1.0000e-004 | 0.0105 | 0.0000 | | 4.0000e-005 | 4.0000e-005 | | 4.0000e-005 | 4.0000e-005 | | 0.0224 | 0.0224 | 6.0000e-005 | | 0.0239 |
| Total | 2.2898 | 1.0000e-004 | 0.0105 | 0.0000 | | 4.0000e-005 | 4.0000e-005 | | 4.0000e-005 | 4.0000e-005 | | 0.0224 | 0.0224 | 6.0000e-005 | | 0.0239 |

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

CalEEMod Version: CalEEMod 2016.3.2 Page 26 of 26 Date: 2/6/2020 8:36 AM

Golden State Storage - South Coast AQMD Air District, Summer

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

| Equipment Type | Number |
|----------------|--------|
|----------------|--------|

11.0 Vegetation

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APPENDIX B – UTILITIES WORKSHEETS

INTRODUCTION TO UTILITY SCREENING TABLES

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

Table 1 Definition of Project

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

Tables 2 Summary of Project Impacts

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

Tables 3 through 7 Calculation of Project Impacts

Table 3 through 7 indicate the results of the analysis.

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

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

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

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

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

Table 1: Golden State Storage, 13020 Telegraph Road, Santa Fe Springs

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

| Land Use | Variable | Factor |
|-----------------------------|-----------------|-------------------------|
| Residential Uses | Variable | Total Units |
| Single-Family Residential | No. of Units | 1 |
| Medium Density Residential | No. of Units | 0 |
| Multiple-Family Residential | No. of Units | 0 |
| Mobile Home Park | No. of Units | 0 |
| Office Uses | Variable | Total Floor Area |
| Office | Square Feet | 1,404 |
| Medical Office Building | Square Feet | 0 |
| Office Park | Square Feet | 0 |
| Bank/Financial Services | Square Feet | 0 |
| Commercial Uses | Variable | Total Floor Area |
| Specialty Retail Commercial | Square Feet | 0 |
| Convenience Store | Square Feet | 0 |
| Movie Theater | Square Feet | 0 |
| Shopping Center | Square Feet | 0 |
| Sit-Down Restaurant | Square Feet | 0 |
| Fast-Food Restaurant | Square Feet | 0 |
| Manufacturing Uses | Variable | Total Floor Area |
| Industrial Park | Square Feet | 0 |
| Manufacturing | Square Feet | 0 |
| General Light Industry | Square Feet | 0 |
| Warehouse | Square Feet | 100,050 |
| Public/Institutional | Variable | Total Floor Area |
| Public/Institutional | Square Feet | 0 |
| Open Space | Square Feet | 0 |

Table 2.: Projected Utility Consumption/Generation

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

| Utilities Consumption and Generation | Factor | Rates |
|--------------------------------------|----------------|-------|
| Electrical Consumption | kWh/day | 1,416 |
| Natural Gas Consumption | cubic feet/day | 1,314 |
| Water Consumption | gallons/day | 1,450 |
| Sewage Generation | gallons/day | 1,140 |
| Solid Waste Generation | pounds/day | 613 |

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| Table 3: Electrical Consumption | | | |
|---------------------------------|---------------------|-------------------------|------------------------|
| Project Component | Units of Measure | Consumption Factors | Projected Consumption |
| Residential Uses | No. of Units | kWh/Unit/Year | kWh/Unit/Day |
| Single-Family Residential | 1 | 7,554.00 | 20.7 |
| Medium Density Residential | 0 | 4,644.00 | 0.0 |
| Multiple-Family Residential | 0 | 4,644.00 | 0.0 |
| Mobile Home Park | 0 | 4,644.00 | 0.0 |
| Office Uses | Square Feet | kWh/Sq. Ft./Year | kWh/Sq. Ft./Day |
| Office | 1,404 | 20.80 | 80.0 |
| Medical Office Building | 0 | 14.20 | 0.0 |
| Office Park | 0 | 20.80 | 0.0 |
| Bank/Financial Services | 0 | 20.80 | 0.0 |
| Commercial Uses | Square Feet | kWh/Sq. Ft./Year | kWh/Sq. Ft./Day |
| Specialty Retail Commercial | 0 | 16.00 | 0.0 |
| Convenience Store | 0 | 16.00 | 0.0 |
| Movie Theater | 0 | 16.00 | 0.0 |
| Shopping Center | 0 | 35.90 | 0 |
| Sit-Down Restaurant | 0 | 49.10 | 0.0 |
| Fast-Food Restaurant | 0 | 49.10 | 0.0 |
| Manufacturing Uses | Square Feet | kWh/Sq. Ft./Year | kWh/Sq. Ft./Day |
| Industrial Park | 0 | 4.80 | 0.0 |
| Manufacturing | 0 | 4.80 | 0.0 |
| General Light Industry | 0 | 4.80 | 0.0 |
| Warehouse | 100,050 | 4.80 | 1,315.7 |
| Public/Institutional | Square Feet | kWh/Sq. Ft./Year | kWh/Sq. Ft./Day |
| Public/Institutional | 0 | 4.80 | 0.0 |
| Open Space | 0 | 0.00 | 0.0 |

| | |
|---|----------------|
| Total Daily Electrical Consumption (kWh/day) | 1,416.4 |
|---|----------------|

Source: Common Forecasting Methodology VII Demand Forms, 1989

| Table 4: Natural Gas Consumption | | | |
|---|---------------------|----------------------------|-----------------------|
| Project Component | Units of Measure | Consumption Factors | Projected Consumption |
| Residential Uses | No. of Units | Cu. Ft./Mo./Unit | Cu. Ft./Day |
| Single-Family Residential | 1 | 6,665.00 | 18.3 |
| Medium Density Residential | 0 | 4,011.50 | 0.0 |
| Multiple-Family Residential | 0 | 4,011.50 | 0.0 |
| Mobile Home Park | 0 | 4,011.50 | 0.0 |
| Office Uses | Square Feet | Cu. Ft./Mo./Sq. Ft. | Cu. Ft./Day |
| Office | 1,404 | 2.00 | 7.7 |
| Medical Office Building | 0 | 2.00 | 0.0 |
| Office Park | 0 | 2.00 | 0.0 |
| Bank/Financial Services | 0 | 2.00 | 0.0 |
| Commercial Uses | Square Feet | Cu. Ft./Mo./Sq. Ft. | Cu. Ft./Day |
| Specialty Retail Commercial | 0 | 2.90 | 0.0 |
| Convenience Store | 0 | 2.90 | 0.0 |
| Movie Theater | 0 | 2.90 | 0.0 |
| Shopping Center | 0 | 2.90 | 0.0 |
| Sit-Down Restaurant | 0 | 2.90 | 0.0 |
| Fast-Food Restaurant | 0 | 2.90 | 0.0 |
| Manufacturing Uses | Square Feet | Cu. Ft./Mo./Sq. Ft. | Cu. Ft./Day |
| Industrial Park | 0 | 4.70 | 0.0 |
| Manufacturing | 0 | 4.70 | 0.0 |
| General Light Industry | 0 | 4.70 | 0.0 |
| Warehouse | 100,050 | 4.70 | 1,288.3 |
| Public/Institutional Use | Square Feet | Cu. Ft./Mo./Sq. Ft. | Cu. Ft./Day |
| Public/Institutional | 0 | 2.90 | 0.0 |
| Open Space | 0 | 2.90 | 0.0 |
| Total Daily Natural Gas Consumption (cubic feet/day) | | | 1,314.3 |

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

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Table 5: Water Consumption

| Project Component | Units of Measure | Consumption Factors | Projected Consumption |
|---|---------------------|--------------------------|-----------------------|
| Residential Uses | No. of Units | Gals./Day/Unit | Gals./Day |
| Single-Family Residential | 1 | 250.00 | 250.0 |
| Medium Density Residential | 0 | 250.00 | 0.0 |
| Multiple-Family Residential | 0 | 250.00 | 0.0 |
| Mobile Home Park | 0 | 250.00 | 0.0 |
| Office Uses | Square Feet | Gals./Day/Sq. Ft. | Gals./Day |
| Office | 1,404 | 0.14 | 199.4 |
| Medical Office Building | 0 | 0.14 | 0.0 |
| Office Park | 0 | 0.14 | 0.0 |
| Bank/Financial Services | 0 | 0.14 | 0.0 |
| Commercial Uses | Square Feet | Gals./Day/Sq. Ft. | Gals./Day |
| Specialty Retail Commercial | 0 | 0.10 | 0.0 |
| Convenience Store | 0 | 0.10 | 0.0 |
| Movie Theater | 0 | 0.10 | 0.0 |
| Shopping Center | 0 | 0.10 | 0.0 |
| Sit-Down Restaurant | 0 | 0.11 | 0.0 |
| Fast-Food Restaurant | 0 | 0.11 | 0.0 |
| Manufacturing Uses | Square Feet | Gals./Day/Sq. Ft. | Gals./Day |
| Industrial Park | 0 | 0.14 | 0.0 |
| Manufacturing | 0 | 0.14 | 0.0 |
| General Light Industry | 0 | 0.14 | 0.0 |
| Warehouse | 100,050 | 0.01 | 1,000.5 |
| Public/Institutional Use | Square Feet | Gals./Day/Sq. Ft. | Gals./Day |
| Public/Institutional | 0 | 0.10 | 0.0 |
| Open Space | 0 | 0.10 | 0.0 |
| Total Daily Water Consumption (gallons/day) | | | 1,449.9 |
| Source: Derived from Orange County Sanitation District rates. | | | |

Table 6: Sewage Generation

| Project Component | Units of Measure | Consumption Factors | Projected Consumption |
|--|---------------------|--------------------------|-----------------------|
| Residential Uses | No. of Units | Gals./Day/Unit | Gals./Day |
| Single-Family Residential | 1 | 180.00 | 180.0 |
| Medium Density Residential | 0 | 180.00 | 0.0 |
| Multiple-Family Residential | 0 | 180.00 | 0.0 |
| Mobile Home Park | 0 | 180.00 | 0.0 |
| Office Uses | Square Feet | Gals./Day/Sq. Ft. | Gals./Day |
| Office | 1,404 | 0.11 | 159.5 |
| Medical Office Building | 0 | 0.11 | 0.0 |
| Office Park | 0 | 0.11 | 0.0 |
| Bank/Financial Services | 0 | 0.11 | 0.0 |
| Commercial Uses | Square Feet | Gals./Day/Sq. Ft. | Gals./Day |
| Specialty Retail Commercial | 0 | 0.08 | 0.0 |
| Convenience Store | 0 | 0.08 | 0.0 |
| Movie Theater | 0 | 0.08 | 0.0 |
| Shopping Center | 0 | 0.08 | 0.0 |
| Sit-Down Restaurant | 0 | 0.08 | 0.0 |
| Fast-Food Restaurant | 0 | 0.08 | 0.0 |
| Manufacturing Uses | Square Feet | Gals./Day/Sq. Ft. | Gals./Day |
| Industrial Park | 0 | 0.11 | 0.0 |
| Manufacturing | 0 | 0.11 | 0.0 |
| General Light Industry | 0 | 0.11 | 0.0 |
| Warehouse | 100,050 | 0.01 | 800.4 |
| Public/Institutional Use | Square Feet | Gals./Day/Sq. Ft. | Gals./Day |
| Public/Institutional | 0 | 0.08 | 0.0 |
| Open Space | 0 | 0.08 | 0.0 |
| Total Daily Sewage Generation (gallons/day) | | | 1,140 |
| Source: Orange County Sanitation Districts. 1994 | | | |

Table 7: Solid Waste Generation

| Project Component | Units of Measure | Generation Factors | Projected Generation |
|--|------------------|------------------------|----------------------|
| Residential Uses | | | |
| | No. of Units | Lbs./Day/Unit | Lbs./Day |
| Single-Family Residential | 1 | 4.00 | 4.0 |
| Medium Density Residential | 0 | 4.00 | 0.0 |
| Multiple-Family Residential | 0 | 4.00 | 0.0 |
| Mobile Home Park | 0 | 4.00 | 0.0 |
| Office Uses | | | |
| | Square Feet | Lbs./Day/1,000 Sq. Ft. | Lbs./Day |
| Office | 1,404 | 6.00 | 8.4 |
| Medical Office Building | 0 | 6.00 | 0.0 |
| Office Park | 0 | 6.00 | 0.0 |
| Bank/Financial Services | 0 | 6.00 | 0.0 |
| Commercial Uses | | | |
| | Square Feet | Lbs./Day/1,000 Sq. Ft. | Lbs./Day |
| Specialty Retail Commercial | 0 | 42.00 | 0.0 |
| Convenience Store | 0 | 42.00 | 0.0 |
| Movie Theater | 0 | 6.00 | 0.0 |
| Shopping Center | 0 | 6.00 | 0.0 |
| Sit-Down Restaurant | 0 | 6.00 | 0.0 |
| Fast-Food Restaurant | 0 | 42.00 | 0.0 |
| Manufacturing Uses | | | |
| | Square Feet | Lbs./Day/1,000 Sq. Ft. | Lbs./Day |
| Industrial Park | 0 | 6.00 | 0.0 |
| Manufacturing | 0 | 6.00 | 0.0 |
| General Light Industry | 0 | 6.00 | 0.0 |
| Warehouse | 100,050 | 6.00 | 600.3 |
| Public/Institutional Use | | | |
| | Square Feet | Lbs./Day/1,000 Sq. Ft. | Lbs./Day |
| Public/Institutional | 0 | 4.00 | 0.0 |
| Open Space | 0 | 3.00 | 0.0 |
| Total Daily Solid Waste Generation | | | 613 |
| Source: City of Los Angeles Average Solid Waste Generation Rates, April 1981 | | | |

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APPENDIX C – GEOTECHNICAL REPORT

**Geotechnical Site Evaluation and Report Update
Proposed Three-Story Structure,
Golden State Storage,
13020 Telegraph Road,
Santa Fe Springs, California.**

prepared for:

Ojai Oil Company
760 Paseo Camarillo, Suite 400
Camarillo, California 93010



TABLE OF CONTENTS

| | |
|--|---|
| 1. INTRODUCTION | 1 |
| 2. PROPOSED DEVELOPMENT | 1 |
| 3. SCOPE OF SERVICES | 1 |
| 3.1 ARCHIVAL REVIEW | 2 |
| 3.2 SITE RECONNAISSANCE AND EXPLORATION | 2 |
| 3.3 LABORATORY TESTING | 2 |
| 3.4 GEOTECHNICAL ENGINEERING ANALYSIS AND REPORT PREPARATION | 2 |
| 4. SITE LOCATION AND DESCRIPTION | 2 |
| 5. SUBSURFACE CONDITIONS | 3 |
| 6. GROUNDWATER | 3 |
| 7. FAULTING AND SEISMICITY | 3 |
| 8. CONCLUSIONS AND RECOMMENDATIONS | 4 |
| 8.1 GENERAL | 4 |
| 8.2 SEISMIC DESIGN PARAMETERS | 4 |
| 8.3 SITE PREPARATION AND GRADING | 5 |
| 8.3.1 General | 5 |
| 8.3.2 Soil Removals | 5 |
| 8.3.3 Existing Utilities | 5 |
| 8.3.4 Processing | 5 |
| 8.3.5 Fill Placement | 5 |
| 8.3.6 Relative Compaction | 5 |
| 8.3.7 Shrinkage/Bulking | 5 |
| 8.4 EXCAVATIONS | 6 |
| 8.5 SOIL EXPANSIVENESS | 6 |
| 8.6 FOUNDATION RECOMMENDATIONS | 6 |
| 8.6.1 Conventional Foundation Design Data | 6 |
| 8.6.2 Estimated Static Foundation Settlements | 6 |
| 8.6.3 Footing Excavations | 7 |
| 8.6.4 Footing Subgrade Moisture | 7 |
| 8.7 SLABS-ON-GRADE | 7 |
| 8.7.1 Site Preparation | 7 |
| 8.7.2 Design Data | 7 |
| 8.7.3 Premoistening | 7 |
| 8.7.4 Moisture Vapor Retarder Layer | 7 |
| 8.8 Concrete Placement and Cracking | 8 |
| 8.9 SITE DRAINAGE | 8 |
| 8.10 GUTTERS AND DOWNSPOUTS | 8 |
| 9. CLOSURE | 8 |

Attachments: References

Appendix A: Logs of Subsurface Data
 Appendix B: Laboratory Testing
 Appendix C: Seismic Parameters
 Plate 1: Geotechnical Map

GORIAN AND ASSOCIATES, INC.



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3595 Old Conejo Road
Thousand Oaks
California 91320-2122
805 375-9262
805 375-9263 fax

August 15, 2017

Ojai Oil Company
760 Paseo Camarillo, Suite 400
Camarillo, California 93010

Work Order: 2813-0-0-102

**Subject: Geotechnical Site Evaluation and Report Update, Proposed Three-Story Structure,
Golden State Storage, 13020 Telegraph Road, Santa Fe Springs, California**

1. INTRODUCTION

This report contains our geotechnical site evaluation addressing design and construction of a three story storage building at 13020 Telegraph Road, Santa Fe Springs, California. The layout of the proposed development is shown on Plate 1 of this report. This property is in the southeast corner of Telegraph Road and Shoemaker Avenue, just to the east of the Highway 5 and Highway 605 interchange (see Figure 1). It is underlain by a thin layer of clay fill material over alluvial soils consisting primarily of silty fine sands to fine sandy silts.

The field portion of our site evaluation consisted of two hollow stem auger borings to a depth of 26 feet to obtain data regarding the underlying earth materials for geotechnical analysis. The borings were excavated to evaluate the site for the use of conventional footings. Based on our evaluation of the site, it is suitable for the proposed construction from a geotechnical standpoint provided recommendations presented herein are implemented into the project design and construction. Descriptions of the site and soil conditions along with our conclusions and recommendations are presented within the text of this report along with site preparation recommendations.

2. PROPOSED DEVELOPMENT

The parcel will be renovated with a three story storage building to replace existing storage facilities. The proposed building will be at the center of the site, replacing the existing 5 central storage buildings, with the outer perimeter of storage buildings to remain intact. The building will be approximately 23,285 square feet. Access will remain the same as the current layout, along Telegraph road.

3. SCOPE OF SERVICES

Gorian and Associates, Inc. conducted the following scope of services in accordance with our authorized Proposal Number 6356-10, dated February 2nd, 2017. The site evaluation was conducted under the supervision of a State registered geotechnical engineer and included the following:

3.1 ARCHIVAL REVIEW

Regional geologic maps were reviewed with regard to the areal distribution and physical properties of the alluvial deposits in the vicinity of the site. A list of the reports reviewed for this evaluation is included in the attached References section.

3.2 SITE RECONNAISSANCE AND EXPLORATION

Field exploration by this firm was initiated by an overall site reconnaissance by an engineer from this office. The reconnaissance was performed to observe the surficial conditions and locate and mark the boring locations prior to starting our subsurface exploration.

To evaluate the soil conditions within the parcel, two 8-inch diameter hollow stem auger borings (B-1-17 and B-2-17) were excavated to a depth of 26 feet. The explorations were performed at the approximate locations shown on the attached Geotechnical Map, Plate 1 and the boring logs are presented in Appendix A.

A subcontractor supplied and operated hollow-stem auger drill rig was used to advance the borings to the exploration depths. An engineer from this office logged the underlying materials and obtained bulk and relatively undisturbed drive soil samples for laboratory analyses. The drive samples were obtained using a hammer weighing 140 pounds with a 30-inch drop.

Upon completion of logging and sampling the geotechnical borings were backfilled with the spoils and patched with quick set concrete. However, boring backfills may settle over time and the property owner or designated representative should periodically observe the boring locations and fill any depressions should they develop.

Prior geotechnical exploration was done by this firm in 2008, with a single boring (B-1) advanced to 26' below ground surface near the center of the site as shown on the Geotechnical Map on Plate 1 and on the boring log in Appendix A.

3.3 LABORATORY TESTING

A program of laboratory testing was performed on soil samples obtained during the subsurface exploration. Tests included in-situ moisture content and dry density, consolidation/collapse potential, remolded shear strength characteristics, maximum dry density/optimum moisture content relationships. Laboratory test results are presented in Appendix B and the soil moisture contents presented in the subsurface logs. A sample of soil was previously submitted to an independent corrosion engineer to determine the soil corrosion characteristics, the results are presented in Appendix B.

3.4 GEOTECHNICAL ENGINEERING ANALYSIS AND REPORT PREPARATION

Results of the archival review, field exploration, and laboratory testing programs were used to evaluate geotechnical engineering factors affecting the development plan. This geotechnical report was prepared to summarize the site's setting and soil conditions along with provide geotechnical conclusions and recommendations for site development and construction. This report includes Logs of Subsurface Data (Appendix A), Laboratory Testing (Appendix B) including methods and results, and Geotechnical Map (Plate 1).

4. SITE LOCATION AND DESCRIPTION

The rectangular site is in the southeast corner of Telegraph Road and Shoemaker Avenue in Santa Fe Springs, California. The site is currently developed and used as a storage facility. The current facility consists of an outer perimeter of storage units with the central portion of the facility containing 5 east-west oriented storage buildings. A main site office and entryway are along Telegraph Road on the northeast corner of the site with another entry/exit gate on the southwest corner of the site along Shoemaker Avenue. The areas between the outer storage buildings and inner storage buildings, as well

Work Order: 2813-0-0-102

as between the individual inner buildings, are concrete drives. The building and businesses surrounding the site, on all sides, are used for industrial and commercial purposes.

5. SUBSURFACE CONDITIONS

Portions of the site are covered by a layer of fill material 2.5 to 6 feet thick as encountered in the recent and previous exploratory borings. The fill consists primarily of moist-wet brown to reddish brown silty clay to grey silty sandy clay in a stiff to very stiff condition.

Below the fill are alluvial soils consisting primarily of silty fine sands to fine sandy silts. The soils are generally stiff and medium dense within the upper 6 feet, becoming much stiffer and denser with depth and maintaining moist soil conditions throughout the explored depth.

6. GROUNDWATER

Groundwater was not encountered during exploration, with the maximum depth of exploration being 26 feet. Historic high groundwater levels noted in the *Seismic Hazard Zone Report for the Whittier 7.5-Minute Quadrangle, Los Angeles and Orange Counties, California*, are approximately 25 feet below ground surface.

7. FAULTING AND SEISMICITY

The Santa Fe Springs area is in a seismically active region prone to occasional damaging earthquakes. The destructive power of earthquakes can be grouped into fault-rupture, ground shaking (strong motion), and secondary effects of ground shaking such as tsunami, liquefaction, settlement, mass wasting, landslides, etc.

The hazard of fault-rupture is generally thought to be associated with a relatively narrow zone along well-defined pre-existing active or potentially active faults. No doubt, there are and will be exceptions to this, because it is not possible to predict the precise location of a new fault where none existed before (CDMG, 1975). Direct evidence for faulting or geomorphic features suggestive of faulting was not observed on-site. The site is not within an Alquist-Priolo Fault-Rupture Hazard Zone as defined by the State Geologist (Bryant and Hart, 2007). The nearest fault considered active is the Whittier Fault approximately 3.5 miles northeast of the site (Figure 2). Other active faults near to the site are the East Montebello fault approximately 6.8 miles north of the site, and the Los Alamitos fault approximately 8.5 miles south of the site. As such, the potential for on-site ground rupture due to faulting is considered remote during the life expectancy of the project.

Although no active or potentially active faults are known to exist within or adjacent the site, the area will be subject to strong ground motion from occasional earthquakes in the region. Four significant earthquakes have occurred epicentered within a 40± mile radius of the site within the last eight decades; the March 11, 1933 Long Beach earthquake (6.4 magnitude), the February 9, 1971 San Fernando earthquake (6.6 magnitude), the October 1, 1987 Whittier Narrows earthquake (5.9 magnitude) and the January 17, 1994 Northridge earthquake (6.7 magnitude). Significant earthquakes will likely occur in this area within the life expectancy of the project and the site will experience strong ground shaking from these events.

Based on the latest United States Geological Survey (USGS) interactive web application, *Unified Hazard Tool*, <<https://earthquake.usgs.gov/hazards/interactive/>> probabilistic seismic hazard analyses (PSHA) predict the Design Basis Earthquake for a 475 year return period (10% chance of being exceeded in 50 years) peak horizontal ground acceleration will be on the order of 0.44g for the stiff soil conditions (assumed $V_s=275$ m/sec.) on site. The mean magnitude from this PSHA is 6.6 (Mw) with a mean distance of 17.7 km from the property and a modal magnitude of 7.3 (Mw) with a modal distance of 9.81 km from the property. The peak ground acceleration $PGA_M = 0.81$ was determined using the USGS

Work Order: 2813-0-0-102

spectral acceleration response maps and calculator: (<http://earthquake.usgs.gov/hazards/designmaps/>). The USGS Design Maps Summary Report is presented in Appendix C.

The Design Basis Earthquake for a 2475 year return period (2% chance of being exceeded in 50 years) peak horizontal ground acceleration will be on the order of 0.85g for the stiff soil conditions (assumed $V_s=259\text{m/sec.}$) on site. The mean magnitude from this PSHA is 6.8 (Mw) with a mean distance of 10.7 km from the property and a modal magnitude of 7.3 (Mw) with a modal distance of 10.0 km from the property.

As previously mentioned, the secondary effects of strong ground motion include tsunami, seiche, liquefaction, seismic settlement, earthquake triggered landslides, and flooding from dam failures. Tsunamis are impulsively generated water waves that can cause damage to ocean shoreline areas. A seiche is an oscillation wave within an enclosed body of water. The site is not near the ocean or adjacent a body of water and, therefore, is not subject to tsunami and seiche hazards, nor is the site near any slopes and is not subject to landslide hazards.

8. CONCLUSIONS AND RECOMMENDATIONS

8.1 GENERAL

The parcel in the southeast corner of 13020 Telegraph Road and Shoemaker Avenue was evaluated from a geotechnical standpoint for the design and construction of the three story storage building. The parcel is underlain alluvial soils that are suitable for support of the proposed construction, however, remedial grading will be necessary as described later herein. The site may be developed as previously described earlier in this report provided recommendations presented herein are followed and incorporated into the project design and construction.

8.2 SEISMIC DESIGN PARAMETERS

As previously discussed, active faults identified by the State are not onsite nor is the site within an Alquist-Priolo Earthquake Fault Zone. Nevertheless, the site is within a seismically active region prone to occasional damaging earthquakes.

Structures within the site may be designed using a code based approach and ground motion procedures for seismic design using the procedures in the California Building Code (CBC). Seismic ground motion values based on ASCE/SEI 7-10 are initially determined on site class D (Stiff Soil) conditions. The values are adjusted to obtain the maximum considered earthquake (MCE) spectral acceleration values for the site based on its site class of D. The seismic design parameters for the site's coordinates (latitude 33.94126°N and longitude, 118.05471°W) were obtained from the USGS web based spectral acceleration response maps and calculator: <http://earthquake.usgs.gov/designmaps/us/application.php>

| CBC CHAPTER 16 TABLE/FIGURE NO. | SEISMIC PARAMETER | VALUE PER CBC |
|------------------------------------|--|------------------|
| Figure 1613.5 (3) | Short Period Mapped Acceleration (S_s) | 2.088g |
| Figure 1613.5 (4) | Long Period Mapped Acceleration (S_1) | 0.742g |
| Table 1613.5.2 | Site Class Definition | D |
| Table 1613.5.3 (1) | Site Coefficient (F_a) | 1.0 |
| Table 1613.5.3 (2) | Site Coefficient (F_v) | 1.5 |
| Equation 16-37 | $S_{MS} = F_a S_s$ | 2.088g |
| Equation 16-38 | $S_{M1} = F_v S_1$ | 1.113g |
| Equation 16-39 | $S_{DS} = 2/3 S_{MS}$ | 1.392g |
| Equation 16-40 | $S_{D1} = 2/3 S_{M1}$ | 0.742g |

Work Order: 2813-0-0-102

The purpose of the building code earthquake provisions is primarily to safeguard against major structural failures and loss of life, not to limit damage nor maintain function. Therefore, values provided in the building code should be considered minimum design values and should be used with the understanding site acceleration could be higher than addressed by code based parameters. Cracking of walls and possible structural damage should be anticipated in a significant seismic event.

8.3 SITE PREPARATION AND GRADING

8.3.1 General

The following sections contain geotechnical recommendations concerning site preparation and grading. These recommendations are provided for the use of conventional foundations. All aspects of grading should be per the city of Santa Fe Springs Codes unless superseded by recommendations herein.

8.3.2 Soil Removals

Upper loose or soft native alluvial soils and existing fill soils should be removed and replaced as engineered compacted fill for the support of the proposed construction. Removal of the soils within the proposed building footprint and 5 feet beyond should extend to a minimum of 3 feet below the bottom of the proposed footings or 5 feet below pad subgrade, whichever is deeper.

After removals are completed as addressed above, the exposed ground surface should be observed and tested by a field representative of this office to determine if additional soil removal is required. Fill soils should not be placed until the geotechnical observation of removal areas is complete.

8.3.3 Existing Utilities

Existing utilities are present within the street right of ways and possibly within the area of proposed development. Utilities to be protected during construction are the responsibility of the construction contractor.

8.3.4 Processing

The surface of the in-place soils should be processed prior to fill placement. Processing of the in-place soils should consist of scarification to a depth of 6 to 8 inches. The scarified surface should be relatively free of uneven features that would prevent uniform compaction. Soils should be moisture conditioned and compacted to at least 90% relative compaction.

8.3.5 Fill Placement

Soils excavated from within the site may be used as fill providing the soils are cleaned of major vegetation, trash, and debris. Fill soils should be placed in thin uniform lifts not exceeding 8 inches in depth. The moisture content should be controlled so the fills are slightly over the optimum moisture content prior to compaction. Fills should be compacted to a minimum density of 90% relative compaction. Soils placed within building pad areas should be mixed and blended so the completed engineered compacted fill pad is relatively uniform.

8.3.6 Relative Compaction

Relative Compaction is the ratio of in-place dry soil density to the maximum dry soil density determined in general conformance with ASTM test method D 1557.

8.3.7 Shrinkage/Bulking

Shrinkage is the volume loss of soils from cut to fill and from removal areas. Bulking is the volume expansion of the earth materials from cut to fill. The amount of volume change will depend on the material in situ density, the final compacted density achieved, etc.

Work Order: 2813-0-0-102

Shrinkage will vary depending upon placement and compaction and expected to be minor. Estimated factors based on an assumption the fills will be placed and compacted as recommended herein. The values are provided for gross estimating purposes only.

8.4 EXCAVATIONS

During construction, excavation and maintenance of safe and stable slope angles are the responsibility of the contractor. All subsurface construction should conform to the requirements of OSHA. Surcharge loads should be set back from the top of temporary excavations a minimum horizontal distance equal to the depth of the cut or 10 feet, whichever is greater.

8.5 SOIL EXPANSIVENESS

Soil expansion tests were performed on a representative upper soil sample obtained from the site. Test results indicate the underlying materials are moderate in expansion (51-90 expansion index range).

Expansive soils contain clay minerals that change in volume (shrink or swell) due to changes in the soil moisture content. Volume change is caused by the attraction of water molecules to the clay minerals. The amount of volume change depends upon the soil swell potential, availability of water, and soil restraining pressure. Swelling occurs when soils containing clay become wet due to excessive water from poor surface drainage, over-irrigation of lawns and planters, and sprinkler or plumbing leaks. Swelling clay soils can cause distress to lightly loaded structures, walks, drains, and slabs.

8.6 FOUNDATION RECOMMENDATIONS

8.6.1 Conventional Foundation Design Data

Conventional footings may be designed to impose an allowable soil bearing pressure of 2000 pounds per square foot (psf) for a footing having a minimum width of 12 inches. The above net bearing pressure capacities may be increased by one third for short term wind and seismic loading. The weight of the concrete in the footings need not be included in the footing loads.

Footing embedment should be a minimum of 24 inches for perimeter and interior footings or per the structural engineer's recommendations, whichever is the deeper embedment. The lowest adjacent grade is the lowest soil grade adjacent the footings, interior or exterior. Steel reinforcement should be per the structural engineer's recommendations. However, minimum reinforcement for continuous footings should consist of two number four bars in the top and bottom.

Lateral forces on foundations may be resisted by passive earth pressure and base friction. For footings bearing against engineered compacted fill, the lateral passive earth pressure may be equal to an equivalent fluid having a density of 250 pounds per cubic foot (pcf). Base friction may be computed at 0.30 times the normal load. Base friction and passive earth pressure may be combined without reduction. Lateral resistance is considered an ultimate design in that no safety factor is included. The values may be increased by one third for temporary loading.

8.6.2 Estimated Static Foundation Settlements

Static settlement of footings should be evaluated once building footing locations and structural loads are known. However, footing settlement for static loading is anticipated on the order of 1/2 inch or less, with a maximum differential settlement of 1/2± inch over a span of approximately 30 feet or between adjacent individual footings. This is provided building construction is started directly after footing excavation, footings are cast soon after the footing excavation, and construction is completed in a timely manner. Settlements due to static loading are expected to occur rapidly as the loads are applied. The settlement potential described in this section is for static loading only and does not include potential settlement from seismic loading or soil wetting as previously described herein.

Minor wall cracking could occur within the structure associated with expansion and contraction of the structural wood members due to thermal or moisture changes. In addition, wall or slab cracking may be associated with settlement or expansive soil movement. All structures settle during construction and some minor settlement of the structures can occur after construction during the life of the project. Additional settlement/soil movement could occur if the soils become saturated due to excessive water infiltration generally caused by excessive irrigation, poor drainage, etc.

8.6.3 Footing Excavations

Footings should be cut square and level and cleaned of slough. Soil excavated from footing and utility trenches should not be spread over areas of construction unless properly compacted. A representative of this office should observe the footing excavations prior to placing reinforcing steel.

8.6.4 Footing Subgrade Moisture

Conventional footing subgrade soils should be moistened to a minimum of 3% over the optimum moisture content to a minimum depth of 18 inches. The above moisture should be obtained and maintained at least a suggested 2 days prior to casting the concrete. A representative of this office should observe the subgrade soil premoistening prior to casting the concrete. Soils silted into the footing excavations during premoistening operations should be removed prior to casting concrete. Footings should be cast as soon as possible to avoid deep desiccation of the footing subsoils.

8.7 SLABS-ON-GRADE

8.7.1 Site Preparation

Concrete slabs on-grade may be supported on compacted engineered fill soils. Subgrade soils should be recompacted prior to placing the sand subbase, if the soils were disturbed during footing or utility construction.

8.7.2 Design Data

Concrete slabs on-grade should be 4 inches thick and underlain by 4 inches of sand or sand-rock base per the applicable building code. Slab should be reinforced with a minimum of number 3 bars at 18 inch centers in each direction. Reinforcement should be placed and kept at slab mid-depth.

Exterior concrete slabs-on-grade for light vehicle traffic should be a minimum of 5 inches thick and underlain by a minimum of 4 inches of aggregate base. Exterior slabs should be reinforced with minimum No. 3 bars on 24 inch centers in each direction. Reinforcement should be placed at mid-depth of the slab.

8.7.3 Premoistening

Slab on-grade subgrade soils should be moistened to a minimum of 3% over the optimum moisture content to a minimum depth of 18 inches. The above moisture should be obtained and maintained at least a suggested 2 days prior to casting the concrete. A representative of this office should observe the subgrade soil premoistening prior to placing concrete.

8.7.4 Moisture Vapor Retarder Layer

A properly installed moisture retarder is recommended for at grade interior area slabs where moisture through the slab would be a concern. Ten-mil plastic sheeting is commonly used as a moisture retarder. However, to provide improved resistance to moisture vapor transmission a retarder layer specifically manufactured per ASTM E 1745-97 *Standard Specification for Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill under Concrete Slabs* should be considered below the interior concrete slabs on-grade. The class of moisture vapor retarder layer should be strong enough to withstand abrasion during construction. The retarder should be installed per ASTM E1643-98(2005) *Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs*.

Work Order: 2813-0-0-102

Perforations through the moisture vapor retarder such as at pipes, conduits, columns, grade beams, and wall footing penetrations should be sealed per the manufacture's specifications or ASTM E1643-98(2005) *Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs*. Proper construction practices should be followed during construction of slabs on-grade. Repair and seal tears or punctures in the moisture barrier that may result from the construction process prior to concrete placement.

Minimizing shrinkage cracks in the slab on-grade can further minimize moisture vapor emissions. A properly cured slab utilizing low-slump concrete will reduce the risk of shrinkage cracks in the slab as described herein.

The concrete contractor should be made aware of the moisture vapor retarder and required to protect the layer. Perforations made in the layer should be properly sealed prior to concrete placement. In addition, if the concrete is placed directly on top of the layer the concrete contractor should make the necessary changes in the concrete placement and curing. Placing the concrete directly on top of the moisture vapor retarder layer allows the layer to be observed for damage directly prior to concrete placement.

8.8 Concrete Placement and Cracking

Minor cracking of concrete slabs is common and generally the result of concrete shrinkage continuing after construction. Concrete shrinks as it cures resulting in shrinkage tension within the concrete mass. Since concrete is weak in tension, development of tension results in cracks within the concrete. Concrete should be placed using procedures to minimize the cracking within the slab. Shrinkage cracks can become excessive if water is added to the concrete above the allowable limit and proper finishing and curing practices are not followed. Concrete mixing, placement, finishing, and curing should be performed per the recommendations of the American Concrete Institute. Concrete slump during concrete placement should not exceed the design slump specified by the structural engineer or a maximum of 5 inches. Where shrinkage cracks would be unsightly, concrete slabs on grade should be provided with tooled crack control joints at 10-15 foot centers or as specified by the structural engineer.

8.9 SITE DRAINAGE

Positive drainage should be provided away from structures and hardscape during and after construction per the grading plan or applicable building codes. Water should not be allowed to gather or pond against foundations.

8.10 GUTTERS AND DOWNSPOUTS

Gutters and downspouts should be installed to collect roof water that might otherwise infiltrate the soils adjacent the building. The downspouts should be drained into collector pipes that will carry the water away from the building or other positive drainage should be provided.

9. CLOSURE

This report was prepared under the direction of State registered Geotechnical Engineer for Ojai Oil Company solely for design and construction of the project as described herein. No warranty, express or implied, is made as to conclusions and professional advice included in this report. Gorian and Associates, Inc. disclaim any and all responsibility and liability for problems that may occur if the recommendations presented in this report are not followed.

This report may not contain sufficient information for other uses or the purposes of other parties. Recommendations should not be extrapolated to other areas or used for other facilities without consulting Gorian and Associates, Inc. Services of this office should not be construed to relieve the owner or contractors of their responsibilities or liabilities.

Work Order: 2813-0-0-102

The scope of the services provided by Gorian and Associates, Inc. and its staff, excludes responsibility and/or liability for work conducted by others. Such work includes, but is not limited to, means and methods of work performance, quality control of the work, superintendence, sequencing of construction and safety in, on, or about the jobsite.


The recommendations are based on interpretations of the subsurface conditions concluded from information gained from subsurface explorations and a surficial site reconnaissance. The interpretations may differ from actual subsurface conditions, which can vary horizontally and vertically across the site. Due to possible subsurface variations, this office should observe all aspects of field construction addressed in this report. Any persons using this report for bidding or construction purposes should perform such independent investigations as they deem necessary.

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Please call if you have any questions regarding the information or recommendations contained in this report or require additional consultation.

Respectfully,

Gorian and Associates, Inc.


By: Jerome J Blunck, GE 151
Principal Geotechnical Engineer



Distribution: Addressee

Work Order: 2813-0-0-102

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