

EXECUTIVE SUMMARY INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

CITY OF SANTA FE SPRINGS CARMENITA ROAD WAREHOUSE 13900 AND 13904 CARMENITA ROAD DEVELOPMENT PLAN APPROVAL (DPA No. 967) TENTATIVE TRACT MAP (TTM 82732)



LEAD AGENCY:

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

REPORT PREPARED BY:

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OCTOBER 28, 2019

SFSP 063

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1. INTRODUCTION

The proposed project involves the construction of a 150,548 square feet warehouse on a 6.57-acre (286,127 square feet) site within the City of Santa Fe Springs. This 150,548 square feet warehouse will consist of 140,548 square feet of warehousing space, 5,000 square feet of ground floor office, and 5,000 square feet of office mezzanine. A total of 198 parking spaces will be provided including six spaces for electric vehicles including one EV space that is compliant with the American's with Disabilities Act (ADA). In addition, approximately 20,341 square feet of landscaping will be planted along the project site's northern, southern, eastern, and western boundaries. Access to the project site will be provided by two driveways located along the eastern side of Carmenita Road.¹ The project Applicant is Mr. Glenn Chung, WestLAND Group Inc. 4150 Concourses, Suite 100, Ontario, California 91764.

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 proposed development is considered to be a project pursuant to the California Environmental Quality Act (CEQA).³ As part of the proposed project's environmental review, the City of Santa Fe Springs authorized the preparation of the attached Initial Study. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA. 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 agencies and other interested parties to comment on the proposed project and the findings of this Initial Study.⁴ Questions and/or comments should be submitted to the following individual:

Vince Velasco, Planning Consultant
City of Santa Fe Springs Planning and Development Department
11710 Telegraph Road, Santa Fe Springs, California 90670
vincevelasco@santafesprings.org (562-868-0511)

2. PROJECT LOCATION

The project site is located within the southern portion of the City of Santa Fe Springs. 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 the San Gabriel River (located approximately 3.55 miles west of the project site), the Puente Hills (located approximately four miles northeast of the site), and the Coyote Creek Channel (located approximately 850 feet east of the site).⁵

¹ Herdman Architecture and Design. *Conceptual Site Plan*. Plan dated September 11, 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 California, State of. *California Public Resources Code. Section 21091 (b).*

⁵ Google Earth. Site accessed August 20, 2019.

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 northeast-southwest orientation.⁶ The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2.

The project site is located along the east side of Carmenita Road. The project site's legal address is 13900 and 13904 Carmenita Road. The site's corresponding Assessor Parcel Numbers (APNs) are 8059-004-054 (13900 Carmenita Road) and 8059-004-031 (13904 Carmenita Road). Major roadways in the vicinity of the project site include Imperial Highway, located 0.75 mile north of the project site; Rosecrans Avenue, located approximately one-quarter of a mile south of the project site; Valley View Avenue, located 0.86 mile east of the project site; and, Bloomfield Avenue, located one-mile west of the project site. A vicinity map is provided in Exhibit 3.

3. ENVIRONMENTAL SETTING

Existing uses found in the vicinity of the larger 6.57-acre site are largely industrial in nature. An Atchison Topeka and Santa Fe Railroad right-of-way (ROW) extends along the north side of the project site in an east-west orientation. Eurocar Bench Systems, a supplier of workshop equipment for auto body shops is located to the north of the aforementioned railroad ROW (13710 Carmenita Road). A recently constructed warehouse building abuts the project site to the south. A lumber yard (Huff Lumber) abuts the project site to the east (13535 Rosecrans Avenue). Carmenita Road extends along the project site's western boundary in a north-south orientation. Finally, various industrial and commercial uses occupy frontage further west along the west side of Carmenita Road.

The project site is presently occupied by Univar, a global chemical engineering company and distributor.⁷ The site was primarily agricultural up until 1959, when construction of the existing on-site structures began.⁸ The existing main buildings that occupies the proposed project site has a total floor area of 41,783 square feet. In addition, there are a number of other improvements that occupy the project site including above ground tanks, paved surfaces for parking and circulation, and other miscellaneous improvements.

The site's soil and groundwater has been impacted by a former chemical storage and distribution facility and is under the oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) pursuant to Cleanup and Abatement Order (CAO #R4-2014-0130). A single level brick building occupies frontage along the east side of Carmenita Road, while the northern and eastern portions of the site are occupied by a canopy and concrete tilt-up building. A tank containment area is located within the southeast corner of the project site. In addition, the project site is fenced off by a chain link fence with added barbed wire.

⁶ Quantum GIS. Shapefiles obtained from the United States Census Bureau GIS Program.

⁷ Ibid.

⁸ Los Angeles County Office of the Assessor.

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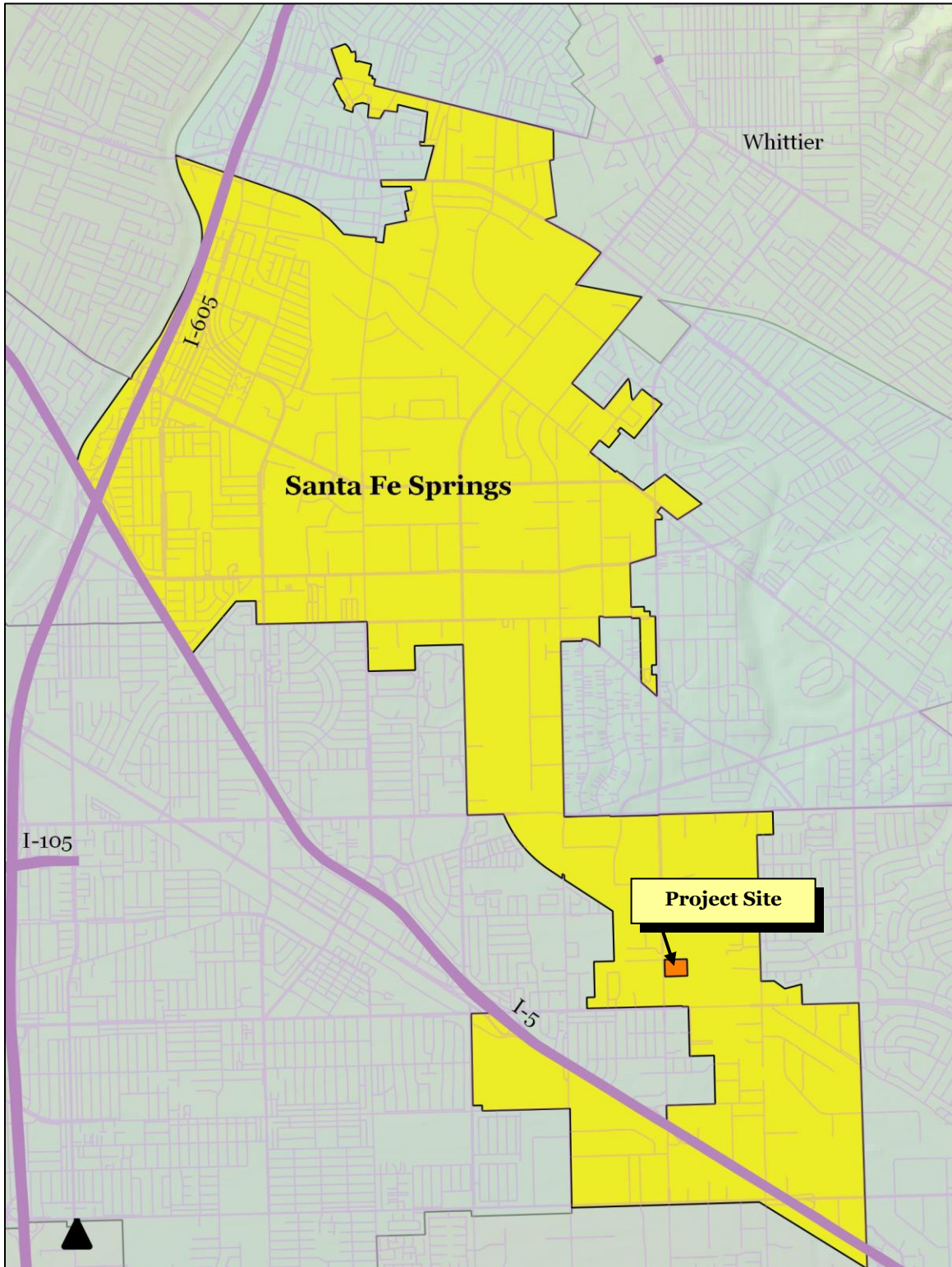


EXHIBIT 2
CITYWIDE MAP
SOURCE: QUANTUM GIS



EXHIBIT 3
VICINITY MAP
SOURCE: QUANTUM GIS

4. PROJECT DESCRIPTION

The proposed project will consist of the following elements:⁹

- *Site Plan.* The project site has a total land area of 6.57 acres (286,127 square feet). The site has a maximum lot depth (east-west) of 572 feet and a lot width (north-south) of 462 feet. Once complete, the proposed project will have a Floor Area Ratio (FAR) of 0.51 to 1.0.
- *New Building.* The proposed new building will have a total floor area of 150,548 square feet and will consist of 140,548 square feet of warehousing space, 5,000 square feet of ground floor office, and 5,000 square feet of office mezzanine. In addition, a total of 16 dock high doors will be installed.
- *Access and Parking.* Access to the project site will be provided by two driveways located along the eastern side of Carmenita Road. The southernmost driveway will provide ingress and egress for trucks, while the northernmost driveway will be reserved for passenger vehicles. Lastly, a total of 198 parking spaces will be provided including eight Americans with Disabilities Act (ADA) compliant spaces, which will include one ADA EV charging space and one ADA van space. In addition, five electric vehicle spaces, and 16 clean air vehicle spaces will be provided.
- *Landscaping.* Approximately 20,341 square feet of landscaping covering 7.1 percent of the site will be planted. Landscaping will be provided along the northern, southern, eastern, and western sides of the project site. Additional landscaping will be provided around all four of the warehouse's sides. The City is requiring a minimum of 11,550 square feet of landscape.

The site plan is shown in Exhibit 4. Conceptual elevations are provided in Exhibit 5. A project summary table is shown in Table 1.

Table 1
Project Summary Table

Project Element	Description
Total Site Area	6.57 acres (286,127 sq.ft.)
Total Floor Area	150,548 sq.ft.
Warehousing Space	140,548 sq. ft.
Ground Level Office	5,000 sq.ft.
Office Mezzanine	5,000 sq.ft.
Maximum Height	41 ft.
Floor Area Ratio	0.51 to 1.0
Dock High Doors	16 doors
Total Parking Provided	198 spaces
Landscaping	20,341 sq.ft.

Source: Herdman Architecture and Design.

⁹ Herdman Architecture and Design. *Conceptual Site Plan*. Plan dated September 11, 2019.

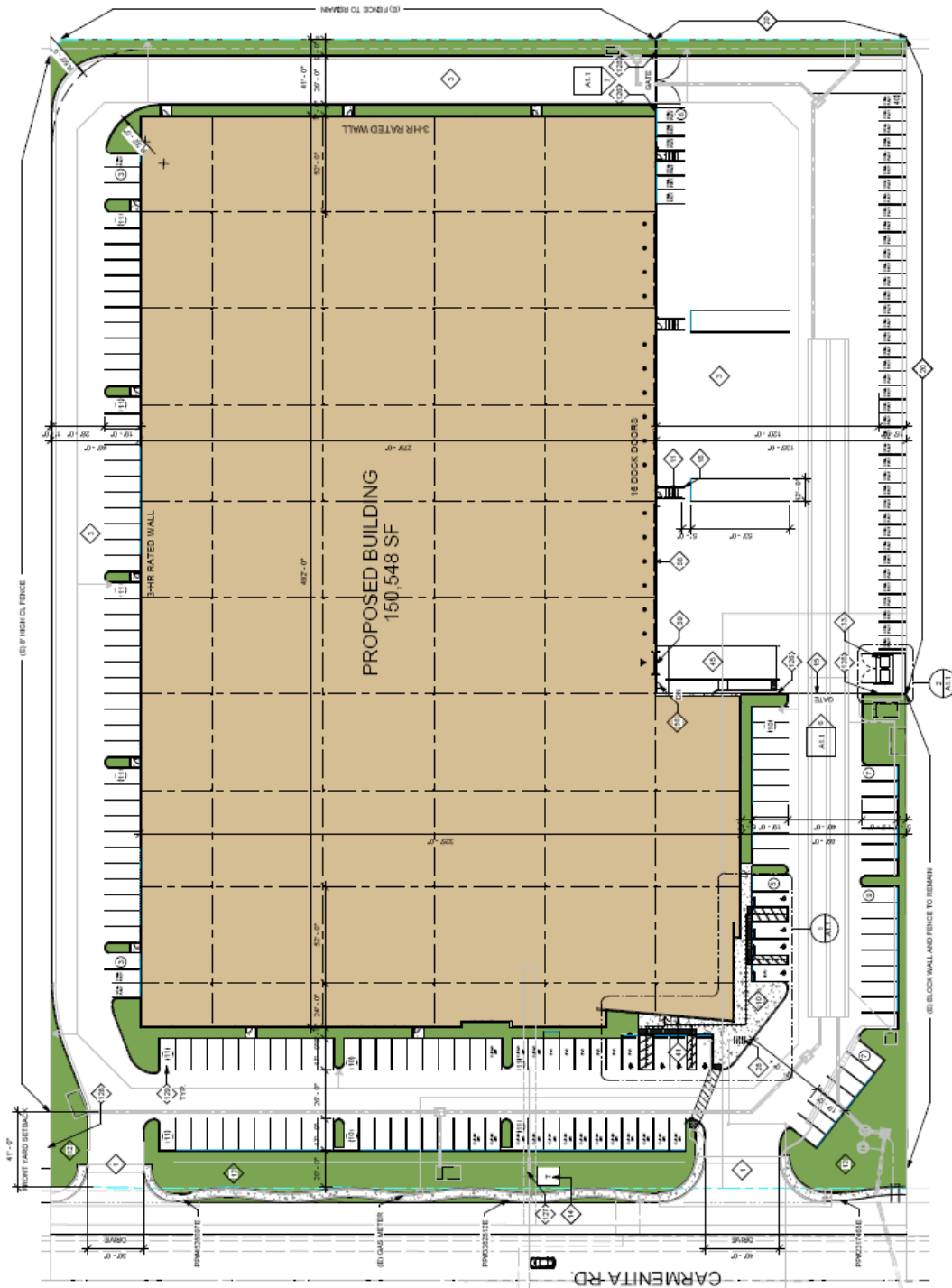


EXHIBIT 4
CONCEPTUAL SITE PLAN
SOURCE: Herdman Architecture and Design.

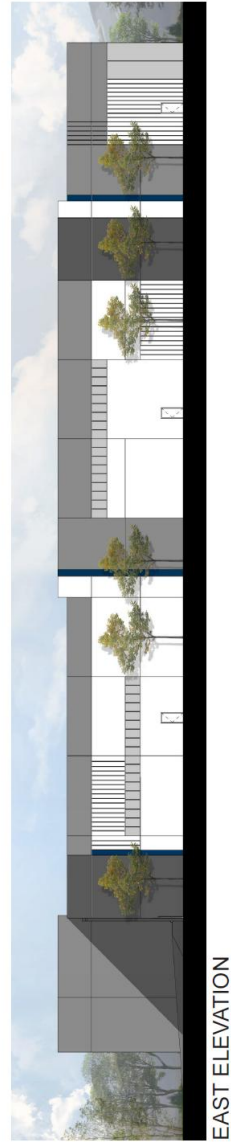
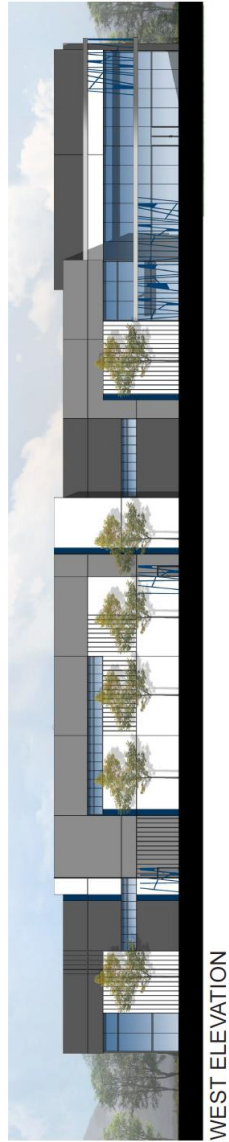
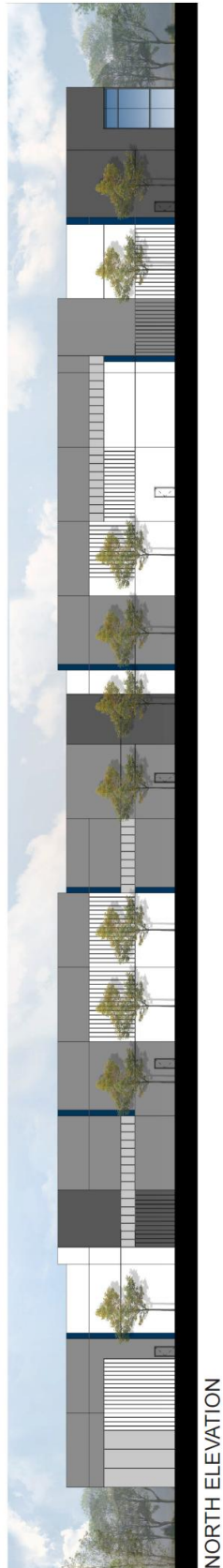
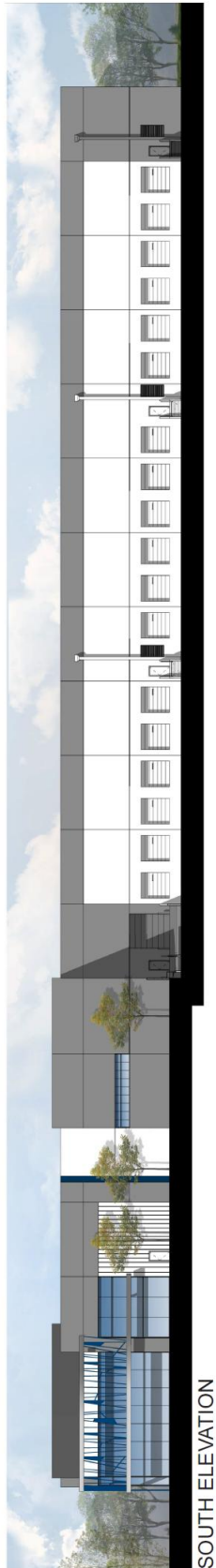


EXHIBIT 5

CONCEPTUAL ELEVATIONS

SOURCE: Herdman Architecture and Design

The construction of the phase for the proposed project would take approximately 10 months to complete. The specific businesses and/or tenant(s) that would ultimately occupy the proposed buildings are not known at this time. Warehouse uses are permitted by right under the City of Santa Fe Springs Zoning Ordinance. The operating hours of the potential business or businesses that may ultimately occupy the buildings are also unknown at this time. The proposed project is anticipated to add up to 99 new jobs based on a ratio of one employee per 1,518 square feet of floor area.¹⁰ The project will have an adequate supply of parking to accommodate demand from new employees.

5. 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:

- A *Tentative Tract Map (TTM No. 82732)*, to reconfigure the boundaries of the existing parcels that comprise the project site;
- A Development Plan Approval (*DPA No. 967*) to construct the warehouse;
- The Mitigated Negative Declaration (MND); and,
- The Mitigation Monitoring and Reporting Program (MMRP).

6. SUMMARY OF ENVIRONMENTAL ANALYSIS

The issue areas evaluated in the Initial Study are identified below. The section number refers to the section in the Initial Study where a particular issue is discussed.

- Aesthetics (Section 3.1);
- Agriculture & Forestry Resources (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 & Water Quality (Section 3.10);
- Land Use & 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 & Service Systems (Section 3.19);
- Wildfire (Section 3.20); and,
- Mandatory Findings (Section 3.21).

¹⁰ The Natelson Company, Inc. *Employment Density Study Summary Report*. October 31, 2001.

The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact.* The proposed project will not result in any adverse environmental impacts.
- *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 San Bernardino or other responsible agencies consider to be significant.
- *Less than Significant Impact with Mitigation.* The proposed project may have the potential to generate 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 the recommended mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

The environmental analysis provided in the attached Initial Study indicated that the proposed project will not result in any immitigable, significant impacts on the environment. 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 findings of the Initial Study are summarized in Table 2 provided below and on the following pages.

Table 2
Summary of Environmental Analysis

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.1 AESTHETICS <i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
3.1.A. <i>Have a substantial adverse effect on a scenic vista?</i>				X
3.1.B. <i>Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?</i>				X
3.1.C. <i>In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</i>			X	
3.1.D. <i>Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</i>				X

Table 2
Summary of Environmental Analysis

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.2 AGRICULTURE AND FORESTRY RESOURCES <i>Would the project:</i>				
3.2.A. <i>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?</i>				X
3.2.B. <i>Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</i>				X
3.2.C. <i>Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</i>				X
3.2.D. <i>Result in the loss of forest land or conversion of forest land to a non-forest use?</i>				X
3.2.E. <i>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?</i>				X
SECTION 3.3 AIR QUALITY <i>Would the project:</i>				
3.3.A. <i>Conflict with or obstruct implementation of the applicable air quality plan?</i>			X	
3.3.B. <i>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?</i>			X	
3.3.C. <i>Expose sensitive receptors to substantial pollutant concentrations?</i>			X	
3.3.D. <i>Result in other emissions (such as those leading to odors adversely affecting a substantial number of people</i>			X	
SECTION 3.4 BIOLOGICAL RESOURCES <i>Would the project:</i>				
3.4.A. <i>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?</i>				X

Table 2
Summary of Environmental Analysis

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.4.B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
3.4.C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
3.4.D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
3.4.E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
3.4.F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
SECTION 3.5 CULTURAL RESOURCES Would the project:				
3.5.A. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
3.5.B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
3.5.C. Disturb any human remains, including those interred outside of dedicated cemeteries?			X	
SECTION 3.6 ENERGY Would the project:				
3.6.A. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
3.6.B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Table 2
Summary of Environmental Analysis

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.7 GEOLOGY AND SOILS <i>Would the project:</i>				
3.7.A. <i>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? Landslides?</i>			X	
3.7.B. <i>Result in substantial soil erosion or the loss of topsoil?</i>			X	
3.7.C <i>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?</i>			X	
3.7.D. <i>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?</i>			X	
3.7.E. <i>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?</i>				X
3.7.F. <i>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i>		X		
SECTION 3.8 GREENHOUSE GAS EMISSIONS <i>Would the project:</i>				
3.8.A. <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>			X	
3.8.B. <i>Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?</i>			X	
SECTION 3.9 HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>				
3.9.A. <i>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>		X		

Table 2
Summary of Environmental Analysis

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.9.B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3.9.C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
3.9.D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
3.9.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?				X
3.9.F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
3.9.G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire?				X

SECTION 3.10 HYDROLOGY AND WATER QUALITY Would the project:

3.10.A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
3.10.B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3.10.C. Substantially alter the existing drainage pattern of the site or area, including 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 off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?			X	

Table 2
Summary of Environmental Analysis

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.10.D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
3.10.E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
SECTION 3.11 LAND USE AND PLANNING Would the project:				
3.11.A. Physically divide an established community?				X
3.11.B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	
SECTION 3.12 MINERAL RESOURCES Would the project:				
3.12.A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
3.12.B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
SECTION 3.13 NOISE Would the project:				
3.13.A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
3.13.B. Generation of excessive ground-borne vibration or ground-borne noise levels ?			X	
3.13.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?				X
SECTION 3.14 POPULATION AND HOUSING Would the project:				
3.14.A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	

Table 2
Summary of Environmental Analysis

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.14.B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
SECTION 3.15 PUBLIC SERVICES. Would the project:				
3.15.A. 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: Fire protection services; Police protection; Schools; Parks; other Governmental facilities?			X	
SECTION 3.16 RECREATION. Would the project				
3.16.A. 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?				X
3.16.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?				X
SECTION 3.17 TRANSPORTATION Would the project:				
3.17.A. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
3.17.B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?			X	
3.17.C. Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
3.17.D. Result in inadequate emergency access?				X

Table 2
Summary of Environmental Analysis

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
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SECTION 3.18 TRIBAL CULTURAL RESOURCES. *Would the project:*

3.18.A. <i>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), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)?</i>		X		
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SECTION 3.19 UTILITIES AND SERVICE SYSTEMS *Would the project:*

3.19.A. <i>Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts?</i>			X	
3.19.B. <i>Have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years?</i>			X	
3.19.C. <i>Result in a determination by the wastewater treatment provider, which 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</i>			X	
3.19.D. <i>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?</i>			X	
3.19.E. <i>Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?</i>				X
3.19.F. <i>Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?</i>				X

Table 2
Summary of Environmental Analysis

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.20 WILDFIRE <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
3.20.A. <i>Substantially impair an adopted emergency response plan or emergency evacuation plan?</i>				X
3.20.B. <i>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?</i>			X	
3.20.C. <i>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?</i>			X	
3.20.D. <i>Expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</i>				X
SECTION 3.21 MANDATORY FINDINGS OF SIGNIFICANCE				
3.21.A. <i>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>			X	
3.21.B. <i>Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</i>			X	
3.21.C. <i>Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>		X		

7. MITIGATION MEASURES

The following mitigation is required due to the potential presence of paleontological resources:

Mitigation Measure No. 1 (Geology & Soils). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find, and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

The preceding analysis concluded that the following mitigation measures were required with respect to hazards and hazardous materials.

Mitigation Measure No. 2 (Hazards & Hazardous Materials). Prior to issuance of a demolition permit, a comprehensive asbestos and LBP survey shall be completed and submitted to the City. If ACMs and/or LBP are present, all demolition and abatement work shall be conducted in compliance with SCAQMD Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities and Cal-OSHA Lead Construction Standard, Title 8, California Code of Regulation (CCR) 1532.

Mitigation Measure No. 3 (Hazards & Hazardous Materials). Prior to issuance of a grading permit, a Soil Management Plan (SMP) approved by the LARWQCB for use during grading and redevelopment activities shall be submitted to the City.

Mitigation Measure No. 4 (Hazards & Hazardous Materials). The warehouse building shall include a vapor intrusion mitigation system approved by the LARWQCB.

The analysis concluded that the following mitigation would be required.

Mitigation Measure No. 5 (Tribal Cultural Resources). The project Applicant shall 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 must be present on-site during the construction phases that involve any ground-disturbing activities.

8. CONCLUSIONS

The following findings may 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:

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

The proposed project will not impact any biological resources because the proposed project is located in the midst of an urban area on a site that has been fully developed. A search of the National Wetlands Inventory, Wetlands Mapper and the field survey that was conducted for this project indicated that there are no wildlife habitats, sensitive habitats, wetlands or riparian habitats present on-site or in the surrounding areas. Furthermore, the level of development in the region and constant disturbance (traffic, light, noise and vibration) from vehicles travelling on the adjacent roadways such as Carmenita Road limit the project site's utility as a migration corridor.

A search through the California Office of Historic Preservation, California Historical Resources database indicated that the project site does not contain any historic structures listed in the National or California Registrar. Furthermore, the buildings that occupy the site do not meet any of the Federal or State criteria of a historic structure. It has been indicated by the Gabrieleño-Kizh that the project site is situated in an area of high archaeological significance. As a result, a mitigation measure is provided in Section 3.18 (Tribal Cultural Resources) to ensure that a tribal representative is present during construction-related ground-disturbing activities.

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

The proposed project's cumulative emissions will be less than significant. The proposed project's air quality and GHG emissions will be under the thresholds of significance established by the SCAQMD. When examined in a cumulative city-wide context, the proposed project's air quality and GHG emissions will be less than significant. The proposed 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 proposed project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC). Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. In addition, the Applicant will be required to incorporate any fire or police department recommendations into the site plan. Furthermore, the proposed project's cumulative traffic impacts will be less than significant since the project will result in

fewer trips than the current use. Therefore, less than significant impacts will result.

C. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* • *Less than Significant Impact with Mitigation.*

Daytime and nighttime light and glare from both the proposed project would not contribute any significant impacts since the project must comply with the City's municipal code. The project's operational air quality impacts would be less than significant. However, the project's construction would have the potential to result in particulate matter emissions which may affect the adjacent sensitive receptors. Therefore, project contractors would be responsible for maintaining compliance with SCAQMD mandatory Rule 403 regulations, which significantly reduce the generation of fugitive dust. In addition, future truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks.

Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant. Furthermore, the project's construction and operational noise impacts are considered to be less than significant and no mitigation is required. Lastly, the addition of the project's traffic would not result in a deterioration of any intersection's level of service or the creation of a CO hot-spot. As a result, the potential impacts are considered to be less than significant with adherence to the required mitigation measures.

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

- The proposed project *will not* have a significant effect on the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- A Mitigation Reporting and Monitoring Program *will be* required.



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