

**CITY OF SANTA FE SPRINGS
NOTICE OF PREPARATION FOR THE GOODMAN LOGISTICS CENTER**



SUBJECT: Notice of Preparation for the Goodman Logistics Center Environmental Impact Report (EIR).

LEAD AGENCY: City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, California 90670

PROJECT NAME: Goodman Logistics Center

REVIEW: The *City of Santa Fe Springs Department of Planning and Development* will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is attached. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Please send your comments to the attention of:

Mr. Wayne Morrell, Director
City of Santa Fe Springs Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California 90670.

Mr. Morrell's contact number at the City is (562) 868-0511.

APPLICANT: Mr. Ryan Jones, Vice President, Goodman Birtcher, 18201 Von Karman Avenue, Suite 1170, Irvine, California 92612.

PROJECT LOCATION: The proposed project site is located west of Bloomfield Avenue, north of Lakeland Road, and south of Florence Avenue. The proposed project site is located in the central portion of the City. The project site's existing addresses include 12345 Lakeland Road and 12332 Florence Avenue. The Los Angeles County Assessor's Parcel Numbers that are applicable to the project site include 8009-022-055; 8009-022-056; 8009-022-030; 8009-022-031; and 8009-022-29.

PROJECT DESCRIPTION: The City of Santa Fe Springs ("Santa Fe Springs") (referred to hereinafter as the *Lead Agency*) is reviewing a proposal to construct a new business park development totaling approximately 1,230,585 square feet of floor area. The proposed project site is located west of Bloomfield Avenue, north of Lakeland Road, and south of Florence Avenue. The project site consists of 54.69-acres (2,382,223 square feet) and was formerly occupied by the Powerine Oil Refinery. The proposed project will involve the construction of three new concrete tilt-up industrial warehouse buildings referred to as Building 1, Building 2, and Building 3. Building 1 will consist of approximately 403,624 square feet; Building 2 will consist of 506,465 square feet; and Building 3 will consist of 300,700 square feet.

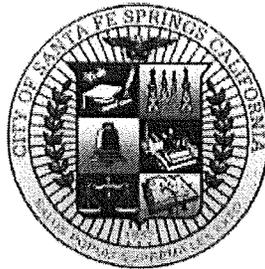
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Mr. Marc Blodgett (CEQA consultant for the City)

Date: October 27, 2014

**NOTICE OF PREPARATION AND
INITIAL STUDY**

**GOODMAN LOGISTICS CENTER (GLC)
12345 LAKELAND ROAD & 12332 FLORENCE AVENUE
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

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

OCTOBER 28, 2014

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TABLE OF CONTENTS

Section	Page
1. Introduction and Project Overview	5
2. Purpose and Authority of this Initial Study	5
3. Use of this Initial Study	6
4. Project Location	6
5. Environmental Setting.....	9
6. Project Description	12
7. Environmental Analysis.....	15
8. Scope of EIR Analysis	44
9. References.....	48



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1. INTRODUCTION AND PROJECT OVERVIEW

The City of Santa Fe Springs (“Santa Fe Springs”) (referred to hereinafter as the *Lead Agency*) is reviewing a proposal to construct a new business park development totaling approximately 1,230,585 square feet of floor area. The proposed project site is located west of Bloomfield Avenue, north of Lakeland Road, and south of Florence Avenue. The project site consists of 54.69-acres (2,382,223 square feet) and was formerly occupied by the Powerine Oil Refinery. The proposed project will involve the construction of three new concrete tilt-up industrial warehouse buildings referred to as Building 1, Building 2, and Building 3. Building 1 will consist of approximately 403,624 square feet; Building 2 will consist of 506,465 square feet; and Building 3 will consist of 300,700 square feet.¹ A detailed project description is provided in Section 6.

2. PURPOSE AND AUTHORITY OF THIS INITIAL STUDY

This Initial Study provides a preliminary evaluation of environmental impacts that may potentially result from the construction and subsequent operation of the proposed Goodman Logistics Center (GLC) Santa Fe Springs industrial park development. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide Santa Fe Springs with information needed to decide whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration, or Negative Declaration for a project;
- To facilitate the proposed project’s environmental assessment early in the design and development of a project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any new impacts associated with the proposed project.²

Pursuant to Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines, an Initial Study is prepared to provide the Lead Agency with information to use as the basis for determining the nature and extent of any required environmental analysis and review. The findings of this Initial Study indicate that the project may have a significant effect on the environment and that an EIR is required.

This Initial Study has been prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.) and Section 15070 of the State Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.).

¹ HPA Architecture. *Conceptual Site Plan GLC Santa Fe Springs, Revised Site Plan*. May 15, 2014.

² California, State of, *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act as Amended 2000*. (CEQA Guidelines) §15050.

The City of Santa Fe Springs is designated as the Lead Agency in accordance with Section 15050 of the CEQA Guidelines.³ The environmental analysis indicated a number of issue areas would require further analysis in a draft Environmental Impact Report (DEIR). 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 acting in its capacity as Lead Agency. Copies of the Initial Study and the *Notice of Preparation (NOP)* will be forwarded to responsible agencies and will be made available to the public for review and comment. A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the NOP.

3. USE OF THIS INITIAL STUDY

This Initial Study is an informational document intended to inform Santa Fe Springs decision-makers, other responsible or interested agencies, and the general public of potential environmental effects of the project. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. In its capacity as the Lead Agency, Santa Fe Springs has determined that environmental clearance for the proposed project will require an EIR. This Initial Study has been included with the NOP that indicates an EIR is required for the proposed project. This Initial Study will be circulated for a period of 30 days for public and agency review. Comments received on the document will be taken into consideration during the preparation of the EIR for the proposed project.

4. PROJECT LOCATION

The proposed project site is located within the boundaries of the City of Santa Fe Springs. The City is located approximately 16.4 miles southeast of downtown Los Angeles and 13.6 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 4.2 miles to the west of the site) and the Puente Hills (located approximately 6.8 miles to the north of the site). 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 traverses the City in an east-west orientation while the I-605 Freeway extends along the City's westerly side in a north-south orientation.⁴ Other freeways that serve the area include the SR-91 Freeway and I-105 Freeway. The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A Citywide map is provided in Exhibit 2.

³ California, State of, *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act as Amended 2000.* (CEQA Guidelines) §15050.

⁴ United States Geological Survey. *The National Map [Terra Server USA]. Santa Fe Springs, California.* July 1, 1998.

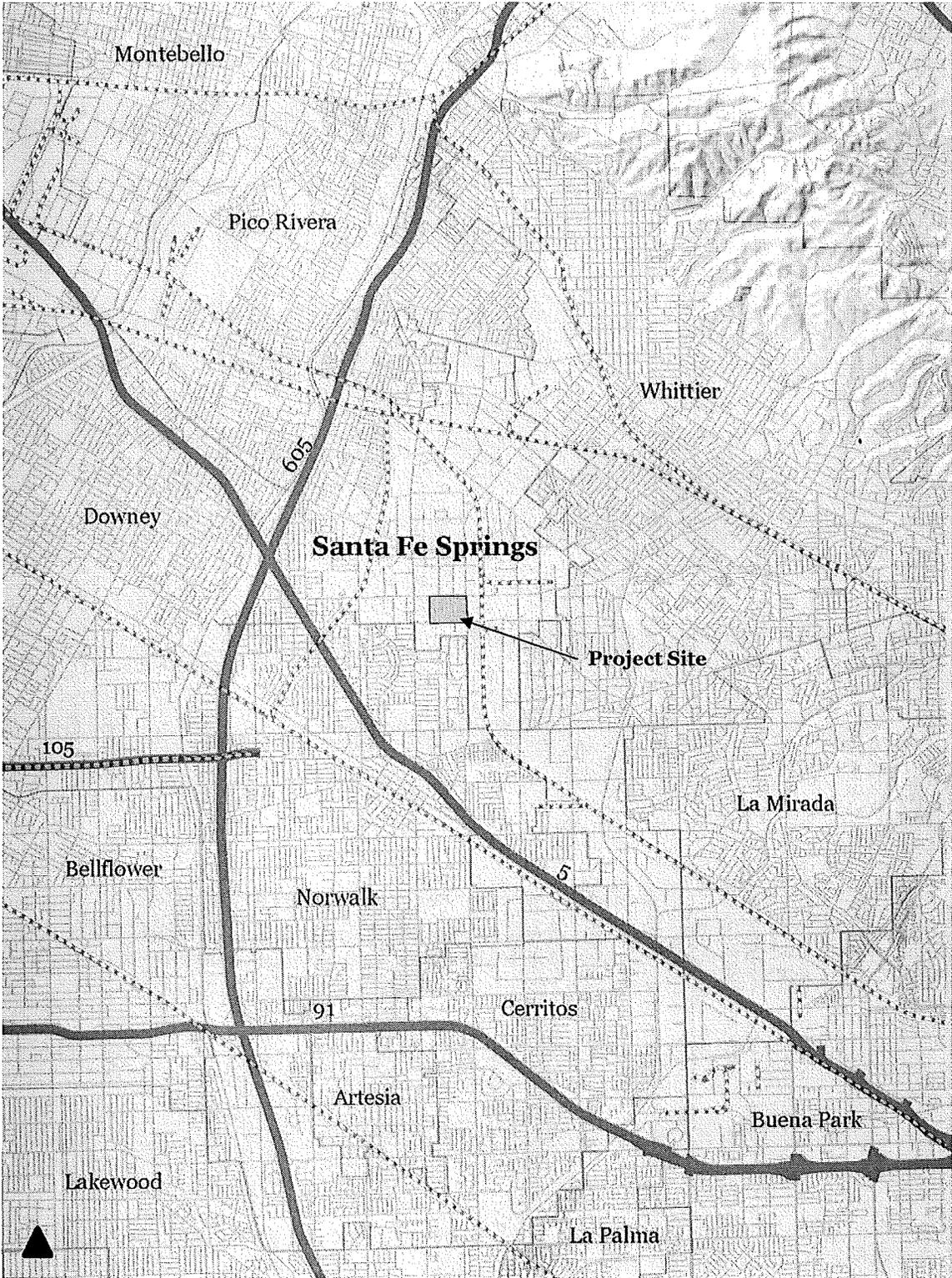


EXHIBIT 2
PROJECT LOCATION IN THE CITY
SOURCE: QUANTUM GIS

The proposed project site is located west of Bloomfield Avenue, north of Lakeland Road, and south of Florence Avenue. The proposed project site is located in the central portion of the City. The project site's existing addresses include 12345 Lakeland Road and 12332 Florence Avenue.⁵ The Los Angeles County Assessor's Parcel Numbers that are applicable to the project site include 8009-022-055; 8009-022-056; 8009-022-030; 8009-022-031; and 8009-022-29.⁶ A vicinity map is provided in Exhibit 3.

5. ENVIRONMENTAL SETTING

The proposed project site is located west of Bloomfield Avenue, north of Lakeland Road, and south of Florence Avenue. The project site consists of 54.69-acres (2,382,223 square feet) and includes approximately 35-acres of land that was formerly occupied by the Powerine Oil Refinery. The remaining land area consisting of approximately 19.7-acres was formerly an oil refinery that was occupied by Ridgeline Energy Services (RDX). The refinery opened in the early 1930s and operated until 1995 when the refinery was closed. Ridgeline Energy Services will continue to operate a waste water treatment facility on an approximately 2-acre parcel located to the northwest of the project site.⁷ A number of above-ground tanks and other structures are located within the project site. These above-ground improvements and all remaining substructures will be removed to accommodate the development. Land uses and development in the vicinity of the 54.69-acre project site are described below:

- Florence Avenue extends along the project site's north side. Industrial land uses are located further north, along the north side of the Florence Avenue right-of-way (ROW).
- Bloomfield Avenue extends along the project site's east side. Industrial land uses are located further east, along the east side of the Bloomfield Avenue ROW.
- Lakeland Road extends along the project site's south side. Industrial land uses are located further south, along the south side of the Lakeland Avenue ROW.
- Various industrial uses abut the project site on the west side. As mentioned previously, a 1.96-acre parcel located to the northwest of the project site (along the south side of Florence Avenue) will be occupied by RDX for the operation of a waste-water facility.⁸

The Zone designation that is applicable to the project site is *M-2, Heavy Manufacturing*.⁹ The applicable General Plan designation is *Industrial*.¹⁰

⁵ HPA Architecture. *Conceptual Site Plan GLC Santa Fe Springs, Revised Site Plan*. May 15, 2014.

⁶ City of Santa Fe Springs, *Application for Development Plan Approval (DPA) [prepared for 12345 Lakeland Road and 12332 Florence Avenue]*. No Date

⁷ Whittier Daily News (Real Estate Section). Former Powerine oil refinery site in Santa Fe Springs sold. April 22, 2014.

⁸ Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).

⁹ City of Santa Fe Springs. Zoning Map <http://www.santafesprings.org/civica/filebank/blobdload.asp?BlobID=2696>

¹⁰ City of Santa Fe Springs. General Plan Map <http://www.santafesprings.org/civica/filebank/blobdload.asp?BlobID=2695>

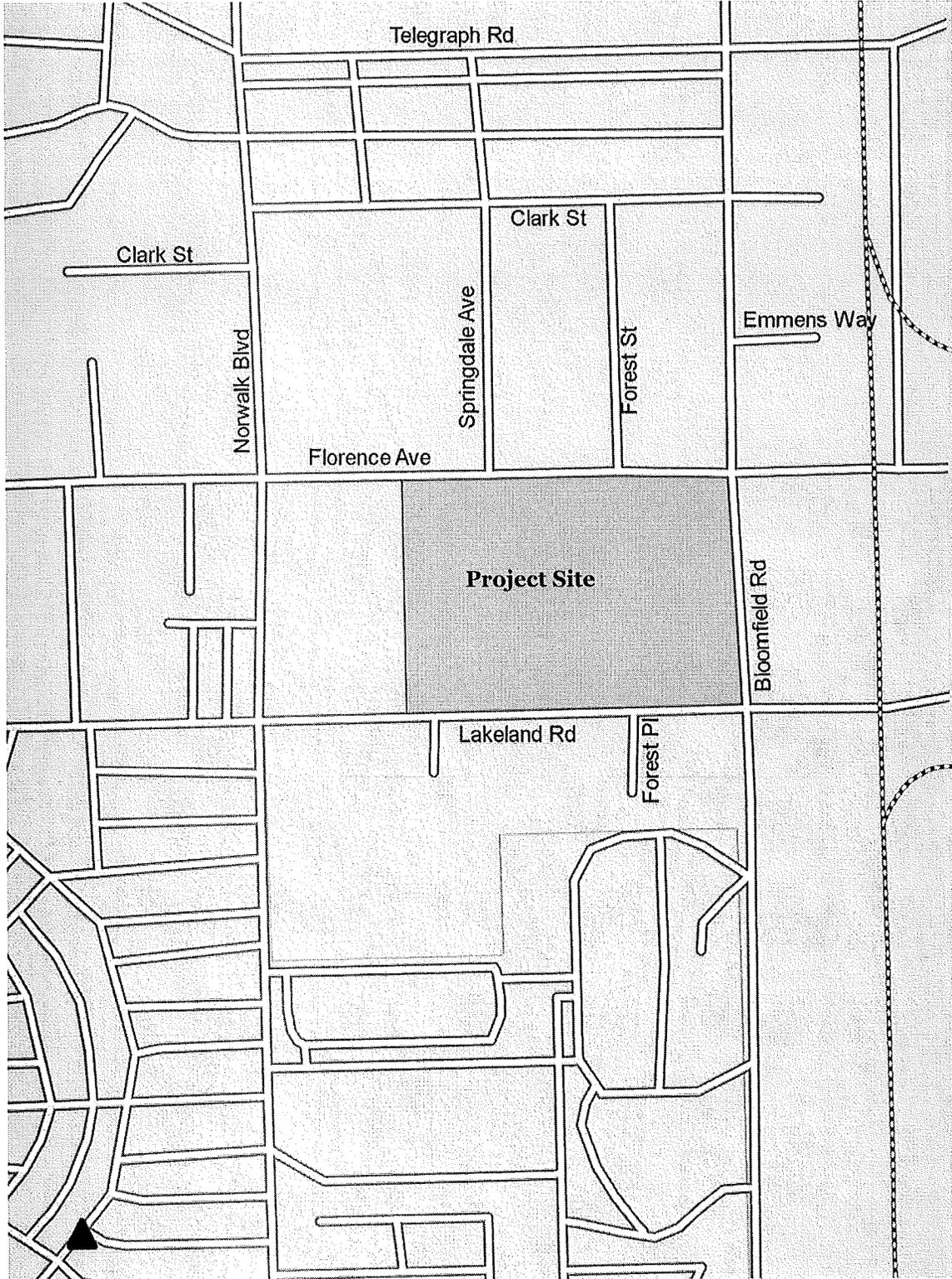


EXHIBIT 3
VICINITY MAP
SOURCE: QUANTUM GIS

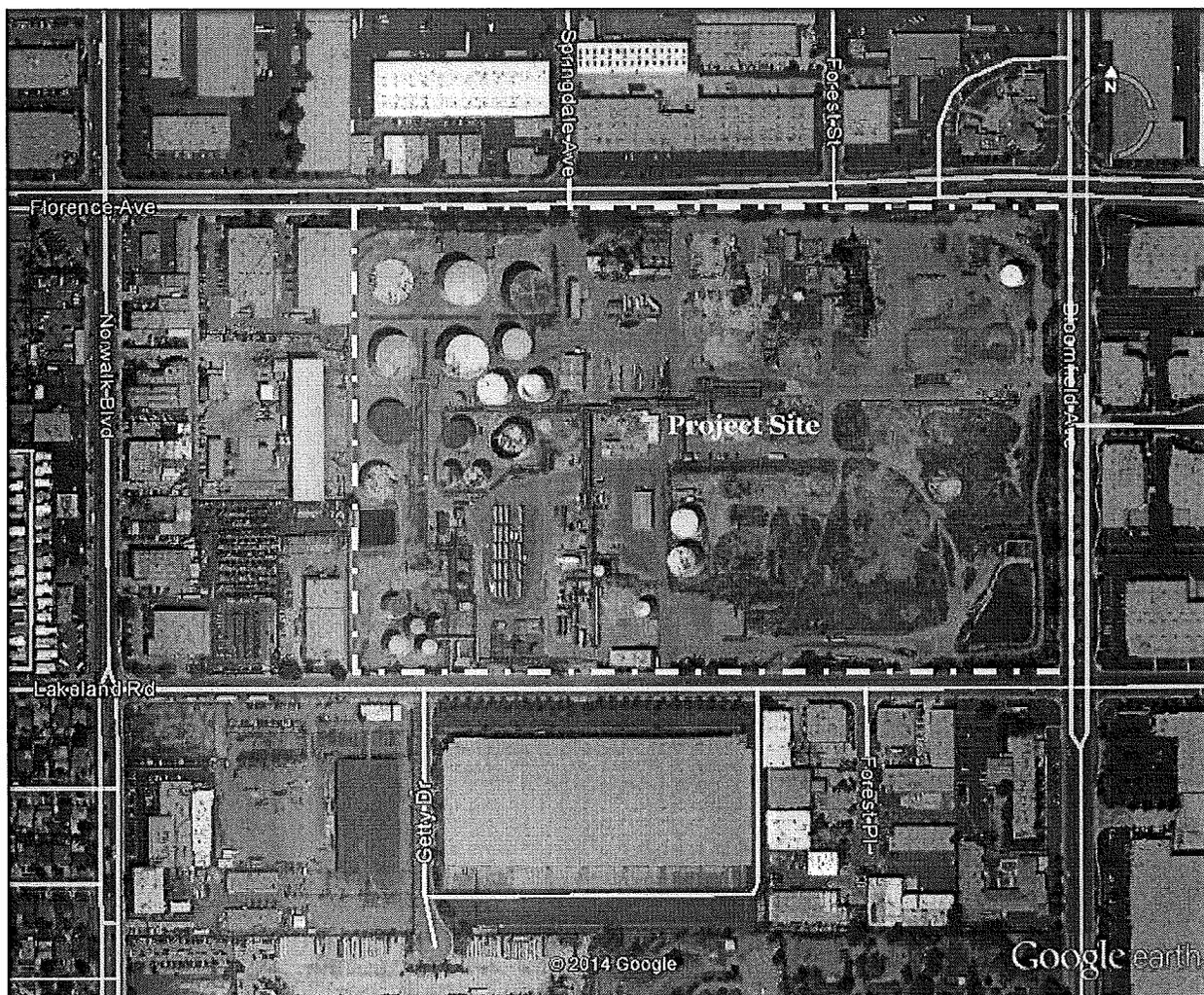


EXHIBIT 4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH

6. PROJECT DESCRIPTION

The proposed project involves the construction of a new business park development totaling approximately 1,230,585 square feet of floor area. The proposed project site is located west of Bloomfield Avenue, north of Lakeland Road, and south of Florence Avenue. The project site consists of 54.69-acres (2,382,223 square feet). The proposed project will involve the construction of three new concrete tilt-up industrial warehouse buildings referred to as Building 1, Building 2, and Building 3. Building 1 will consist of approximately 403,624 square feet; Building 2 will consist of 506,465 square feet; and Building 3 will consist of 300,700 square feet.¹¹

Overview of Physical Characteristics

The proposed project will involve the removal of the existing on-site improvements and any contaminated soils. In addition, Ridgeline Energy Services will continue to operate equipment in the northwestern portion of the property that will clean-up the existing contaminated groundwater. Once the site preparation phase has been completed, a new industrial business park development will be constructed. The site plan is illustrated in Exhibit 5. The key elements of the proposed project include the following:

- The proposed project will involve the construction of three new concrete tilt-up buildings referred to as Building 1, Building 2, and Building 3. Building 1 will consist of approximately 403,624 square feet; Building 2 will consist of 506,465 square feet; and Building 3 will consist of 300,700 square feet.¹²
- Building 1 will be located in the eastern portion of the project site and will occupy a 16.74-acre parcel. This building will have a total floor area of 403,635 square feet. Of this total, 393,634 square feet will consist of warehouse. A total of 10,000 square feet of floor area will be devoted to offices (including mezzanine). A total of 52 truck-high loading docks will be located along the building's west-facing elevation.¹³
- Building 2 will be located in the center of the project site and will occupy a 23.12-acre parcel. This building will have a total floor area of 506,465 square feet. Of this total, 496,465 square feet will consist of warehouse. A total of 10,000 square feet of floor area will be devoted to offices (including mezzanine). A total of 100 truck-high loading docks will be provided with 52 loading docks provided along the east-facing and 48 loading docks provide along the west-facing elevations.¹⁴
- Building 3 will be located in the western portion of the project site and will occupy a 12.66-acre parcel. This building will have a total floor area of 300,700 square feet. Of this total, 290,700 square feet will consist of warehouse. A total of 10,000 square feet of floor area will be devoted to

¹¹ HPA Architecture. *Conceptual Site Plan GLC Santa Fe Springs, Revised Site Plan*. May 15, 2014.

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

offices (including mezzanine). A total of 41 truck-high loading docks will be located along the building's west-facing elevation.

- Employee, vendor, and visitor parking will be provided for each of the three buildings. The surface parking areas will be located along the northern and southern portions of the new buildings. As shown in Site Plan A1.1, a total of 1,725 parking spaces will be provided including 552 spaces for Building 1, 689 spaces for Building 2, and 415 spaces for Building 3.¹⁵
- Truck parking will be provided opposite the loading docks of each of the three buildings as shown in Site Plan A1.1B. A total of 286 truck parking spaces will be provided including 78 spaces for Building 1, 147 spaces for Building 2, and 61 spaces for Building 3.¹⁶ The truck parking and loading docks will be secured from public access by gates. The implementation of the project described in Site Plan A1.1B will require the approval of a modification permit.
- For maximum aesthetic value, landscaping will be provided along the project site's Lakeland Road, Florence Avenue, and Bloomfield Avenue frontages. In addition, landscaping will be provided in the parking areas and next to offices.¹⁷

The location and extent of the facility's buildings are illustrated in Exhibit 5 which is also the conceptual site plan. Optional site plan(s) will be included in the Draft EIR's alternatives analysis.

Discretionary Approvals

The proposed project will require the following discretionary approvals from the City of Santa Fe Springs Planning Commission (recommendation) and City Council (approval or denial):

- The approval of a Development Plan Approval (DPA);
- Tentative Parcel Map (TPM);
- Modification Permit (MOD);
- The certification of the Final EIR prepared for the proposed project; and,
- The adoption of the mitigation monitoring and reporting program (MMRP) prepared for the proposed project.

Other permits will be required as part of the proposed project's approval. These other permits will include, but may not be limited to, a demolition permit, a building permit, and an electrical, mechanical and plumbing permit.

¹⁵ HPA Architecture. *Conceptual Site Plan GLC Santa Fe Springs, Revised Site Plan*. May 15, 2014.

¹⁶ Ibid.

¹⁷ Ibid.

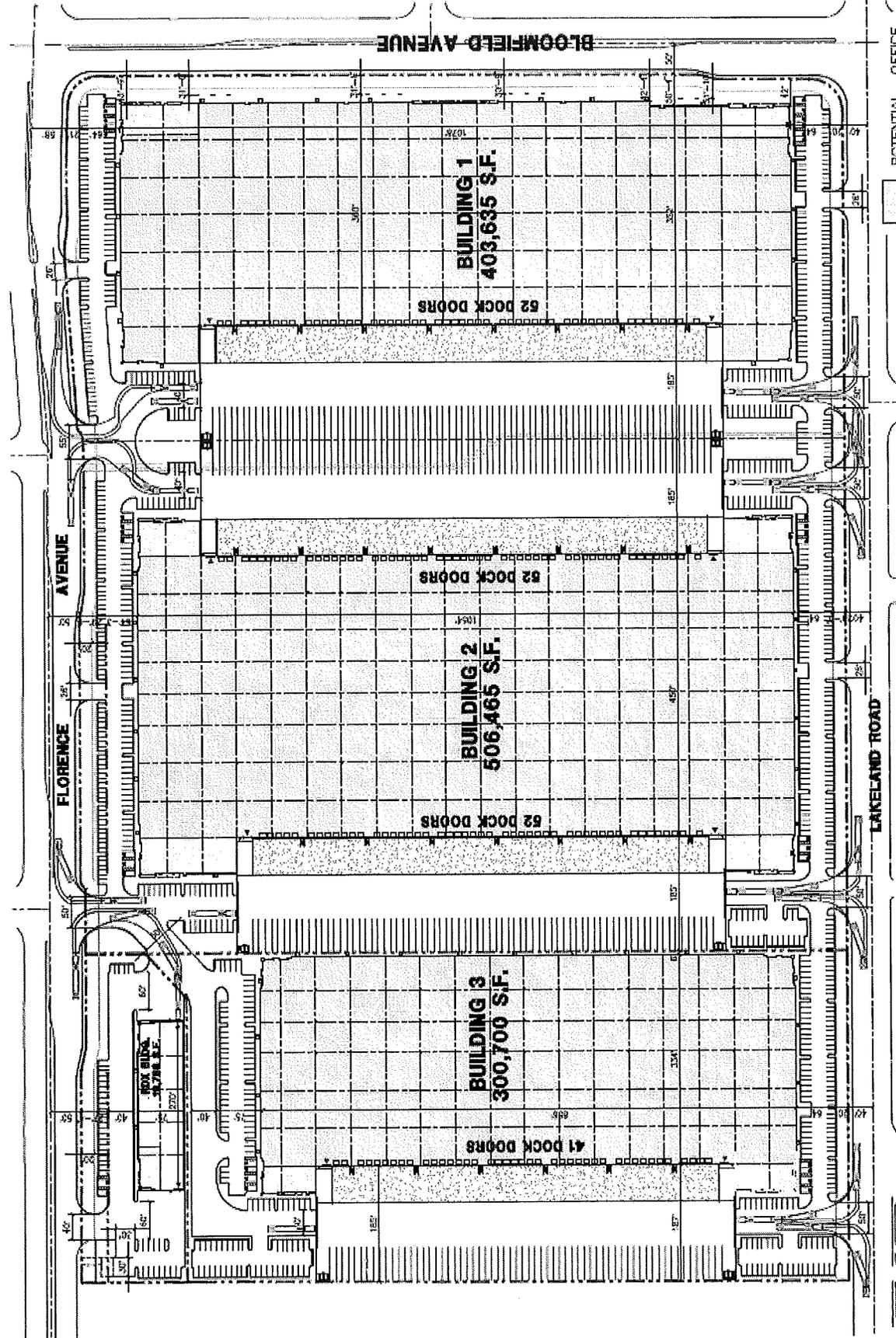


EXHIBIT 5
PROPOSED SITE PLAN
 SOURCE: HPA ARCHITECTURE

7. 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:

- | | |
|--|---|
| <ul style="list-style-type: none">● Aesthetics;● Agricultural/Forestry;● Air Quality;● Biological Resources;● Cultural Resources;● Geology & Soils;● Greenhouse Gas Emissions;● Hazards/Hazardous Materials;● Hydrology & Water Quality; | <ul style="list-style-type: none">● Land Use & Planning;● Mineral Resources;● Noise;● Population & Housing;● Public Services;● Recreation;● Transportation; and,● Utilities. |
|--|---|

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. Under each issue area, an analysis of impacts is provided in the form of questions and answers. 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 three 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.
- *Issue to be Evaluated in the DEIR.* The proposed project may have the potential to generate impacts that will have a significant impact on the environment and the affects and possible mitigation will be evaluated in the EIR.

AESTHETIC IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse affect on a scenic vista?			X
B. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?			X
C. Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area?	X		

Environmental Determination

- A.** No scenic highways or corridors are located in the immediate area. The project site is currently underutilized and is occupied by above ground tanks and other improvements related to the previous refinery use. The blighted appearance of the project site will be eliminated as part of the proposed project site’s redevelopment. The nature and extent of the proposed improvements, including landscaping, building design, and new construction, will be described in the project description included in the DEIR. In addition, all pertinent City requirements related to property maintenance will be adhered to. *This issue will not be analyzed in the DEIR.*

- B.** The site has been fully developed in “heavy” manufacturing uses. No historic buildings or features are located on-site or in the surrounding area. In addition, there are no natural views in the area that would be affected as part of the proposed project’s implementation. As a result, no significant adverse impact on significant views will result. *This issue will not be analyzed in the DEIR.*

- C.** The proposed project may operate 24-hours per day and there will be additional sources of lighting in the area. There are light-sensitive receptors located to the southwest of the project site, west of Norwalk Boulevard. *This issue will be analyzed in the DEIR.*

Sources

- California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov
 - Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov
 - City of Santa Fe Springs. *Santa Fe Springs General Plan, Land Use Element*.
 - United States Geological Survey. *The National Map [Terra Server USA]. Santa Fe Springs, California*. July 1, 1998.
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AGRICULTURE AND FORESTRY RESOURCES IMPACTS	Issue to be Evaluated in DEIR	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?			X
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?			X
D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?			X
E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use or the conversion of forestland to non-forest land use?			X

Environmental Determination

- A.** No agricultural uses are located on-site or in the vicinity of the site. The site was previously occupied by heavy manufacturing uses. The project site consists of 54.69-acres (2,382,223 square feet) and includes approximately 35-acres of land that was formerly occupied by the Powerine Oil Refinery. The remaining land area consisting of approximately 19.7-acres was formerly occupied by Ridgeline Energy Services. A number of above-ground tanks and other structures are located within the project site. As a result, no impacts associated with the conversion of farmland to non-farmland are anticipated. *This issue will not be analyzed in the DEIR.*
- B.** No *active* agricultural activities are located within the project site nor are any such uses found in the adjacent parcels. The City’s applicable General Plan and Zoning designations do not contemplate agricultural land uses on-site or in the surrounding area. In addition, the project site is not subject to a Williamson Act Contract. As a result, no impacts on existing or future Williamson Act Contracts will result from the approval and subsequent construction of the proposed project. *This issue will not be analyzed in the DEIR.*
- C.** 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 in the City or within this portion of Los Angeles County. The City’s General Plan and Zoning Ordinance do not specifically provide for any forest land preservation. As a result, no impacts on forest lands or timber resources will result from the proposed project’s implementation. *This issue will not be analyzed in the DEIR.*

Environmental Determination (continued)

- D.** No forest lands are found within Santa Fe Springs nor does the applicable General Plan and Zoning land use designations provide for any forest land protection. Furthermore, no loss or conversion of existing forest lands will result from the implementation of the proposed project. As a result, no significant adverse impacts are anticipated with the proposed project's implementation. *This issue will not be analyzed in the DEIR.*
- E.** No agricultural activities or farmland uses are located in the project site or within the adjacent properties. The proposed project will not involve the conversion of any existing producing farmland area to an urban use and no significant adverse impacts are anticipated. *This issue will not be analyzed in the DEIR.*
-

Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - California, State of. *The California Land Conservation [Williamson] Act, 2010 Status Report.* November 2010.
 - California, State of. Department of Conservation. *Farmland Mapping and Monitoring Program.* July 13, 1995.
 - United States Geological Survey. TerraServer USA. *The National Map. Santa Fe Springs, California.* July 1, 1979.
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AIR QUALITY IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?	X		
B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X		
C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	X		
D. Would the project expose sensitive receptors to substantial pollutant concentrations?	X		
E. Would the project create objectionable odors affecting a substantial number of people?	X		

Environmental Determination

- A.** The proposed project will not affect any regional population, housing, and employment projections prepared for the City by the Southern California Association of Governments (SCAG). These three variables are used in the development of the AQMP's planning assumptions. Specific criteria for determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. *Criteria 1* considers whether or not a project results in an increase in the frequency or severity of an existing air quality violation or contributes to the continuation of an existing air quality violation. *Criteria 2* considers whether or not a project exceeds the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation. The proposed project is consistent with the adopted City of Santa Fe Springs General Plan (Consistency Criteria 2) pursuant to the land use designation. As a result, the project would not be in conflict with, or result in an obstruction of, an applicable air quality plan and no adverse impacts are anticipated. The EIR will analyze the proposed project's short-term and long-term impacts. *This issue will be analyzed in the DEIR.*

- B.** The proposed project involves the construction and operation of a new business park consisting of three concrete tilt-up buildings. Building 1 will consist of approximately 403,624 square feet; Building 2 will consist of 506,465 square feet; and Building 3 will consist of 300,700 square feet. The proposed project will result in both stationary and mobile emissions. The analysis will estimate these emissions to determine if there is a potential for a significant adverse impact. *This issue will be analyzed in the DEIR.*

- C.** The proposed project involves the construction of a new business park consisting of three concrete tilt-up buildings. The analysis will include an estimate of the daily construction-related emissions. The DEIR will also identify any requisite mitigation. *This issue will be analyzed in the DEIR.*

Environmental Determination (continued)

- D.** Sensitive receptors refer to land uses or activities that are especially sensitive to poor air quality. Sensitive receptors found in the area include a mobile home park, located 110 feet to the west, and a residential neighborhood, located approximately 725 feet to the southwest of the project site. While these homes are separated from the project site by existing buildings and Norwalk Boulevard, the EIR analysis will determine if there is a potential for these receptors to be exposed air emissions. *This issue will be analyzed in the DEIR.*
- E.** The project site has been the source of odors in recent years associated with the previous Powerine refinery. During the demolition and site preparation phases, the sources of the odors will be removed. The analysis will focus on the effectiveness of mitigation measures to control odors during the demolition phases. *This issue will be analyzed in the DEIR.*
-

Sources

- Blodgett Baylois Environmental Planning. Site Survey (the survey was completed in July 2014).
 - South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.
 - South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.
 - South Coast Air Quality Management District. *AQMD Rules and Regulation Handbook*. Rule 1155 adopted December 4, 2009.
 - South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).
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BIOLOGICAL RESOURCES IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?			X
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 Game or U.S. Fish and Wildlife Service?			X
C. Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
D. Would the project have a substantial adverse effect in interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?			X
E. Would the project have a substantial adverse effect in conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?			X
F. Would the project have a substantial adverse effect by conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?			X

Environmental Determination

- A.** The City of Santa Fe Springs is urbanized and plant life is limited to non-native, introduced, and ornamental species that are used for landscaping. The site does not contain, nor is it located adjacent to, any suitable habitat for any sensitive species. Thus, the proposed project will not have any adverse impact on sensitive plants or animals and no impacts are anticipated. *This issue will not be analyzed in the DEIR.*

- B.** The project site and the surrounding properties are developed and do not contain any natural or protected natural plant communities or habitats. The proposed project will not impact any Waters of the U.S. and no wetland resources will be affected. The surrounding area is presently developed, with no natural communities or habitats on-site or in the surrounding area. Thus, the proposed project will not affect any natural riparian habitats and no impacts are anticipated. *This issue will not be analyzed in the DEIR.*

Environmental Determination (continued)

- C. No wetland or riparian areas are found in the surrounding areas. Therefore, no impacts on wetlands are expected with the proposed development. *This issue will not be analyzed in the DEIR.*
- D. The animal species common to the site and the surrounding area are typical of those found in an urbanized setting. No areas of the City function as a wildlife movement corridor. No locally designated species are located within the City. In addition, no significant mature trees (Heritage Trees) will be impacted by the proposed project. Thus, no impact to local policies and programs related to resource management will result from the project's implementation. *This issue will not be analyzed in the DEIR.*
- E. The proposed use and its implementation will not involve any removal of any protected or sensitive habitat. In addition, the project will not involve the removal of any Heritage Trees. New landscaping along the Bloomfield Avenue, Florence Avenue, Lakeland Road frontages and within the project site are proposed. Thus, no impacts on locally-designated species will occur as part of the proposed project's implementation. *This issue will not be analyzed in the DEIR.*
- F. As indicated previously, the project site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or State habitat conservation plans will result from the proposed project's implementation. *This issue will not be analyzed in the DEIR.*
-

Sources:

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - California, State of. Department of Fish and Wildlife, *Natural Diversity Database*, 2014.
 - United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date March 25, 1999.
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CULTURAL RESOURCES IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?	X		
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	X		
C. Would the project directly or indirectly destroy a unique paleontological resource, site or unique geologic feature?			X
D. Would the project disturb any human remains, including those interred outside of formal cemeteries?			X

Environmental Determination:

- A.** There are no known historic structures or objects within the project site or in the adjacent area. The proposed project is not anticipated to have an adverse impact on any historic resource though this issue will be analyzed. *This issue will be analyzed in the DEIR.*
- B.** The project site has been previously developed and no archaeological resources were reported. Furthermore, the project site is not known to be historically or culturally significant to any group of residents. No archaeological or historical resources are expected to be found on-site due to past grading, excavation activities, and development. However, the DEIR will identify mitigation measures that will be adhered to in the event historic resources are encountered. *This issue will be analyzed in the DEIR.*
- C.** The potential for paleontological resources in the area is considered low, as no resources have been uncovered in the area. Thus, the proposed project will not adversely impact any paleontological resources. *This issue will not be analyzed in the DEIR.*
- D.** There are no cemeteries located in the immediate area that would be affected by the proposed project. In addition, the project site does not contain any religious or sacred structure. Thus, no impacts will occur with the implementation of the proposed project. *This issue will not be analyzed in the DEIR.*

Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - California, State of. Department of State Parks, Office of Historic Preservation. www.parks.ca.gov. 2010.
 - California, State of. Department of Conservation. State Office of Historic Preservation. 2010.
 - McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.
-

GEOLOGY IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project result in or expose people to potential impacts involving the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, ground-shaking, liquefaction, or landslides?	X		
B. Would the project result in or expose people to potential impacts involving substantial soil erosion or the loss of topsoil?			X
C. Would the project result in or expose people to potential impacts involving the location on a geologic unit or a 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?		X	
D. Would the project result in or expose people to potential impacts involving the location on expansive soil, as defined in California Building Code (2012), creating substantial risks to life or property?			X
E. Would the project result in or expose people to potential impacts involving soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X

Environmental Determination

- A.** Numerous faults are found within the Los Angeles basin. However, most are of such length and orientation that they are considered to be of secondary importance to the region’s major faults such as the Whittier-Elsinore, Newport-Inglewood, and San Andreas, in terms of generating major earthquakes. The project site is not located within an Alquist-Priolo Special Studies Zone, and a fault rupture hazard is unlikely. Given the seismicity of the area, the DEIR will characterize the potential impacts related to ground-shaking and liquefaction. *This issue will be analyzed in the DEIR.*
- B.** The proposed project will be constructed pursuant to the latest building code requirements. Limited excavation will be required for the structural supports. Given the developed character of the project site, no significant adverse impacts related to expansive soil erosion or loss of topsoil is anticipated. *This issue will not be analyzed in the DEIR.*
- C.** Recent studies completed by the Geological Survey (CGS) Seismic Hazard Zones Mapping Program indicate the project site is located outside of an area that is subject to potential liquefaction. Slope failure is not a hazard due to the area’s level topography. As a result, the impacts due to potential unstable soils are less than significant. *This issue will not be analyzed in the DEIR.*

Environmental Determination (continued)

- D. Given the developed character of the surrounding parcels, no significant adverse constraints related to expansive soils are anticipated. The soils that underlie the project site belong to the Hanford Soils Association. These soils do not represent a constraint to development according to the United States Department of Agriculture (USDA). The existing improvements within the surrounding properties also support this conclusion. As a result, no impacts are anticipated. *This issue will not be analyzed in the DEIR.*
- E. No septic tanks will be used as part of the proposed project. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation. *This issue will not be analyzed in the DEIR.*
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Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - California Department of Conservation. <http://www.conservation.ca.gov/Index/Pages/Index.aspx>
 - California Department of Conservation. *Seismic Hazard Zonation Program Data Access Page*. <http://gmw.consrv.ca.gov>
 - California, State of. California Geological Survey. *Preliminary Map of Seismic Hazard Zones*. 2011.
 - United States Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective, USGS Professional Paper 1360*, 1985.
 - United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Rev. 1969.
-

GREENHOUSE GAS EMISSIONS IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X		
B. Would the project increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?	X		

Environmental Determination

- A.** The California Natural Resources Agency is presently developing the State's Climate Adaptation Strategy. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, established the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020. The proposed project's conformity with adopted regulations governing GHG emissions will require analysis. *This issue will be analyzed in the DEIR.*

- B.** AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in business as usual GHG emissions for the entire State. The amount of GHG emissions that will be directly or indirectly related to the proposed project's operation will be analyzed. *This issue will be analyzed in the DEIR.*

Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).

 - California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.
-

HAZARDOUS MATERIALS IMPACTS	Issue to be Evaluated in DEIR	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?	X		
B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X		
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?	X		
D. Would the project be located on a site, which is included on a list of hazardous material 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		
E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
F. Would the project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?			X
G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?			X
H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?			X

Environmental Determination

- A.** The project site consists of 54.69-acres (2,382,223 square feet) and includes approximately 35-acres of land that was formerly occupied by the Powerine Oil Refinery. The remaining land area consisting of approximately 19.7-acres was formerly occupied by Ridgeline Energy Services. The refinery opened in the early 1930s and operated until 1995 when the refinery was closed. Ridgeline Energy Services will continue to operate a waste-water facility on an approximately 2-acre parcel located to the northwest of the project site. The on-site contamination is currently undergoing remediation. The analysis will characterize the potential risk and identify any required mitigation. *This issue will be analyzed in the DEIR.*

Environmental Determination (continued)

- B.** The analysis will characterize the potential risk and identify any required mitigation. The analysis will also identify any sensitive receptors, including schools, located within ¼-mile of the proposed project site. *This issue will be analyzed in the DEIR.*
- C.** The on-site contamination is currently undergoing remediation. The project applicant oversaw the preparation of Phase I and Phase II studies. The analysis included in the DEIR will characterize the potential risk and identify any required mitigation. The analysis will characterize the potential risk and identify any required mitigation. *This issue will be analyzed in the DEIR.*
- D.** Previous refining operations included processing crude oil into several grades of fuel including kerosene, leaded gasoline and aviation fuel, unleaded gasoline, jet fuel, high and low-sulfur diesel, and fuel oil. The soils and groundwater have been impacted by past site operations. Soil and groundwater investigations are being conducted pursuant to Clean Up and Abatement Orders (CAO) issued by the Los Angeles Regional Water Quality Control Board to Powerine Oil Company (CENCO Refining Company) in 1985 and 1997. The DEIR will describe the nature and extent of historic contamination and the ongoing remediation efforts. *This issue will be analyzed in the DEIR.*
- E.** Fullerton Airport is located approximately 3.7 miles to the southeast of the project site. The Los Alamitos Airfield is located approximately 7.1 miles southwest of the project site. The El Monte Airport is located approximately 13.5 miles to the north of the site. The Long Beach Airport is located approximately 7.8 miles to the southwest. Finally, the Los Angeles International Airport (LAX) is located approximately 21.5 miles to the northwest. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations at a public use airport to people residing or working in the project area. *This issue will not be analyzed in the DEIR.*
- F.** The project site is not located within 2 miles of an operational private airport or airstrip. *This issue will not be analyzed in the DEIR.*
- G.** At no time will adjacent streets be completely closed to traffic during the proposed project's construction. The construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access. *This issue will not be analyzed in the DEIR.*
- H.** The project site and the surrounding area is urbanized. No areas of native vegetation are found in the surrounding parcels and, as a result, there is no wildfire risk from off-site locations. *This issue will not be analyzed in the DEIR.*
-

Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date March 25, 1999.
 - United States Environmental Protection Agency. *Environfacts Database, Multisystem Search*. www.epa.gov/envirofw/
-

HYDROLOGY AND WATER QUALITY IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements?	X		
B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X		
C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?			X
D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?			X
E. Would the project 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?	X		
F. Would the project substantially degrade water quality?	X		
G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?			X
H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows?			X
I. Would the project expose people or structures to a significant risk of flooding because of dam or levee failure?			X
J. Would the project result in inundation by seiche, tsunami, or mudflow?			X

Environmental Determination

- A.** The proposed project will not generate excessive runoff to the storm water system and runoff will continue to occur from building roofs, parking areas, and other impervious surfaces. The proposed project will involve the installation of a new storm water detention basin. The nature and extent of potential water quality impacts (or lack of impact) along with any requisite mitigation will be described. *This issue will be analyzed in the DEIR.*

Environmental Determination (continued)

- B.** Groundwater resources in the area consist of interlayered bedrock and aquifers, which are common in the Central Los Angeles groundwater basin. The project site is within a completely urbanized area and is not located near the shoreline or other water body. The nature and extent of potential water consumption impacts along with any requisite mitigation will be described. *This issue will be analyzed in the DEIR.*
 - C.** The proposed project site was previously developed and was largely covered over with impervious surfaces. The proposed project's implementation will not result in any soil erosion or loss of topsoil following development. In addition, the proposed project will be required to adhere to all pertinent National Pollutant Discharge Elimination System requirements. *This issue will not be analyzed in the DEIR.*
 - D.** There are no lakes or streams within the area that would be affected by the proposed project. No natural stream channels remain within the immediate area. In addition, there will not be any increase in storm water surface runoff conveyed to the existing storm drain system since water runoff requirements call for surface runoff to be impounded on-site. *This issue will not be analyzed in the DEIR.*
 - E.** No surface water bodies are found within the adjacent parcels that would be affected by the proposed project. The quantity and direction of storm water runoff ultimately discharged into the existing storm drain system will not change from the existing levels. The pre-project and post-project hydrology will be analyzed. *This issue will be analyzed in the DEIR.*
 - F.** Storm water runoff will not increase from the site or the surrounding area. The nature and extent of potential water quality impacts (or lack of impact) along with any requisite mitigation will be described. *This issue will be analyzed in the DEIR.*
 - G.** The proposed project will not impede or redirect the flows of potential floodwater. Furthermore, the project site is not located within a designated flood hazard area, as defined by Federal Emergency Management Agency's (FEMA's) Flood Insurance Mapping Program (FIRM). Therefore, no impacts related to flood flows are associated with the proposed project's implementation. *This issue will not be analyzed in the DEIR.*
 - H.** As indicated previously, the project site is not located within a designated flood hazard area as identified by FEMA. The proposed project will not impede or redirect the flows of potential floodwater. Therefore, no flood-related impacts are associated with the proposed project's implementation. *This issue will not be analyzed in the DEIR.*
 - I.** The project site is not located within a designated flood hazard area as identified by FEMA. The proposed project site and the majority of the City are located within an area that could be subject to flows due to failure or overflow at the Whittier Narrows Reservoir and Hansen Dams. However, the majority of the City would experience similar conditions in the event of dam failure. The average floodwater depth is projected to be less than one foot. Virtually all of the urbanized portions of Los Angeles County are exposed to some form of potential inundation risk. As a result, no significant adverse impacts are anticipated. *This issue will not be analyzed in the DEIR.*
 - J.** The City of Santa Fe Springs is located inland from the Pacific Ocean, and thus, the project site will not be exposed to the effects of a tsunami. No volcanoes are located near the City that would present seiche or volcanic hazards. As a result, no impacts related to seiche, tsunami or mudflow would result. *This issue will not be analyzed in the DEIR.*
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Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date March 25, 1999.
 - United States. Federal Emergency Management Agency. Intranetix Viewer. <http://map1.msc.fema.gov/idms/IntraView>
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LAND USE AND PLANNING IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community, or otherwise result in an incompatible land use?			X
B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	X		
C. Would the project conflict with any applicable habitat conservation or natural community conservation plan?			X

Environmental Determination

- A.** The proposed project will not result in any significant adverse environmental impacts related to the division of a residential community. No new roadways will be constructed that will divide or otherwise impede access to an existing residential neighborhood. Compatibility in terms of noise, traffic, aesthetics, and other issues are discussed under separate subsections in this Initial Study. *This issue will not be analyzed in the DEIR.*

- B.** The project site is currently zoned as *Heavy Manufacturing (M-2)*. Both the general plan and zoning designations for the surrounding properties generally correspond to the location and extent of surrounding land uses and development. No change in the general plan or zoning designations will be required to implement the proposed project. The analysis will focus on the proposed project's conformity with the applicable land use, adopted general plan and zoning requirements. *This issue will be analyzed in the DEIR.*

- C.** There are no Los Angeles County designated Significant Ecological Areas (SEAs) or other conservation planning areas located within the City of Santa Fe Springs that would be potentially affected by the proposed project's implementation. As a result, no impacts on habitat conservation plans or community conservation plans will occur. *This issue will not be analyzed in the DEIR.*

Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - Santa Fe Springs, City of. *Santa Fe Springs General Plan*. As amended 2012.
 - Santa Fe Springs, City of. *Zoning Ordinance*. As amended 2012.
 - United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle*. Release Date March 25, 1999.
 - Los Angeles County. <http://planning.lacounty.gov/sea/>. Website accessed on October 20, 2014.
-

MINERAL RESOURCES IMPACTS	Issue to be Evaluated in DEIR	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?			X
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?			X

Environmental Determination

- A.** Natural resources that are utilized by development include air, mineral, water, sand and gravel, timber, energy, and other resources used for construction and operation. According to maps prepared by the Los Angeles County Department of Public Works, the site is located outside of a Mineral Resource Zone. According to these maps, the project is not located within the vicinity of a site being used for aggregate production. The proposed project will not affect any current or historic mineral extraction activities. Thus, the project will not result in any significant adverse effects on mineral resources in the region and no impacts will occur. *This issue will not be analyzed in the DEIR.* The location and extent of any existing oil wells on-site will be addressed under Hazard Materials.
- B.** The resources and materials used as part of the proposed project’s operation will not include any materials that are considered rare or unique. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region. *This issue will not be analyzed in the DEIR.*

Sources

- Blodgett Baylois Environmental Planning. Site Survey (the survey was completed in July 2014).
 - California, State of. Department of Conservation. *Oil, Gas, and Geothermal – District 1 Maps.* 2014
 - United States Geological Survey. *Santa Fe Springs 7½ Minute Quadrangle.* Release Date March 25, 1999.
-

NOISE IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project result in exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X		
B. Would the project result in exposure of people to, or the generation of, excessive ground-borne noise levels?	X		
C. Would the project result in substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?	X		
D. Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?	X		
E. For a project located with 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
F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

Environmental Determination

- A.** Noise-sensitive land uses include nursing homes, libraries, schools, hospitals, homes, and other uses that are susceptible to loud noises due to the type of activities that are conducted in these areas (e.g., sleep, rest, concentration, study, relaxation, or listening). The nature and extent of potential noise impacts will be analyzed along with any required mitigation that will be effective in reducing the project's noise impacts. *This issue will be analyzed in the DEIR.*
- B.** Certain activities are particularly sensitive to noise. These include sleeping, studying, reading, leisure, and other activities requiring relaxation or concentration. Hospitals and convalescent homes, churches, libraries, schools, and childcare facilities are also considered noise-sensitive uses. Finally, residential uses are considered to be noise-sensitive land uses. The nature and extent of potential noise impacts on nearby sensitive receptors will be analyzed. Mitigation measures that will be effective in reducing the project's noise impacts will also be identified. *This issue will be analyzed in the DEIR.*
- C.** The facility will likely operate seven days a week, 24 hours a day. The nature and extent of potential noise impacts will be analyzed along with any required mitigation that will be effective in reducing the project's noise impacts. *This issue will be analyzed in the DEIR.*

Environmental Determination (continued)

- D.** The analysis will analyze the potential construction noise impacts and identify any required mitigation. *This issue will be analyzed in the DEIR.*
- E.** Fullerton Airport is located approximately 3.7 miles to the southeast of the project site. The Los Alamitos Airfield is located approximately 7.1 miles southwest of the project site. The El Monte Airport is located approximately 13.5 miles to the north of the site. The Long Beach Airport is located approximately 7.8 miles to the southwest. Finally, the Los Angeles International Airport (LAX) is located approximately 21.5 miles to the northwest. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations at a public use airport to people working in the project area. The proposed project will not expose persons to noise from a public use airport. As a result, no significant aircraft noise exposure impacts will occur. *This issue will not be analyzed in the DEIR.*
- F.** No private airports are located within two miles of the project site. As a result, the proposed project will not expose persons to excessive aircraft noise from operations at any private airport in the area. *This issue will not be analyzed in the DEIR.*
-

Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
 - Santa Fe Springs, City of. *Final Environmental Impact Report [for the] City of Santa Fe Springs General Plan Update*. August 2007.
 - United States Geological Survey. TerraServer USA. *The National Map – Santa Fe Springs, California*. July 1, 1979.
 - United States. Environmental Protection Agency. *Protective Noise Levels*. 1971.
-

POPULATION AND HOUSING IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			X
B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X
C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X

Environmental Determination

- A.** The proposed project will not result in any growth inducing impacts that would affect local housing, population, or employment growth projections. The additional employment is considered to be a beneficial impact given the area’s high unemployment rate. *This issue will not be analyzed in the DEIR.*
- B.** There are no dwelling units located on, or persons residing within, the project site. As a result, the proposed project will not involve the removal of any units and no displacement of existing housing units will result. *This issue will not be analyzed in the DEIR.*
- C.** No housing units will be displaced as part of the proposed project’s implementation. As a result, no persons will be displaced as part of the project’s implementation and no replacement housing will be required. *This issue will not be analyzed in the DEIR.*

Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - California, State of. Department of Finance. *Demographic Research Unit. Report E-5 Population and Housing Estimates.* January 2012.
 - State of California, Employment Development Department. *Current Labor Market Information.* May 2012.
 - United States. Bureau of the Census. *American Fact-finder, 2000 Census.*
-

PUBLIC SERVICES IMPACTS	Issue to be Evaluated in DEIR	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, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in fire protection services?	X		
B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in police protection services?	X		
C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in school services?		X	
D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in other governmental services?			X
<p>Environmental Determination</p> <p>A. The City of Santa Fe Springs Fire Department operates from four stations: <i>Station No. 1</i> (11300 Greenstone Avenue), <i>Station No. 2</i> (8634 Dice Road), <i>Station No. 3</i> (15517 Carmenita Road), and <i>Station No. 4</i> (11736 Telegraph Road). The proposed use will be subject to review and approval by the Los Angeles County Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. <i>This issue will be analyzed in the DEIR.</i></p> <p>B. The City of Santa Fe Springs Department of Police Services (DPS) is responsible for the management of all law enforcement services within the City. The proposed use will operate 24 hours a day. The proposed project's impact on the demand for services will be analyzed. <i>This issue will be analyzed in the DEIR.</i></p>			

Environmental Determination (continued)

- C. The proposed project may impact local school enrollments since parents are permitted to enroll their children near their workplace via intra-district transfers. The project Applicant will be required to pay any applicable school development fees. As a result, the impacts on schools resulting from the proposed project's implementation will be less than significant. *This issue will not be analyzed in the DEIR.*
- D. No new governmental services such as libraries, park, etc., will be needed to implement the proposed project. As a result, the proposed project will not result in any impact on existing governmental services. *This issue will not be analyzed in the DEIR.*
-

Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - Los Angeles County. Los Angeles County Fire Department. Hometown Fire Stations. <http://fire.lacounty.gov/HometownFireStations/HometownFireStations.asp>
 - United States Geological Survey. TerraServer USA. *The National Map – Santa Fe Springs, California.* July 1, 1979.
-

RECREATION IMPACTS	Issue to be Evaluated in DEIR	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?		X	
B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X

Environmental Determination

- A.** The project site is privately owned and is not being used for publicly sanctioned recreational activities. There are no City parks located in close proximity to the proposed project site. The nearest park to the project site is Little Lake Park located approximately 1/2 mile feet to the west. The proposed project will not create a direct demand for park facilities based on the proposed use. As a result, the potential impacts are less than significant. *This issue will not be analyzed in the DEIR.*

- B.** The proposed project will not affect existing park facilities in the City. The proposed project site is not located immediately adjacent to any existing park, nor is it utilized for any recreational use. Additionally, no new employment generation will result from the proposed use. As a result, no impacts upon recreational facilities are anticipated. *This issue will not be analyzed in the DEIR.*

Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).

 - United States Geological Survey. TerraServer USA. *The National Map – Santa Fe Springs, California.* July 1, 1979.
-

TRANSPORTATION IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X		
B. Would the project exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?	X		
C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?			X
D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X		
E. Would the project result in inadequate emergency access?	X		
F. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X		

Environmental Determination

- A.** A traffic study is being prepared that will assess the proposed project's traffic generation and the attendant level of service impacts. *This issue will be analyzed in the DEIR.*
- B.** The Los Angeles County *Congestion Management Program* (CMP) indicates that a traffic analysis is required at designated CMP intersections if it is anticipated that a proposed project would contribute 50 or more vehicle trips to the intersection during either the morning or afternoon peak hours. A traffic study is being prepared that will assess the proposed project's traffic generation and the attendant level of service impacts on CMP facilities. *This issue will be analyzed in the DEIR.*
- C.** The proposed project would not result in any changes in air traffic patterns. As a result, no significant adverse impacts will occur. *This issue will not be analyzed in the DEIR.*
- D.** The traffic analysis will analyze the potential construction and access impacts and identify any required mitigation. *This issue will be analyzed in the DEIR.*

Environmental Determination (continued)

- E. Emergency access to the properties surrounding the site will not change with the approval of the proposed project. The DEIR will evaluate potential access-related impacts to and within the project site. The DEIR will include an evaluation of roadway and driveway widths and their ability to accommodate larger emergency vehicles. Other issues that will be analyzed include turning radii and the number of access points. *This issue will be analyzed in the DEIR.*
- F. The Metropolitan Transit Authority (MTA) provides bus services on most of the adjacent arterial roadways in the City. The traffic analysis will evaluate the proposed project's impact on transit stops and patronage. *This issue will be analyzed in the DEIR.*
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Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - United States Geological Survey. TerraServer USA. *The National Map – Santa Fe Springs, California.* July 1, 1979.
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UTILITIES IMPACTS	Issue to be Evaluated in DEIR	Less Than Significant Impact	No Impact
A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X		
B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?	X		
C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X		
D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X		
E. Would the project result in a determination by the 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?	X		
F. Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	X		
G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste?	X		

Environmental Determination

- A.** The wastewater that will be generated as part of the proposed project's implementation will be analyzed. *This issue will be analyzed in the DEIR.*

- B.** The County Sanitation Districts maintain and operate the sewer system in the City of Santa Fe Springs. The project site is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the Los Angeles County Department of Public Works with sewage from the City conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. The projected effluent that would be generated by the proposed use will be analyzed. *This issue will be analyzed in the DEIR.*

- C.** No additional off-site flood control infrastructure will be required to accommodate the proposed use. No change in the quantity of storm water runoff will result from the proposed project's implementation. However, the analysis will be completed to ensure that surface water runoff is not polluted during construction and future project operations. *This issue will be analyzed in the DEIR.*

Environmental Determination (continued)

- D.** The analysis will estimate the water consumption that will occur as part of the facility's operation. *This issue will be analyzed in the DEIR.*
- E.** The project site is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the County Department of Public Works with sewage from the City conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. The proposed project's impact on the available treatment capacity will be evaluated. *This issue will be analyzed in the DEIR.*
- F.** The analysis will include a discussion of the proposed project's impact on local landfill capacity or other waste disposal facilities. The project's conformity with these regulations will be evaluated. *This issue will be analyzed in the DEIR.*
- G.** The proposed project, like all other development in Santa Fe Springs, will be required to adhere to City and County ordinances related to waste reduction and recycling. The project's conformity with these regulations will be evaluated. *This issue will be analyzed in the DEIR.*
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Sources

- Blodgett Baylosis Environmental Planning. Site Survey (the survey was completed in July 2014).
 - Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp
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8. SCOPE OF EIR ANALYSIS

<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture & Forest Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Geology/Soils
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards & Hazardous Materials	<input checked="" type="checkbox"/>	Hydrology/Water Quality
<input checked="" type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources	<input checked="" type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input checked="" type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Utilities/Service Systems	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

On the basis of the environmental analysis and review completed as part of this Initial Study's preparation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner

Date

This Initial Study determined the environmental issues that warranted further analysis in the DEIR. Those specific issues that will be analyzed in the DEIR are listed below.

Aesthetics Impact (C). Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area?

Air Quality Impact (A). Would the project conflict with or obstruct implementation of the applicable air quality plan?

Air Quality Impact (B). Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Air Quality Impact (C). Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?

Air Quality Impact (D). Would the project expose sensitive receptors to substantial pollutant concentrations?

Air Quality Impact (E). Would the project create objectionable odors affecting a substantial number of people?

Cultural Resources Impacts (A). Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?

Cultural Resources Impacts (B). Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?

Geology Impacts (A). Would the project result in or expose people to potential impacts involving the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, ground-shaking, liquefaction, or landslides?

Greenhouse Gas Emissions Impact (A). Would the project result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Greenhouse Gas Emissions Impact (B). Would the project increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?

Hazardous Materials 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?

Hazardous Materials Impact (B). Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Hazardous Materials Impact (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?

Hazardous Materials Impact (D). Would the project be located on a site, which is included on a list of hazardous material 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?

Hydrology and Water Quality Impact (A). Would the project violate any water quality standards or waste discharge requirements?

Hydrology and Water Quality Impact (B). Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Hydrology and Water Quality Impact (E). Would the project 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?

Hydrology and Water Quality Impact (F). Would the project substantially degrade water quality?

Land Use and Planning Impact (B). Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Noise Impact (A). Would the project result in exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Noise Impact (B). Would the project result in exposure of people to, or the generation of, excessive ground-borne noise levels?

Noise Impact (C). Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?

Noise Impact (D). Would the project result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?

Public Services Impact (A). Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in fire protection services?

Public Services Impact (B). Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in police protection services?

Transportation Impact (A). Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Transportation Impact (B). Would the project exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?

Transportation Impact (D). Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Transportation Impact (E). Would the project result in inadequate emergency access?

Transportation Impact (F). Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Utilities Impact (A). Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Utilities Impact (B). Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?

Utilities Impact (C). Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Utilities Impact (D). Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Utilities Impact (E). Would the project result in a determination by the 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?

Utilities Impact (F). Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

Utilities Impact (G). Would the project comply with Federal, State, and local statutes and regulations related to solid waste?

9 REFERENCES

PREPARERS

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