

Commerce Water Well 7-02 Initial Study/Mitigation Negative Declaration

Prepared for:

City of Commerce
Planning Division
2535 Commerce Way
Commerce, California 90040



Prepared by:

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June 2017

- This document is designed for double-sided printing -

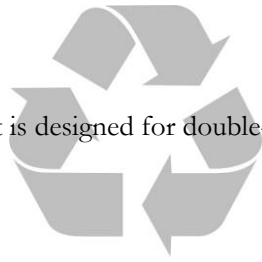


Table of Contents

1 Introduction.....	1
1.1 – Purpose of CEQA	1
1.2 – Public Comments.....	2
1.3 – Availability of Materials.....	3
2 Project Description	5
2.1 – Project Title.....	5
2.2 – Lead Agency Name and Address	5
2.3 – Contact Person and Phone Number	5
2.4 – Project Location.....	5
2.5 – Project Sponsor’s Name and Address	5
2.6 – General Plan Land Use Designation.....	5
2.7 – Zoning District.....	5
2.8 – Project Description.....	5
2.9 – Surrounding Land Uses	6
2.10 – Environmental Setting	6
2.11 – Required Approvals.....	7
2.12 – Other Public Agency Whose Approval is Required.....	7
3 Determination	13
3.1 – Environmental Factors Potentially Affected.....	13
3.2 – Determination	13
4 Evaluation of Environmental Impacts.....	15
4.1 – Aesthetics	15
4.2 – Agriculture and Forest Resources	17
4.3 – Air Quality.....	19
4.4 – Biological Resources	25
4.5 – Cultural Resources	27
4.6 – Geology and Soils	31
4.7 – Greenhouse Gas Emissions	34
4.8 – Hazards and Hazardous Materials.....	40
4.9 – Hydrology and Water Quality	43
4.10 – Land Use and Planning.....	47
4.11 – Mineral Resources.....	48
4.12 – Noise	49
4.13 – Population and Housing.....	55
4.14 – Public Services.....	56
4.15 – Recreation	58
4.16 – Transportation and Traffic.....	59
4.17 – Tribal Cultural Resources	61
4.18 – Utilities and Service Systems	63
4.19 – Mandatory Findings of Significance	67
5 Summary of Mitigation Measures	71
6 References	75
6.1 – List of Preparers.....	75
6.2 – Persons and Organizations Consulted	75
7 Appendix Materials.....	77
Appendix A Air Quality and Climate Change Data	
Appendix B Roadway Construction Noise Modeling	
Appendix C Vibration Calculations	

List of Tables

Table 1 Surrounding Land Uses	6
Table 2 South Coast Air Basin Attainment Status.....	20
Table 3 Mitigated Maximum Daily Construction Emissions (lbs/day)	21
Table 4 Daily Operational Emissions (lbs/day).....	22
Table 5 Localized Significance Threshold Analysis (lbs/day)	23
Table 6 Construction Greenhouse Gas Emissions	35
Table 7 Operational Greenhouse Gas Emissions	36
Table 8 Greenhouse Gas Emissions Inventory	36
Table 9 Scoping Plan Consistency Summary	38
Table 10 Vibration Damage Potential Threshold Criteria	51
Table 11 Vibration Annoyance Potential Threshold Criteria	51
Table 12 Distance to Vibration Receptors	52
Table 13 Construction Vibration Impacts	52

List of Exhibits

Exhibit 1 Regional Context & Vicinity Map	9
Exhibit 2 Site Plan	11

List of Figures

Figure 1 Construction Equipment Noise.....	53
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1 Introduction

The City of Commerce (Lead Agency) is considering applications for the construction of a new water well (Well No. 7-02) located on a 0.23-acre site at the rear of an existing development at 7200/7210 Dominion Circle in the City of Commerce. The approval of the application constitutes a *project* that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code §§ 21000, *et seq.*), and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et. seq.*).

This Initial Study has been prepared to assess the short-term, long-term, and cumulative environmental impacts that could result from the adoption of the proposed project. This report has been prepared to comply with Section 15063 of the State CEQA Guidelines, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.10);
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.10); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

1.1 – Purpose of CEQA

The body of state law known as *CEQA* was originally enacted in 1970 and has been amended a number of times since then. The legislative intent of these regulations is established in Section 21000 of the California Public Resources Code, as follows:

The Legislature finds and declares as follows:

- a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
- b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
- c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
- d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.
- e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
- f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.
- g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the state to:

- h) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.
- i) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.
- j) Prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.
- k) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.
- l) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.
- m) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.
- n) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in CEQA § 21002, quoted below:

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

1.2 – Public Comments

Comments from all agencies and individuals are invited regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the Initial Study or indicate where the information may be found. All comments on the Initial Study are to be submitted to:

Jose Jimenez, Senior Planner
City of Commerce, Planning Division
2535 Commerce Way
Commerce, California 90040
(323) 722-4805 ext.2389
jjimenez@ci.Commerce.ca.us

Following a 30-day period of circulation and review of the Initial Study, all comments will be considered by the City of Commerce prior to adoption.

1.3 – Availability of Materials

All materials related to the preparation of this Initial Study are available for public review. To request an appointment to review these materials, please contact:

Jose Jimenez, Senior Planner
City of Commerce, Planning Division
2535 Commerce Way
Commerce, California 90040
(323) 722-4805 ext.2389
jjimenez@ci.Commerce.ca.us

2 Project Description

2.1 – Project Title

Commerce Water Well 7-02 Project

2.2 – Lead Agency Name and Address

City of Commerce
Planning Division
2535 Commerce Way
Commerce, California 90040
323-722-4805 ext.2389

2.3 – Contact Person and Phone Number

Jose Jimenez, Senior Planner

2.4 – Project Location

The project site is located in the City of Commerce, Los Angeles County, California (See Exhibit 1, Regional Context and Vicinity Map). The proposed site is located on a parcel at the rear of existing light industrial buildings located at 7200/7210 Dominion Circle (APNs 6356-016-005/6356-016-006) and is generally bounded by industrial development on all sides.

- Latitude 35° 58 35.47” North, Longitude 118° 08 05.18” West
- APN 6356-016-903

2.5 – Project Sponsor’s Name and Address

California Water Service
East Los Angeles District
2000 South Tubeway
Commerce, California 90040

2.6 – General Plan Land Use Designation

Industrial

2.7 – Zoning District

M2 – Heavy Industrial

2.8 – Project Description

The proposed project includes the construction and operation of a potable groundwater production facility located at the rear of two parcels located at 7200/7210 Dominion Circle in the City of Commerce, Los Angeles County,

California. The proposed project site is a 0.23-acre property owned by the City. The site is designated Industrial in the City of Commerce General Plan and it is zoned M-2 Heavy Industrial.

The project includes installation of a new potable water supply well, which will occur in two phases. Phase 1 will include construction of the well to an approximate depth of 550 feet below the ground surface. The well will be approximately 16 inches in diameter and will have an estimated capacity of 1,000 gallons per minute. The wellhead facilities will include a pump house with a foot print of approximately 4 feet by 4 feet and none of the proposed facilities will be taller than 12-feet in height. If necessary, the existing onsite wellhead treatment facility would be modified sometime in the future to accept the additional capacity from the proposed new Well 7-02. The new well will be located just east of the backwash waste tank associated with operation of the existing on-site well (Well 7-01). Construction of Phase 1 of the project is anticipated to be completed by 4th quarter 2017.

Phase 2 of the project includes piping modifications that will connect the well to the existing Commerce distribution system. Pipelines connecting potable-water, well discharge, and power conduits will also be located on the project site and extending to the nearest pipeline of suitable size to accommodate the flow from the well. The final well flow will not be known until the well is installed and tested. Water quality testing will be performed after completion of Phase 1 but prior to construction of Phase 2 in order to ensure the well meets all local and regional water quality standards before connecting to the distribution system. Construction of Phase 2 of the project is anticipated to be completed by 3rd quarter 2018.

Demolition

The proposed project site currently contains an existing water well (Well 7-01), water storage tank, and associated auxiliary equipment. The portion of the site in which the new well and associated auxiliary equipment will be located is currently empty and covered with gravel. The existing water supply facilities will remain on site with construction of the proposed new well. As such, construction of the proposed project will not require demolition activities.

2.9 – Surrounding Land Uses

The proposed project site is designated Industrial in the City General Plan. The project site is currently occupied with an existing water well, pumping equipment, electrical building, and water storage reservoir. The project site is surrounded by industrial development on all sides. The nearest residential uses to the site are single-family homes and multi-family residences on Watcher and Nye Streets to the southeast. Surrounding uses are summarized in Table 1 (Surrounding Land Uses).

Table 1
Surrounding Land Uses

Direction	General Plan Designation	Zoning District	Existing Land Use
Project Site	Industrial	M2 – Heavy Industrial	Water Well; Reservoir
North	Industrial	M2 – Heavy Industrial	Warehouse
South	Industrial	M2 – Heavy Industrial	Scrapyard
East	Industrial	M2 – Heavy Industrial	Scrapyard
West	Industrial	M2 – Heavy Industrial	Warehouse

2.10 – Environmental Setting

The project site is currently developed with a water well, water reservoir, and associated auxiliary equipment in Commerce, Los Angeles County, California. The project site is surrounded by industrial uses on all sides. The project vicinity is completely urbanized. The site is completely paved and no vegetation of any kind is located on site. Interstate 5 (I-5) is located approximately 0.45 miles to the east and State Route 710 (SR-710) is located

approximately 1.85 miles to the west. The project site is relatively flat with an elevation of approximately 156 feet above mean sea level.

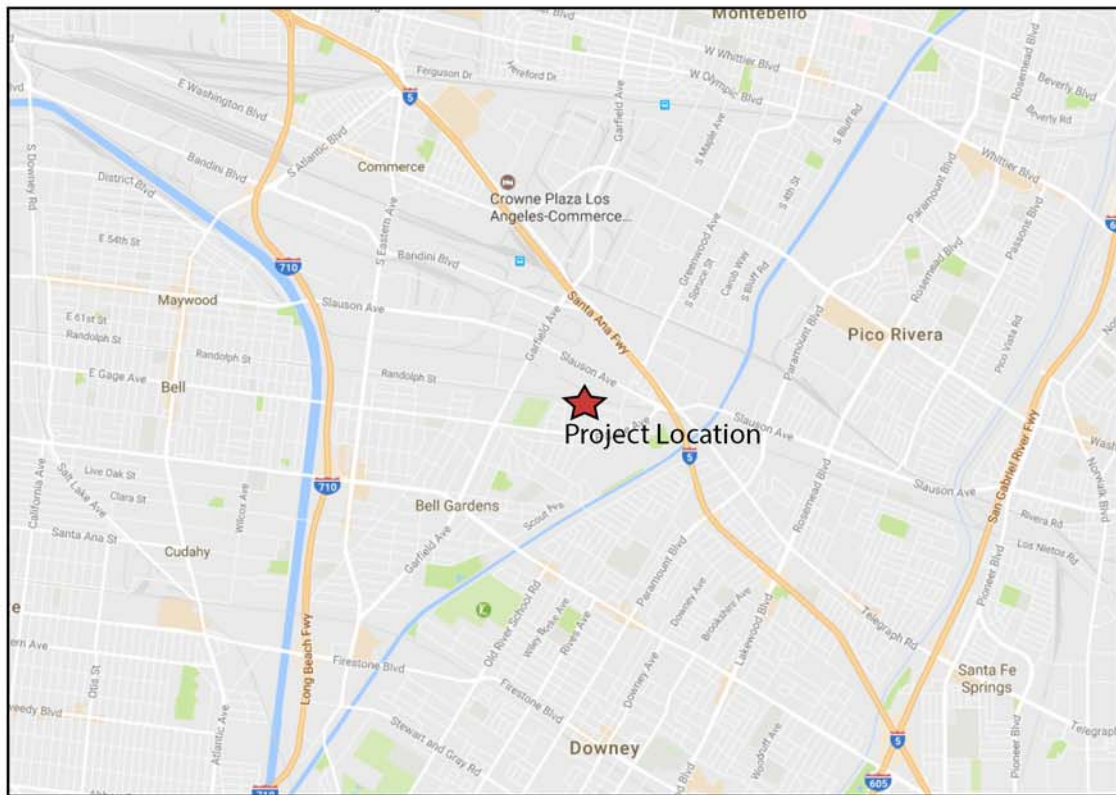
2.11 – Required Approvals

The City of Commerce is the only land use authority for this project requiring the following approvals:

- Design Review

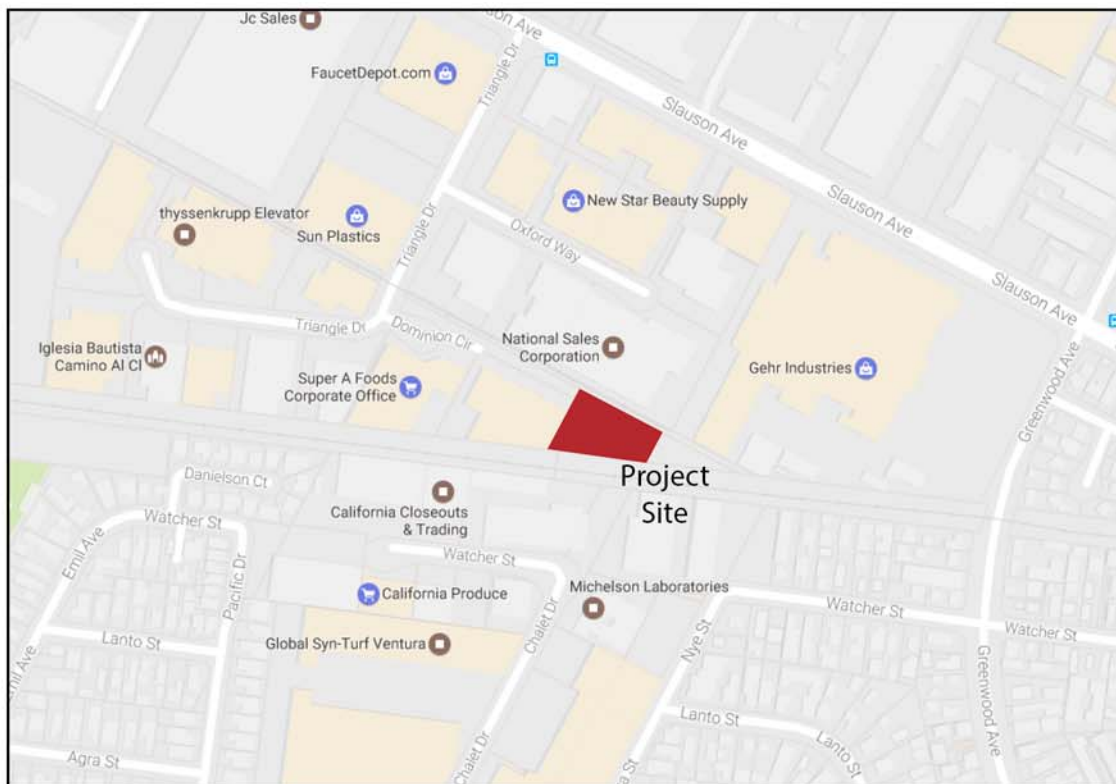
2.12 – Other Public Agency Whose Approval is Required

N/A



Source: Google Maps

Regional



Source: Google Maps

Vicinity



Exhibit 1 Regional and Vicinity Map

Commerce Water Well 7-02 Project
Commerce, California

3 Determination

3.1 – Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology / Soils
☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials	☐	Hydrology / Water Quality
☐	Land Use / Planning	☐	Mineral Resources	☐	Noise
☐	Population / Housing	☐	Public Services	☐	Recreation
☐	Transportation/Traffic	☐	Tribal Cultural Resources	☐	Utilities / Service Systems
☐	Mandatory Findings of Significance				

3.2 – Determination

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

Name: Jose Jimenez, Senior Planner

Date

4 Evaluation of Environmental Impacts

4.1 – Aesthetics

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

a) **No Impact.** There are no designated scenic vistas within the City of Commerce. The nearest scenic vista to the project site is the San Gabriel Mountains to the north. Existing views of the San Gabriel Mountains to the north of the site would not be blocked as a result of construction of the proposed water well because the water well will not be taller than surrounding industrial buildings and development. The proposed project includes a circulation tank, a tool house, an air compressor, a drilling rig, and a drill pipe trailer. None of the proposed structures and facilities will be taller than 12-feet in height. The existing Cal Water Well (Well 7-01) is not visible from surrounding streets or residences because they are effectively blocked by existing industrial and commercial buildings as well as fencing. Views will be similar to existing views; therefore, the proposed project is not anticipated to have a substantial adverse effect on a scenic vista. No impact would occur.

b) **No Impact.** The project site is not adjacent to a designated state scenic highway as identified on the California Scenic Highway Mapping System.¹ As such, the proposed well project could not result in a substantial severe impact on scenic resources within scenic highways. No impact will occur.

c) **No Impact.** The proposed project site is currently developed with an existing water pump, water reservoir, and associated auxiliary equipment. Moreover, the site is completely surrounded on all sides by industrial development and does not have a frontage on any city street. While short-term visual impacts to the existing character of the area would be produced from construction activities, long-term impacts are not anticipated because

¹ California Department of Transportation. California Scenic Highway Mapping System: San Bernardino County. http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm [Accessed April 2017].

the proposed well is similar in use and scale to existing development on the site. Moreover, the proposed project would actually improve the visual character of the station by removing existing graffiti. As such, the project would not have a significant impact on the visual character of the site and its surroundings and no impact will occur.

d) **No Impact.** The proposed well project would not introduce any new substantial sources of light and glare to the project site and surrounding vicinity. Use of construction materials for the proposed project could cause a slight increase in daytime glare; however, it should be noted that such daytime glare would be consistent with existing daytime glare conditions in the area, where there is already a substantial amount of existing industrial development. As such, impacts associated with glare from the proposed well project will not occur given existing conditions. The proposed project would not include the installation of new lighting, as lighting necessary for maintenance or safety and security is already used on the existing site. Moreover, the station is completely enclosed by walls and nearby businesses will be closed during the nighttime hours when lights will be used at the pumping station. Therefore, light impacts from the proposed project would not occur.

4.2 – Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☒
d) Result in loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) **No Impact.** The project site has been developed with a water well, reservoir, and associated auxiliary equipment. No Prime, Unique, or Statewide Important Farmland is located within the Project limits, and the construction and continued occupancy of the proposed Project would not result in the conversion of agricultural land to non-agricultural uses. No impact will occur.

b) **No Impact.** No Williamson Act contracts are active for the project site. In addition, the project site is zoned for industrial uses, which do not permit agricultural uses. Therefore, there would be no conflict with an existing Williamson Act contract. No impact would occur.

- c) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* The project site and surrounding properties are fully developed with industrial uses and are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The USDA Forest Service vegetation maps for the project site identify it as *urban* type, indicating that it is not capable of growing industrial wood tree species. Therefore, construction of the new water well would have no impact to any forest land or timberland zoning.
- d) **No Impact.** The project site is fully developed and completely paved. There are no trees or landscaping of any type located on the project site. As such, there will be no loss of forest land or conversion of forest land to non-forest use as a result of this project. No impact would occur.
- e) **No Impact.** The proposed project site will maintain the same footprint as the existing development. As such, the proposed project would not involve changes in the existing environment which would result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

4.3 – Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

a) **Less than Significant Impact.** A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.² A consistency review is presented below:

1. The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Section 4.3(b) et seq of this report; therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
2. The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and *significant projects*. *Significant projects*

² South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993.

include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. The proposed project is a municipal potable-water well; therefore, the proposed project is not defined as *significant*. This project does not include a General Plan Amendment and therefore does not require consistency analysis with the AQMP.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP.

b) **Less than Significant Impact.** A project may have a significant impact if project-related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the South Coast Air Quality Management District (SCAQMD). Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as ‘criteria pollutants’). These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. Table 2 (South Coast Air Basin Attainment Status) summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

Table 2
South Coast Air Basin Attainment Status

Pollutant	Federal	State
O ₃ (1-hr)	--	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ₁₀	Nonattainment	Nonattainment
PM _{2.5}	Nonattainment	Nonattainment
CO	Attainment	Attainment
NO ₂	Attainment	Nonattainment
SO ₂	Attainment	Attainment
Pb	Nonattainment	Nonattainment
VRP	--	Unclassified
SO ₄	--	Attainment
H ₂ S	--	Unclassified
Sources: ARB 2015		

Construction Emissions

Short-term criteria pollutant emissions will occur during demolition, construction, and architectural coating activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). To determine if construction of the proposed project could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized. CalEEMod defaults have generally been used as construction inputs into the model (see Appendix A). The methodology for calculating emissions is included in the CalEEMod *User Guide*, freely available at <http://www.caleemod.com>.

Construction of the project will consist of site preparation, drilling of the well hole to a depth of 550 feet below the ground surface, erection of the well-pump and well-head facilities, and connection of the new water supply to the existing distribution system. The proposed pump-house will be 4-feet by 4-feet in dimension. The project will also include approximately 10,000 square feet of asphalt which will completely cover the remaining portion of the site that is not currently paved. Construction of the proposed project will not include demolition or grading activities. The proposed project does not include any landscaping or parking. Construction activities are anticipated to start in early 2018 and be completed in mid 2018. As such, the first full operational year for the project will be 2019. It was estimated that the 16-inch by 16-inch by 550-foot hole would result in the removal of approximately 36 cubic yards of material. CalEEMod defaults for construction schedule phase duration and equipment needs were utilized. Based on the results of the model, and as indicated in Table 3 (Mitigated Maximum Daily Construction Emissions (lbs/day)), maximum daily emissions from construction of the proposed project would not result in excessive emissions of any criteria pollutant. Therefore, impacts related to construction emissions would be less than significant.

Table 3
Mitigated Maximum Daily Construction Emissions (lbs/day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
<i>Summer</i>						
2018	1.11	11.29	8.12	0.01	1.08	0.67
<i>Winter</i>						
2018	1.12	11.29	8.04	0.01	1.08	0.67
Threshold	75	100	550	150	150	55
Substantial?	No	No	No	No	No	No

Operational Emissions

Long-term criteria air pollutant emissions will result from operation of the proposed project. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from use of a diesel generator and periodic maintenance vehicle trips. Operational emissions will not result from automobile, truck, or other vehicle sources associated with daily trips to and from the project, as the proposed project does not constitute such a use and will not include such vehicle trips. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed project. Area source emissions from landscape equipment and consumer cleaning products will not occur as a result of the proposed project; however, periodic repainting is anticipated. Energy demand emissions result from use of electricity and natural gas; however, the proposed project will not utilize natural gas and energy demand is anticipated to be negligible. Emissions from area sources were estimated using CalEEMod defaults.

The California Emissions Estimator Model (CalEEMod) was utilized to estimate daily operational emissions. Daily vehicle trips are not associated with the proposed project. Assuming an opening year of 2019, the results of the CalEEMod model for summer and winter operation of the project are summarized in Table 4 (Daily Operational Emissions (lbs/day)). Based on the results of the model, impacts associated with operation of the potable-water well will not exceed the thresholds established by SCAQMD. Therefore, impacts will be less than significant.

Table 4
Daily Operational Emissions (lbs/day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
<i>Summer</i>						
Area Sources	<1	0.00	<1	0.00	0.00	0.00
Energy Demand	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources	0.00	0.00	0.00	0.00	0.00	0.00
Summer Total	<1	0.00	<1	0.00	0.00	0.00
<i>Winter</i>						
Area Sources	<1	0.00	<1	0.00	0.00	0.00
Energy Demand	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources	0.00	0.00	0.00	0.00	0.00	0.00
Winter Total	<1	0.00	<1	0.00	0.00	0.00
Maximum Daily	<1	0.00	<1	0.00	0.00	0.00
Threshold	55	55	550	150	150	55
Substantial?	No	No	No	No	No	No

c) **Less than Significant Impact.** Cumulative short-term, construction-related emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project emissions will be less than significant and other concurrent construction projects in the region will be required to implement standard air quality regulations and mitigation pursuant to State CEQA requirements, just as this project has.

The SCAQMD CEQA Air Quality Handbook identifies methodologies for analyzing long-term cumulative air quality impacts for criteria pollutants for which the Basin is nonattainment. These methodologies identify three performance standards that can be used to determine if long-term emissions will result in cumulative impacts. Essentially, these methodologies assess growth associated with a land use project and are evaluated for consistency with regional projections. These methodologies are outdated, and are no longer recommended by SCAQMD. SCAQMD allows a project to be analyzed using the projection method such that consistency with the AQMP will indicate that a project will not contribute considerably to cumulative air quality impacts. As discussed in AQMP Consistency, the proposed project is consistent with growth assumptions in the AQMP, and would not exceed any applicable SCAQMD thresholds for short- and long-term emissions. Therefore, the proposed project will not contribute to any potential cumulative air quality impacts.

d) **Less than Significant Impact.** Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

Localized Significance Thresholds

As part of SCAQMD's environmental justice program, attention has recently been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed national and/or state air quality standards.

Construction-related criteria pollutant emissions and potentially significant localized impacts were evaluated pursuant to the SCAQMD Final Localized Significance Thresholds Methodology. This methodology provides screening tables for one through five-acre project scenarios, depending on the amount of site disturbance during a

day using the Fact Sheet for equipment usage in CalEEMod.³ Daily oxides of nitrogen (NO_x), carbon monoxide (CO), and particulate matter (PM₁₀ and PM_{2.5}) emissions will occur during site preparation and construction activities. Table 5 (Localized Significance Threshold Analysis) summarize on- and off-site emissions as compared to the local thresholds established for Source Receptor Area (SRA) 1 (Central LA County). The portion of the site that will undergo construction activities is approximately 10,000-square feet, or 0.23 acres. As such, a 1-acre threshold will be used. A 50-meter receptor distance was used to reflect the proximity of residential uses to the southwest and southeast of the project site. As shown in Table 5 (Localized Significance Threshold Analysis (lbs/day)), emissions from construction activities will not exceed any localized threshold.

Table 5
Localized Significance Threshold Analysis (lbs/day)

Phase	CO	NO _x	PM ¹⁰	PM ^{2.5}
Site Preparation	4.25	9.76	0.53	0.06
Building Construction	7.75	11.03	0.71	0.65
Paving	7.22	8.74	0.51	0.47
Architectural Coating	1.85	2.01	0.15	0.15
Threshold	882	74	15	5
Potentially Substantial?	No	No	No	No

Operation-related LSTs become of concern when there are substantial on-site stationary sources that could impact surrounding receptors. The proposed project does not include such on-site operations; therefore, impacts related to operational LSTs will not occur.

Carbon Monoxide Hot Spots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate State and Federal CO standards at intersections, even if the broader Basin is in attainment for Federal and State levels. The California Department of Transportation Project-Level Carbon Monoxide Protocol (Protocol) screening procedures have been utilized to determine if the proposed project could potentially result in a CO hotspot. Based on the recommendations of the Protocol, a screening analysis should be performed for the proposed project to determine if a detailed analysis will be required. The California Department of Transportation notes that because of the age of the assumptions used in the screening procedures and the obsolete nature of the modeling tools utilized to develop the screening procedures in the Protocol, they are no longer accepted. More recent screening procedures based on more current methodologies have been developed. The Sacramento Metropolitan Air Quality Management District (SMAQMD) developed a screening threshold in 2011, which states that any project involving an intersection experiencing 31,600 vehicles per hour or more will require detailed analysis. In addition, the Bay Area Air Quality Management District developed a screening threshold in 2010, which states that any project involving an intersection experiencing 44,000 vehicles per hour would require detailed analysis. The proposed project's operations would not involve an intersection experiencing this level of traffic; therefore, the proposed project passes the screening analysis and impacts are deemed less than significant. Based on the local analysis procedures, the proposed project would not result in a CO hotspot.

e) **No Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed project is sited within an existing industrial and commercial area. The proposed project is a potable-water well that will provide water to Cal Water Service

³ South Coast Air Quality Management District. Fact Sheet for Applying CalEEMod to Localized Significance Thresholds.

customers in Commerce. Therefore, the proposed project would not produce odors that would affect a substantial number of people considering that the proposed project will not result in heavy manufacturing activities. No impact will occur.

4.4 – Biological Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

- a) **No Impact.** Given the highly-developed nature of the site and surrounding area, it is unlikely that any plant or wildlife species listed by the state and/or federal government as endangered or threatened occur at the project site.⁴ The proposed site is currently developed and completely paved. There are no trees or landscaping of any kind on site; therefore, there is no identifiable natural habitat on site. Therefore, no impact would occur.
- b) **No Impact.** There are no trees or landscaping of any kind located on the proposed site. The project site and surrounding area is fully developed with industrial uses. There is no identifiable riparian habitat or other sensitive natural community on the project site.⁵ The proposed project does not include the removal of any landscaping or trees, as none exist on the site. As such, the loss of sensitive natural communities would not occur. No impact will occur as a result of the proposed well project.
- c) **No Impact.** There are no features on site identified as potential jurisdictional resources. As such, no potential jurisdictional waters were identified on the project site. Therefore, there would be no impacts to jurisdictional waters or riparian habitat and no mitigation is required. Impacts to jurisdictional waters will not occur as a result of the proposed well project.
- d) **No Impact.** The proposed project site and surrounding vicinity are completely urbanized and developed with industrial uses. As such, the proposed project could not result in significant habitat fragmentation or substantially affect established wildlife corridors or wildlife movement. There are no trees or landscaping of any kind located on the site. Impacts associated with habitat fragmentation and wildlife movement would therefore not occur.
- e) **No Impact.** The proposed project does not include the removal of any trees. Therefore, construction of the new water well will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.
- f) **No Impact.** The proposed project site is not within any Habitat Conservation Plan area and no impacts would occur.⁶

⁴U.S. Fish and Wildlife Service. *ECOS: Environmental Conservation Online System*. <https://ecos.fws.gov/ecp/report/table/critical-habitat.html> [Accessed June 6, 2017].

⁵ U.S. Fish and Wildlife Service. *National Wetlands Inventory*. <https://www.fws.gov/wetlands/data/mapper.html> [Accessed June 6, 2017].

⁶ California Department of Fish and Wildlife. *NCCP Plan Summaries*. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=15329&inline> [Accessed April 2017].

4.5 – Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

a) **No Impact.** The proposed project site is currently developed with a water well, water reservoir, and associated auxiliary equipment. The existing on-site structures are not historical in nature. The project site has been previously disturbed and is partially developed. Pursuant to AB 52, notices were sent to local tribes regarding possible tribal resources located on or around the proposed project site. No responses were received from any tribe or native group. As such, the project will have no impact on historical resources.

b) **Less Than Significant with Mitigation Incorporated.** The project site has been previously graded during previous development of the site. Any buried archaeological resources would have already been uncovered or destroyed at the time of initial grading of the project site. Moreover, as the site is already developed, it is unlikely that archaeological resources would be encountered during ground disturbing activities. However, in the unlikely event that archeological materials or Tribal Cultural Resources (TCR) are uncovered, Mitigation Measures CUL-1 through CUL-4 have been implemented to reduce potentially significant impacts to previously undiscovered archaeological resources that may be accidentally encountered during project implementation to a less than significant level. Mitigation Measure CUL-1 requires that a qualified archaeologist conduct an archaeological sensitivity training for construction personnel. Mitigation Measure C-2 requires that all ground-disturbing activities be halted or diverted away from the find and that a buffer of at least 50 feet be established around the find until an appropriate treatment plan is coordinated. Mitigation Measure C-3 requires that a qualified archaeological monitor be present during all construction excavations into non-fill sediments. Mitigation Measure CUL-4 requires that the archaeological monitor prepare a final report at the conclusion of archaeological monitoring. With implementation of Mitigation Measures CUL-1 through CUL-4, impacts will be less than significant.

Mitigation Measures

CUL-1 Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant must retain a qualified professional archaeologist, approved by the Director of Community and Economic Development, or designee, who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel before commencing excavation

activities. The training session must be carried out by a cultural resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and, the general steps a qualified professional archaeologist would follow in conducting a salvage investigation if one is necessary.

CUL-2 Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities must be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet must be established around the find where construction activities cannot be allowed to continue until a qualified archaeologist examines the newly discovered artifact(s) and evaluates the area of the find. Work may be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities must be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards and is approved by the Director of Community and Economic Development, or designee. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals must be contacted and consulted and Native American construction monitoring should be initiated. The Applicant must coordinate with the archaeologist and tribal governments to develop an appropriate treatment plan for the resources.

CUL-3 Monitor Construction Excavations for Archeological Resources in Younger Alluvial Sediments. The Applicant must retain a qualified archaeological monitor, who will work under the direction and guidance of a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards and is approved by the Director of Community and Economic Development, or designee. The archaeological monitor must be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring will be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the project archaeologist.

CUL-4 Prepare Report Upon Completion of Monitoring Services. The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, and is approved by the Director of Community and Economic Development, or designee, must prepare a final report at the conclusion of archaeological monitoring. The report must be submitted to the Applicant, the South Central Costal Information Center, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report must include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.

c) **Less Than Significant with Mitigation Incorporated.** The project site has been previously graded for the existing development. Any buried paleontological resources would have already been uncovered or destroyed at the time of initial grading of the project site. However, in the event that paleontological materials are uncovered, Mitigation Measures CUL-5 through CUL-8 are required to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during project implementation to a less than significant level. Mitigation Measure CUL-5 requires that a paleontological sensitivity training for construction personnel be conducted before commencement of excavation activities. Mitigation Measure CUL-6 requires that a qualified paleontologist conduct periodic paleontological spot checks to determine if excavations have extended into older Pleistocene alluvial deposits as well as the presence of a paleontological monitor during all excavations into the local geologic formation or into older Pleistocene alluvial

deposits. Mitigation Measure CUL-7 requires that ground-disturbing activities be halted or diverted away from the vicinity and that a buffer of at least 50 feet be established if paleontological materials are encountered until an appropriate treatment plan is coordinated. Mitigation Measure CUL-8 requires that a professional paleontologist prepare a report summarizing the results of the monitoring efforts, methodology used, and the description of fossils collected and their significance. With implementation of Mitigation Measures CUL-5 through CUL-8, impacts to paleontological resources will be less than significant.

Mitigation Measures

- CUL-5** Conduct Paleontological Sensitivity Training for Construction Personnel. The Applicant must retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and is approved by the Director of Community and Economic Development, or designee. That paleontologist must conduct a Paleontological Sensitivity Training for construction personnel before commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.
- CUL-6** Conduct Periodic Paleontological Spot Checks during grading and earth-moving activities. The Applicant must retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and is approved by the Director of Community and Economic Development, or designee. The paleontologist must conduct periodic Paleontological Spot Checks beginning at depths below four feet to determine if construction excavations have extended into the local geologic formation or into older Pleistocene alluvial deposits. After the initial Paleontological Spot Check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the local geologic formation or into older Pleistocene alluvial deposits, construction monitoring for Paleontological Resources will be required. The Applicant must retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and is approved by the Director of Community and Economic Development, or designee. The paleontological monitor must be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the local geologic formation or into older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring will be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.
- CUL-7** Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities must be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities will not be allowed to continue until appropriate paleontological treatment plan has been approved by the Director of Community and Economic Development, or designee. Work may be allowed to continue outside of the buffer area. The Applicant must coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and is approved by the Director of Community and Economic Development, or designee, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce

construction delay, the grading and excavation contractor must assist in removing rock samples for initial processing.

CUL-8 Prepare Report Upon Completion of Monitoring Services. Upon completion of the above activities, the professional paleontologist must prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report must be submitted to the Applicant, the Director of Community and Economic Development, or designee, the Natural History Museums of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

d) **Less than Significant with Mitigation Incorporated.** Because the project site has been disturbed, no human remains or cemeteries are anticipated to be disturbed by the proposed project. Any buried human remains would have been uncovered, collected, and/or destroyed at that time of initial development of the site. However, these findings do not preclude the existence of previously unknown human remains located below the ground surface, which may be encountered during construction excavations associated with the proposed project. It is also possible to encounter buried human remains during construction given the proven prehistoric occupation of the region, the identification of multiple surface archaeological resources within a half-mile of the project site, and the favorable natural conditions that would have attracted prehistoric inhabitants to the area. As a result, Mitigation Measure CUL-9 is required to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during project implementation to a less than significant level. Mitigation Measure CUL-9 requires that in the unlikely event that human remains are uncovered, the contractor is required to halt work in the immediate area of the find and notify the County Coroner, in accordance with Health and Safety Code § 7050.5, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she must contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Impacts will be less than significant with implementation of mitigation.

Mitigation Measures

CUL-9 Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during construction, the Applicant must comply with Health and Safety Code § 7050.5. The Applicant must immediately notify the County Coroner and no further disturbance can occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code § 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, it has 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD must file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-SCCIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Public Resources Code § 5097.94(k), if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative must inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

4.6 – Geology and Soils

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

a.i) **Less than Significant Impact.** The project site is not located within a known earthquake fault, as delineated in the most recent Alquist-Priolo Seismic Hazard Zone Report issued by the State Geologist for the South Gate 7.5-Minute Quadrangle.⁷ As the footprint of the proposed project would not be expanded for the construction of the new well, and design and construction of the proposed project would be carried out within state and local requirements, impacts related to fault rupture are anticipated to be less than significant.

a.ii) **Less than Significant Impact.** All developments in southern California are subject to impacts related to strong seismic ground-shaking. However, for the proposed project, all impacts related to exposing people or structures to potential risks of loss, injury, or death involving strong seismic ground shaking would be reduced to less than significant by utilizing standard engineering as required under the California Building Code (2016). The proposed well project would utilize standard engineering and construction techniques as well as site specific ground motion and development criteria, and would therefore present a less than significant impact when it comes to seismic ground shaking.

a.iii) **Less than Significant Impact.** According to the California Department of Conservation seismic hazard maps for the South Gate 7.5-Minute Quadrangle, the project site is not located in an area of required investigation for liquefaction.⁸ Moreover, the proposed project would utilize standard engineering and construction techniques as well as site specific ground motion and development criteria, and would therefore present a less than significant impact when it comes to seismic-related ground failure.

a.iv) **Less than Significant Impact.** According to the California Department of Conservation seismic hazard maps for the South Gate 7.5-Minute Quadrangle, the project site is not located in an area of required investigation for earthquake-induced landslides. The proposed project would be required to adhere to existing construction and engineering standards as well as applicable state and local requirements; therefore, impacts related to the risk of landslides would be less than significant with implementation of the new project.

b) **Less than Significant Impact.** The proposed well project would include minimal ground disturbing activities. Such activities would be limited to the location on the site where the new well and pump house will be placed and drilling the hole for the well will occur. The portion of the site where the new well and auxiliary equipment will be placed is currently covered with gravel and is 100 percent permeable surfaces. The required permits for stormwater pollution would be acquired. Best management practices for construction stormwater management would be implemented as part of the SWPPP for the project. Construction of the new well and associated auxiliary equipment would not result in substantial soil erosion or the loss of topsoil. Moreover, standard construction procedures are in place to ensure impacts caused by substantial soil erosion or the loss of topsoil would be less than significant.

c) **Less than Significant Impact.** As discussed above, the project site is not located in an area with historic occurrences of liquefaction or landslide. Nevertheless, the proposed project would be subject to the City of Commerce's construction standards that are based on the California Building Code for development within areas susceptible to liquefaction hazards. With adherence to existing regulations, impacts related to unstable soil will be less than significant.

d) **Less than Significant Impact.** The existence of expansive, compressible, and corrosive soils does not appear to be a major occurrence in the project area as the area is defined by large commercial and industrial developments. Based on the existing development of the site, the soils are expected to have a very low expansion potential. Because the soils on the site are expected to have a very low expansion potential, the impacts related to the construction of

⁷ California Department of Conservation. Alquist-Priolo Seismic Hazard Zone Report: South Gate Quadrangle. http://gmw.conservation.ca.gov/SHP/EZRIM/Reports/SHZR/SHZR_034_South_Gate.pdf [Accessed April 2017].

⁸ California Department of Conservation. Alquist-Priolo Earthquake Fault Zone Maps: South Gate Quadrangle. http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/SOUTH_GATE_EZRIM.pdf [Accessed April 2017].

the additional well would be less than significant, and no mitigation measures would be necessary. As the footprint of the existing development would not be expanded for the proposed well, and soils on the site have previously been assumed to not include major occurrences of expansive soils, impacts related to fault rupture are considered to be less than significant.

e) **No Impact.** The proposed well project does not include the use of septic tanks. Therefore, no impact related to the use of septic tanks or alternative wastewater disposal systems would occur as a result of the proposed changes.

4.7 – Greenhouse Gas Emissions

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

a) **Less than Significant Impact.** Climate change is the distinct change in measures of climate for a long period of time.⁹ Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth's orbit around the Sun or direct changes within the climate system itself (i.e. changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet's surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane from landfill wastes and raising livestock, deforestation activities; and some agricultural practices.

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the Sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not been established by the South Coast Air Quality Management District (SCAQMD). As an interim threshold based on guidance provided in the CAPCOA *CEQA and Climate Change* handbook, a non-zero threshold approach based on Approach 2 of the handbook has been used. Threshold 2.5 (Unit-Based Thresholds Based on

⁹ United States Environmental Protection Agency. Frequently Asked Questions About Global Warming and Climate Change. Back to Basics. April 2009.

Market Capture) establishes a numerical threshold based on capture of approximately 90 percent of emissions from future development. The latest threshold developed by SCAQMD using this method is 10,000 metric tons carbon dioxide equivalent (MTCO₂E) per year for industrial projects.¹⁰ This threshold is based on the review of 711 CEQA projects. This threshold will be utilized herein to determine if emissions of greenhouse gases from this project will be significant.

The proposed project will include activities that emit greenhouse gas emissions over the short- and long-term. While one project could not be said to cause global climate change, individual projects contribute cumulatively to greenhouse gas emissions that result in climate change. A greenhouse gas emissions inventory was prepared for the project using under BAU conditions and is analyzed below.

Short-Term Emissions

The project will result in short-term greenhouse gas emissions from activities associated with construction of the proposed project. Greenhouse gas emissions will be released by equipment used for site preparation and building construction activities. GHG emissions will also result from worker and vendor trips to and from the project site during construction. Table 6 (Construction Greenhouse Gas Emissions) summarizes the estimated yearly emissions from construction activities. Carbon dioxide emissions from construction equipment and worker/vendor trips were estimated utilizing the California Emissions Estimator Model (CalEEMod) version 2016.3.1 (see Appendix A). Construction activities are short-term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. Because of this difference, SCAQMD recommends in its draft threshold to amortize construction emissions over a 30-year operational lifetime. This normalizes construction emissions so that they can be grouped with operational emissions in order to generate a precise project GHG inventory. Amortized construction emissions are included in Table 6.

Table 6
Construction Greenhouse Gas Emissions

Construction Year	GHG Emissions (MT/YR)			
	CO ₂	CH ₄	N ₂ O	TOTAL*
2018	60.79	0.02	0.00	61.22
TOTAL	60.79	0.02	0.00	61.22
AMORTIZED TOTAL^	2.03	0.00	0.00	2.04
* MTCO ₂ E Note: Slight variations may occur due to rounding and variations in modeling software ^ Amortized over 30-years				

Long-Term Emissions

Water pumping activities will result in continuous greenhouse gas emissions from mobile and operational sources. Mobile sources will be limited to periodic maintenance vehicle trips to and from the project site, which will result primarily in emissions of CO₂ with minor emissions of CH₄ and N₂O. The most significant GHG emission from natural gas usage will be methane; however, the proposed project is not anticipated to require natural gas for operations. Limited electricity usage by the project and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of carbon dioxide. Disposal of solid waste will result in emissions of methane from the decomposition of waste at landfills coupled with CO₂ emission from the handling and transport of solid waste; however, the proposed project is not anticipated to generate solid waste during operation. These sources combine to define the long-term greenhouse gas emissions for the build-out of the proposed project.

¹⁰ South Coast Air Quality Management District. CEQA Significance Thresholds Working Group. Meeting # 15, Main Presentation. September 28, 2010.

To determine long-term emissions, CalEEMod was used. The methodology utilized for each emissions source is based on the CAPCOA *Quantifying Greenhouse Gas Mitigation Measures* handbook.¹¹ A summary of the project's net long-term greenhouse gas emissions is included in Table 7 (Operational Greenhouse Gas Emissions). Mobile sources, natural gas usage, and electricity usage are all based on CalEEMod default settings. Solid waste generation is also based on CalEEMod defaults. Emissions are presented as metric tons of carbon dioxide equivalent (MTCO₂E) meaning that all emissions have been weighted based on their Global Warming Potential (GWP) (a metric ton is equal to 1.102 US short tons).

Table 7
Operational Greenhouse Gas Emissions

Source	GHG Emissions (MT/YR)			
	CO ₂	CH ₄	N ₂ O	TOTAL*
Area	<1	0.00	0.00	<1
Energy	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00
Solid Waste	0.00	0.00	0.00	0.00
Water/Wastewater	0.00	0.00	0.00	0.00
<i>TOTAL</i>	0.00	0.00	0.00	<1
* MTCO ₂ E/YR				
Note: Slight variations may occur due to rounding				

As the proposed project will not include landscaping, outdoor water demand was not included.

Greenhouse Gas Emissions Inventory

Table 8 (Greenhouse Gas Emissions Inventory) summarizes the yearly estimated greenhouse gas emissions from construction and operational sources. The total yearly carbon dioxide equivalent emissions for the proposed project are estimated at 2.04 MTCO₂E. This does not exceed the SCAQMD threshold of 10,000 MTCO₂E per year. Impacts will be less than significant.

Table 8
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (MT/YR)			
	CO ₂	CH ₄	N ₂ O	TOTAL*
Construction	2.03	0.00	0.00	2.04
Operation	0.00	0.00	0.00	<1
Total				2.04
* MTCO ₂ E/YR				
Note: Slight variations may occur due to rounding				
^ Construction impacts amortized over 30-years				

b) **No Impact.** ARB's *Scoping Plan* identifies strategies to reduce California's greenhouse gas emissions in support of AB32. Many of the strategies identified in the Scoping Plan are not applicable at the project level, such as long-term technological improvements to reduce emissions from vehicles. Some measures are applicable and supported by the project, such as energy efficiency. Finally, while some measures are not directly applicable, the project would not conflict with their implementation. Reduction measures are grouped into 18 action categories, as follows:

¹¹ California Air Pollution Control Officers Association. Quantifying Greenhouse Gas Emissions. August 2010

1. **California Cap-and-Trade Program Linked to Western Climate Initiative Partner Jurisdictions.** Implement a broad-based California cap-and-trade program to provide a firm limit on emissions. Link the California cap-and-trade program with other Western Climate Initiative Partner programs to create a regional market system to achieve greater environmental and economic benefits for California.¹² Ensure California's program meets all applicable AB 32 requirements for market-based mechanisms.
2. **California Light-Duty Vehicle Greenhouse Gas Standards.** Implement adopted Pavley standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.
3. **Energy Efficiency.** Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities).
4. **Renewables Portfolio Standards.** Achieve 33 percent renewable energy mix statewide.
5. **Low Carbon Fuel Standard.** Develop and adopt the Low Carbon Fuel Standard.
6. **Regional Transportation-Related Greenhouse Gas Targets.** Develop regional greenhouse gas emissions reduction targets for passenger vehicles.
7. **Vehicle Efficiency Measures.** Implement light-duty vehicle efficiency measures.
8. **Goods Movement.** Implement adopted regulations for the use of shore power for ships at berth. Improve efficiency in goods movement activities.
9. **Million Solar Roofs Program.** Install 3,000 megawatts of solar-electric capacity under California's existing solar programs.
10. **Medium- and Heavy-Duty Vehicles.** Adopt medium- (MD) and heavy-duty (HD) vehicle efficiencies. Aerodynamic efficiency measures for HD trucks pulling trailers 53-feet or longer that include improvements in trailer aerodynamics and use of rolling resistance tires were adopted in 2008 and went into effect in 2010.¹³ Future, yet to be determined improvements, includes hybridization of MD and HD trucks.
11. **Industrial Emissions.** Require assessment of large industrial sources to determine whether individual sources within a facility can cost-effectively reduce greenhouse gas emissions and provide other pollution reduction co-benefits. Reduce greenhouse gas emissions from fugitive emissions from oil and gas extraction and gas transmission. Adopt and implement regulations to control fugitive methane emissions and reduce flaring at refineries.
12. **High Speed Rail.** Support implementation of a high-speed rail system.
13. **Green Building Strategy.** Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.
14. **High Global Warming Potential Gases.** Adopt measures to reduce high warming global potential gases.
15. **Recycling and Waste.** Reduce methane emissions at landfills. Increase waste diversion, composting and other beneficial uses of organic materials, and mandate commercial recycling. Move toward zero-waste.
16. **Sustainable Forests.** Preserve forest sequestration and encourage the use of forest biomass for sustainable energy generation. The 2020 target for carbon sequestration is 5 million MTCO₂E/YR.
17. **Water.** Continue efficiency programs and use cleaner energy sources to move and treat water.
18. **Agriculture.** In the near-term, encourage investment in manure digesters and at the five-year Scoping Plan update determine if the program should be made mandatory by 2020.

Table 9 (Scoping Plan Consistency Summary) summarizes the project's consistency with the State Scoping Plan. As summarized, the project will not conflict with any of the provisions of the Scoping Plan and in fact supports a number of the action categories through water conservation and recycling.

¹² California Air Resources Board. California GHG Emissions – Forecast (2002-2020). October 2010.

¹³ California Air Resources Board. Scoping Plan Measures Implementation Timeline. October 2010.

Table 9
Scoping Plan Consistency Summary

Action	Supporting Measures	Consistency
Cap-and-Trade Program	--	Not Applicable. These programs involve capping emissions from electricity generation, industrial facilities, and broad scoped fuels. Caps do not directly affect this type of project.
Light-Duty Vehicle Standards	T-1	Not Applicable. This is a statewide measure establishing vehicle emissions standards.
Energy Efficiency	E-1	Consistent. The project will not conflict with any State mandated energy efficiency requirements.
	E-2	
	CR-1	
	CR-2	
Renewables Portfolio Standard	E-3	Not Applicable. Establishes the minimum statewide renewable energy mix.
Low Carbon Fuel Standard	T-2	Not Applicable. Establishes reduced carbon intensity of transportation fuels.
Regional Transportation-Related Greenhouse Gas Targets	T-3	Not Applicable. The project does not generate operation-related traffic impacts.
Vehicle Efficiency Measures	T-4	Not Applicable. Identifies measures such as minimum tire-fuel efficiency, lower friction oil, and reduction in air conditioning use.
Goods Movement	T-5	Not applicable. Identifies measures to improve goods movement efficiencies such as advanced combustion strategies, friction reduction, waste heat recovery, and electrification of accessories. While these measures are yet to be implemented and will be voluntary, the proposed project would not interfere with their implementation.
	T-6	
Million Solar Roofs Program	E-4	Not Applicable. Sets goal for use of solar systems throughout the state. While the project currently does not include solar energy generation, the buildings could support solar panels in the future.
Medium- & Heavy-Duty Vehicles	T-7	Not Applicable. Project operation will not require use of MD and HD trucks and trailers; no feature of the project would interfere with implementation of these requirements and programs.
	T-8	
Industrial Emissions	I-1	Not Applicable. These measures are applicable to large industrial facilities (> 500,000 MTCOE2/YR) and other intensive uses such as refineries.
	I-2	
	I-3	
	I-4	
	I-5	

Action	Supporting Measures	Consistency
High Speed Rail	T-9	Not Applicable. Supports increased mobility choice.
Green Building Strategy	GB-1	Not Applicable. The project will not demand water or generate solid waste.
High Global Warming Potential Gases	H-1	Not Applicable. The proposed project is not a substantial source of high GWP emissions and will comply with any future changes in air conditioning, fire protection suppressant, and other requirements.
	H-2	
	H-3	
	H-4	
	H-5	
	H-6	
	H-7	
Recycling and Waste	RW-1	Consistent. The project is subject to a minimum 50 percent recycling standard and will recycle a minimum of 50 percent of construction debris per State and City requirements.
	RW-2	
	RW-3	
Sustainable Forests	F-1	Not Applicable. The project will not remove any existing trees.
Water	W-1	Not Applicable. The project does not include any landscaping or operation-related water use.
	W-2	
	W-3	
	W-4	
	W-5	
	W-6	
Agriculture	A-1	Not Applicable. The project is not an agricultural use.

4.8 – Hazards and Hazardous Materials

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

a) **Less than Significant Impact.** Operation of the proposed well will not result in the routine transport, use, or disposal of hazardous materials. Water wells do not employ the same kinds of widely used hazardous materials common at residential, commercial, and industrial developments. Therefore, potential impacts associated with the use, transport, storage, and disposal of hazardous materials and waste would not occur.

During construction of the well, a hole will be drilled and the excavated soil will be transported off site. Additionally, development of the well may include minor trenching to connect to the electrical and water supply. Prior to construction activities, the well location will be assessed for the presence of hazardous materials, which, if present, would be handled according to existing federal, State, and local regulations regarding hazardous materials handling and disposal. Based on the foregoing, impacts relating to hazardous materials are less-than-significant.

b) **Less than Significant Impact.** The proposed well will not utilize hazardous materials and does not produce hazardous wastes. No demolition of existing structures would be necessary that would expose persons to asbestos, lead, or other hazardous materials. Construction of the proposed well and associated auxiliary equipment will require the use and transport of hazardous materials such as asphalt, paints, and other solvents. Construction activities could also produce hazardous wastes associated with the use of such products. Construction of the proposed project requires ordinary construction activities and will not require a substantial or uncommon amount of hazardous materials to complete. The construction contractor will be required to adhere to all State and local requirements for the disposal of demolition and construction waste.

The operator of the proposed well will also be required to follow applicable regulations regarding proper disposal and/or recycling, as appropriate, as well components are replaced or removed over time; therefore, there is little potential for a hazardous release that could significantly impact the public. Impacts will be less than significant with implementation of existing regulations.

c) **No Impact.** No schools are located within one-quarter mile of the project site. The closest school to the proposed project site is Laguna Nueva School, which is located approximately 0.55 miles southwest of the site. Therefore, no impact will occur.

d) **No Impact.** The proposed project is not located on a site listed on the State 'Cortese List', a compilation of various sites throughout the state that have been compromised due to soil or groundwater contamination from past uses. Therefore, no impact will occur.

Based upon review of the Cortese list, the project site is not:

- listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC),¹⁴
- listed as a leaking underground storage tank (LUST) site by the State Water Resources Control Board (SWRCB),¹⁵
- listed as a hazardous solid waste disposal site by the SWRCB,¹⁶
- currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB,¹⁷ or
- developed with a hazardous waste facility subject to corrective action by the DTSC.¹⁸

e-f) **No Impact.** The proposed project is not located within two miles of a public or private airstrip or within an airport land use plan. The nearest public or private airport is Compton Airport, located approximately 8.6 miles southwest of the project site. No Impact will occur.

g) **No Impact.** Construction of the new water well and auxiliary equipment would not require closure or restriction of traffic on any street. As such, no impacts related to an adopted emergency response plan or emergency evacuation plan would occur.

h) **No Impact.** The project site is located within a completely urbanized area of the City and would not be subject to wildland fires. The proposed well project would remain within the footprint of the existing project site; therefore, no impacts related to wildland fires would occur.

¹⁴ California Department of Toxic Substances Control. Hazardous Waste and Substances Site List – Site Cleanup (Cortese List). http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm [Accessed April 2017].

¹⁵ California State Water Resources Control Board. GeoTracker. geotracker.waterboards.ca.gov [Accessed April 2017].

¹⁶ California State Water Resources Control Board. Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit. www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf [Accessed April 2017].

¹⁷ California State Water Resources Control Board. List of Active CDO and CAO. <http://www.calepa.ca.gov/sitecleanup/corteselist/> [Accessed April 2017].

¹⁸ California Department of Toxic Substances Control. Hazardous Facilities Subject to Corrective Action. www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm#Facilities [Accessed April 2017].

4.9 – Hydrology and Water Quality

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be 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)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through 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?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) 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?	☐	☐	☐	☒

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

a) **Less than Significant Impact.** Violations of water quality standards or waste discharge requirements, or degradation of water quality can result in potentially significant impacts to water quality and result in environmental damage or sickness in people. The project would result in a significant impact to water quality if water quality standards, waste discharge requirements, or degradation of water quality occurred.

Point-source pollutants can be traced to their original source. Point-source pollutants are discharged directly from pipes or spills. Raw sewage draining from a pipe directly into a stream is an example of a point-source water pollutant. The project consists of the construction and operation of a potable-water well and does not propose any uses that would generate point source pollutants. Therefore, water quality impacts due to point sources would be less than significant.

Non-point-source pollutants (NPS) cannot be traced to a specific original source. NPS pollution is caused by rainfall or snowmelt moving over and through surface areas. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters, and even underground sources of drinking water. These pollutants include:

- Excess fertilizers, herbicides and insecticides from agricultural lands and residential areas
- Oil, grease, and toxic chemicals from urban runoff and energy production
- Sediment from improperly managed construction sites, crop and forest lands, and eroding streambanks
- Salt from irrigation practices and acid drainage from abandoned mines
- Bacteria and nutrients from livestock, pet wastes, and faulty septic systems
- Atmospheric deposition and hydromodification

Impacts associated with water pollution include ecological disruption and injury or death to flora and fauna, increased need and cost for water purification, sickness or injury to people, and degradation or elimination of water bodies as recreational opportunities. Accidents, poor site management or negligence by property owners and tenants can result in accumulation of pollutant substances on parking lots, loading and storage areas, or result in contaminated discharges directly into the storm drain system.

The Santa Ana Regional Water Quality Control Board (RWQCB) administers the National Pollutant Discharge Elimination System (NPDES) permit in the region. The City is required to implement all pertinent regulations of the program to control pollution discharges from new development. These regulations reduce NPS pollutant loading through the implementation of Best Management Practices (BMPs) and other control measures that minimize or eliminate pollutants from urban runoff, thereby protecting downstream water resources. BMPs implemented to

address commercial pollutant sources generally involve maintenance of storm drain facilities, parking lots, vegetated areas, and educational programs. Violations of water quality standards due to urban runoff can be prevented through the continued implementation of existing regional water quality regulations. The proposed project would not interfere with the implementation of NPDES water quality regulations and standards.

The proposed project will be subject to National Pollutant Discharge Elimination System (NPDES) permit requirements during construction activities in addition to standard NPDES operational requirements. The proposed project will require submittal to the local reviewing agency, the Santa Ana RWQCB, a Storm Water Pollution Prevention Plan (SWPPP) that will include BMPs to protect water quality during construction activities. The City will require BMPs as listed in the California Stormwater Quality Association's California Storm Water Best Management Practice Handbooks. These measures, which include resident/owner education, activity restrictions, parking lot sweeping, basin inspection, landscaping, roof runoff controls, efficient irrigation, slope and channel protection, storm drain signage, trash racks, and trash storage areas, will reduce pollutants in storm water runoff and reduce non-storm water discharges to the City's storm water drainage through controlling the discharge of pollutants. Operational BMPs will be identified in a Stormwater Runoff Management Plan that will be submitted to the City for review and approval. Impacts related to violation of water quality standards will be less than significant with implementation of existing regulations.

b) **No Impact.** If the project removed an existing groundwater recharge area or substantially reduced runoff that results in groundwater recharge, a potentially significant impact could occur.

The site is currently developed with a water well, reservoir, and associated auxiliary equipment. The site does not accommodate any substantial natural drainage or managed recharge areas. The project site is surrounded by industrial and commercial uses on all sides. The project site is not the location of an existing groundwater spreading basin and will not significantly change the runoff from the project that may otherwise recharge groundwater basins; therefore, impacts to groundwater recharge will not occur.

c) **No Impact.** Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the project results in substantial on- or off-site erosion or siltation. As was previously detailed in Section 3.9.b, the site is developed and surrounded by industrial and commercial uses on all sides. The site generally surface drains south-easterly. The proposed project includes construction and operation of a new water well and does not include any changes to existing on-site drainage improvements. As such, substantial on- or off-site erosion or siltation will not occur; therefore, no impact is anticipated.

d-e) **Less than Significant Impact.** As was previously detailed in Section 4.9.c, the project would not result in an alteration of the drainage pattern or increase in flows that would result in flooding on- or off-site because all on- and off-site drainage will be controlled by existing storm drain and flood control facilities. Impacts to flooding on- or off-site as a result of a change in the drainage pattern or increase in runoff will thus be less than significant.

A potentially significant impact could occur if the project creates or contributes runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff. As was previously detailed in Section 4.9.c, project-related stormwater flows will be directed to on-site drains and gutters before discharging to existing storm drain facilities. As such, impacts will be less than significant.

f) **Less than Significant Impact.** The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in herein.

g-h) **No Impact.** The project does not include housing; therefore, housing will not be placed within a 100-year flood hazard area. Moreover, the project does not place any structures within a 100-year flood hazard area and would not impede or redirect flood flows; therefore, no impact will occur.

The proposed project is not located within a designated 100-year flood hazard area or zone.¹⁹ Therefore, the project will not impede or redirect flood flows. No impact will occur.

i) **No Impact.** According to the City of Commerce General Plan, the project site and City of Commerce are located within the potential dam inundation area of the Garvey Reservoir in Monterey Park. However, while the project site is within a dam inundation area, occurrence of flooding from the dam is extremely remote because the reservoir has been engineered and constructed with knowledge that the area is seismically active. Moreover, the project would not place any housing within a dam inundation area. As such, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No impact will occur.

j) **No Impact.** Because the project site is not located immediately adjacent to a lake or reservoir, no seiche-related flooding resulting from a lake is anticipated to occur on-site. Furthermore, with its location more than 17 miles from the Pacific Ocean, tsunami is considered a remote threat to the project site. Finally, as shown above, the area is not subject to historic flooding or mudflows and no persons will be residing or working within the development. Therefore, impacts related to these issues would not occur.

¹⁹ Federal Emergency Management Agency. Flood Insurance Rate Maps. Map Number 06037C1810F. September 26, 2008.

4.10 – Land Use and Planning

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a) **No Impact.** The project is surrounded by industrial and commercial uses on all sides. The proposed project is consistent and compatible with the surrounding land uses and will not divide an established community. The project does not propose construction of any roadway, flood control channel, or other structure that would physically divide any portion of the community. Therefore, no impact will occur.

b) **Less than Significant Impact.** The proposed project consists of the construction and operation of a potable-water well and associated auxiliary equipment. The proposed project would not conflict with any plans or programs adopted to avoid or mitigate an environmental impact. The proposed project is also subject to General Plan EIR mitigation measures designed to avoid cumulative and site specific environmental impacts, as well as other applicable regulations required to mitigate or avoid environmental impacts. Therefore, there will be no conflict between the proposed project and plans, policies, or regulations designed to avoid or mitigate environmental impacts; a less than significant impact will occur.

c) **No Impact.** The project site is not located within any habitat conservation plan or community conservation plan. Therefore, no impact will occur.

4.11 – Mineral Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

a-b) **Less than Significant Impact.** According to the California Department of Conservation Mineral Land Classification mapping system, the City of Commerce is located within the San Gabriel Production-Consumption Region.²⁰ However, the project site and surrounding area is fully developed with industrial and commercial uses. Moreover, the map shows that the project site is not located within an MRZ-2 resource sector, which is an area where geologic data indicate significant PCC-Grade aggregate resources are present; therefore, no significant mineral deposits are present at the site. As such, the proposed project will not result in the loss of availability of a known or locally-important mineral resource. Less than significant impacts will occur.

²⁰ California Department of Conservation. Mineral Land Classification Mapping System. Plate 1. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/ [Accessed April 2017].

4.12 – Noise

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called *bels*. In order to provide a finer description of sound, a *bel* is subdivided into ten *decibels*, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two 2 cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by

3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a *barely perceptible* change in sound and a 5 dBA change is generally *readily perceptible*.²¹

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise has been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:²²

L_{EQ} (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. L_{EQ} is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

L_{DN} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and L_{DN} are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. L_{EQ} is better utilized for describing specific and consistent sources because of the shorter reference period.

Existing Noise Levels

Existing noise levels at the project site are consistent with those of an area defined by industrial and commercial land uses as well as passenger vehicle and truck traffic noise. Vehicular traffic along Slauson Avenue, Gage Avenue, and Interstate 5 and operational noise from neighboring industrial uses are the dominant noise sources in the project vicinity.

a) **Less than Significant Impact.** The City of Commerce General Plan Housing Element notes that a citywide noise inventory performed in October 2005, found that virtually all of the neighborhoods in Commerce are located in areas where noise levels exceed 65 dBA. Moreover, the City's noise environment is not expected to significantly change over time since the primary factors contributing to noise- the I-5 and I-710 Freeways, railway freight lines, a railroad yard, and local truck traffic will have a continued presence in the city.²³ The existing water well, water storage reservoir, and associated auxiliary equipment can be considered compatible in any noise environments since no persons reside or work within such uses.

With regard to noise ordinance regulations applied to uses such as the proposed water well, the use is allowed to generate a maximum exterior noise level of 70 dBA CNEL during all hours of the day (with noise spikes of short duration permitted). Existing land uses surrounding the project site and within the project vicinity generally consists of industrial and commercial land uses with some residential uses located to the southeast. According to Commerce Municipal Code Section 19.19.160A (Noise Standards), the project site is located within an area where a noise level of 70 dBA is allowable any time of day. Operation of the project will not generate any discernible new noise. The proposed project will not result in any new uses or traffic generation that would increase noise levels in the vicinity or expose persons to levels above those that are already present and are deemed normally acceptable in the noise ordinance. Impact would be less than significant.

²¹ California Department of Transportation. Basics of Highway Noise: Technical Noise Supplement. November 2009.

²² California Governor's Office of Planning and Research. General Plan Guidelines. 2003

²³ City of Commerce General Plan. Housing Element (Environmental Constraints). Page. 114. January 2008.

b) **Less than Significant Impact.** A significant impact would occur if project construction or operation results in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Vibration is the movement of mass over time. It is described in terms of frequency and amplitude and unlike sound; there is no standard way of measuring and reporting amplitude. Vibration can be described in units of velocity (inches per second) or discussed in decibel (dB) units in order to compress the range of numbers required to describe vibration. Vibration impacts to buildings are generally discussed in terms of peak particle velocity (PPV) that describes particle movement over time (in terms of physical displacement of mass). For purposes of this analysis, PPV will be used to describe all vibration for ease of reading and comparison. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Vibration with high enough amplitudes can damage structures (such as crack plaster or destroy windows). Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Common sources of vibration within communities include construction activities and railroads. Operation of the proposed water well would not include uses that cause vibration, and the project would not expose persons to such uses in the project vicinity.

Construction Impacts

The proposed project site is located in an area defined by industrial and commercial development. However, there are multi-family residences located approximately 460 feet to the southeast of the project and single-family homes located approximately 885 feet to the southwest of the project as measured from the center of the site. Potential concerns during project construction include groundborne vibrations. Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers, large trucks, or other heavy equipment are used. According to the Caltrans vibration manual, large bulldozers, vibratory rollers (used to compact earth), and loaded trucks utilized during grading activities can produce vibration, and depending on the level of vibration, could cause annoyance at uses within the project vicinity or can damage structures. Caltrans has developed a screening tool to determine if vibration from construction equipment is substantial enough to impact surrounding uses. The Caltrans vibration manual establishes thresholds for vibration impacts on buildings and humans. These thresholds are summarized in Tables 10 (Vibration Damage Potential Threshold Criteria) and 11 (Vibration Annoyance Potential Threshold Criteria).

Table 10
Vibration Damage Potential Threshold Criteria

Structural Integrity	Maximum PPV (in/sec)	
	Transient	Continuous
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.20	0.10
Historic and some older buildings	0.50	0.25
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial and commercial structures	2.00	0.50
<i>Source: Caltrans 2004</i>		

Table 11
Vibration Annoyance Potential Threshold Criteria

Human Response	PPV Threshold (in/sec)	
	Transient	Continuous
Barely perceptible	0.04	0.01
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.90	0.10
Severely perceptible	2.00	0.40
<i>Source: Caltrans 2004</i>		

While Commerce does not have any regulations pertaining to construction vibration, the City does regulate construction noise (see Municipal Code Section 19.19.160C.3, Permitted Increases in Interior Noise Levels), limiting

outside construction or repair work on buildings, structures, or projects, or operation of any pile driver, steam shovel, pneumatic hammer, derrick, steam, electric hoist, or other construction type devices to between the hours of 7:00 A.M. and 10:00 P.M. any day of the week.

Construction activities that use vibratory rollers and bulldozers are repetitive sources of vibration; therefore, the *continuous* threshold above has been used to assess potential impact on the adjacent residential development. Given the age of the nearby residential development, the *older residential structures* threshold was used. Based on the threshold criteria summarized in Tables 10 and 11, vibration from use of heavy construction equipment for the proposed project would be below the thresholds to cause damage to nearby structures and result in less than *barely perceptible* vibration at the two receptors shown in Table 12 (Distance to Vibration Receptors) and Table 13 (Construction Vibration Impacts) (See Appendix C, Vibration Calculations). Impact would be less than significant impact.

Table 12
Distance to Vibration Receptors

Receptors	Distance from Center of Project Site (ft)
1 – Multi-Family Residential (SE)	460
2 – Single-Family Residential (SW)	885

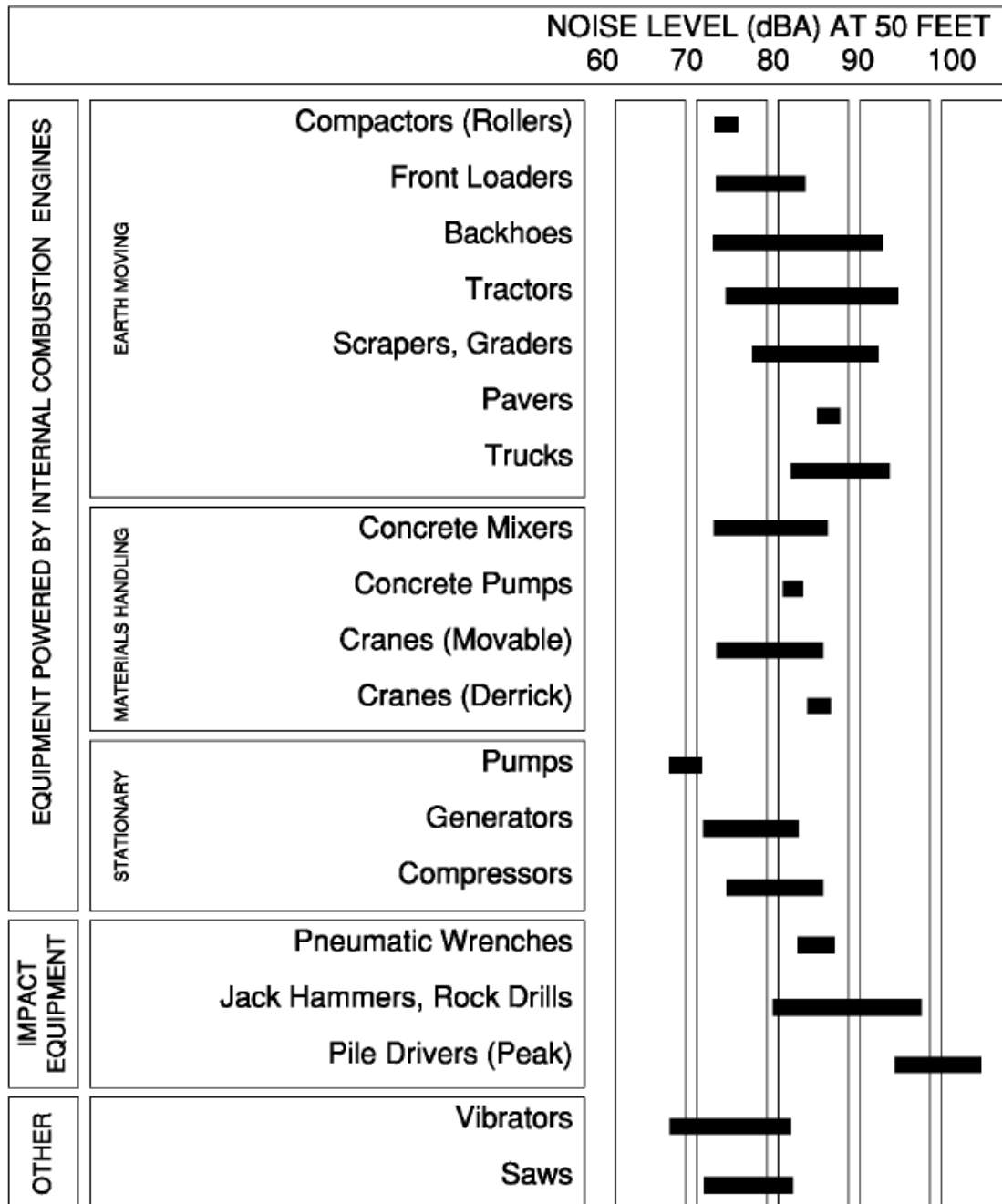
Table 13
Construction Vibration Impacts

Receptors	Equipment	PPV _{ref}	Distance (feet)	PPV
1 – Multi-Family Residential (SE)	Vibratory Roller	0.21	460	0.0048
2 – Single-Family Residential (SW)	Vibratory Roller	0.21	885	0.0020
1 – Multi-Family Residential (SE)	Large Bulldozer	0.089	460	0.0020
2 – Single-Family Residential (SW)	Large Bulldozer	0.089	885	0.0009
1 – Multi-Family Residential (SE)	Small Bulldozer	0.003	460	0.0001
2 – Single-Family Residential (SW)	Small Bulldozer	0.003	885	0.0000
1 – Multi-Family Residential (SE)	Loaded Truck	0.076	460	0.0017
2 – Single-Family Residential (SW)	Loaded Truck	0.076	885	0.0007
1 – Multi-Family Residential (SE)	Jackhammer	0.035	460	0.0008
2 – Single-Family Residential (SW)	Jackhammer	0.035	885	0.0003

c) **Less than Significant Impact.** The proposed project does not have the potential to increase ambient noise levels associated with activity on the site in the form of increased traffic generation in the project vicinity. The only traffic generated by the proposed project will be associated with periodic maintenance and repair activities. The existing noise environment is characterized by industrial and commercial uses. As mentioned above currently experiences ambient noise levels in excess of 65 dBA CNEL, and the project is allowed to generate noise levels up to 70 dBA CNEL. Operation of the proposed project will include the use of pumps, generators, air compressors, and circulation tanks, which are typical of industrial and commercial uses and are not expected to induce a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Moreover, it should be noted that these activities are already occurring on the site with the existing Cal Water Well 7-01. The project will also include periodic maintenance vehicle trips. However, it is highly unlikely that such sporadic vehicle traffic will result in an ambient increase in traffic-related noise by 3 dBA or more. As such impacts will be less than significant.

d) **Less than Significant Impact.** The project will have associated temporary construction-related noise increases due to on-site drilling and construction activities. Construction noise levels vary depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Typical sound emission characteristics of construction equipment are provided in Figure 1 (Construction Equipment Noise).

Figure 1
Construction Equipment Noise



NOTE: Based on limited available data samples.

SOURCE: United States Environmental Protection Agency, 1971,
"Noise from Construction Equipment and Operations,
Building Equipment, and Home Appliances," NTID 300-1.

Construction noise levels were estimated using the FHWA Roadway Construction Noise Model (RCNM) (see Appendix B, Roadway Construction Noise Modeling Data). Temporary noise increases would be greatest during site preparation activities when graders can produce noise levels up to 65.7 dBA at 460 feet (multi-family residences) from the equipment source and 60.0 dBA at 885 feet (single-family residences) from the equipment source. This noise level exceeds the noise ordinance ambient standard of 55 dBA for residential areas during the daytime hours (Municipal Code Table 19.19.160A, Noise Standards).

However, as noted above, noise from construction activities is exempt from the City noise ordinance between the hours of 7:00 A.M. and 10:00 P.M. (Municipal Code Section 19.19.160C.3). Moreover, increases of 5 dBA are permitted for up to 15 minutes at a time (Municipal Code Table 19.19.160B, Permitted Increases in Noise Levels). As such, construction noise from the proposed project that is in excess of noise standards is permitted between the hours of 7:00 A.M. and 10:00 P.M., and noise from graders during site preparation will be periodic and will likely not last for more than a few minutes at a time. Temporary construction-related noise impacts will be less than significant with compliance to existing municipal code performance standards.

e-f) **No Impact.** The nearest airport to the project site is the Compton Airport, located approximately 8.6-miles to the southwest. Moreover, the project will not include persons residing or working within the proposed development. As such, no impact will occur.

4.13 – Population and Housing

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) **No Impact.** The proposed project will not generate any direct population growth as it does not include housing. Moreover, given that the proposed project will not require full-time employees to operate, and will only require periodic site visits for maintenance, the project is not anticipated to generate significant numbers of new employees over what existed on the site previously. Finally, the project does not add any additional roads or include any infrastructure extension or expansion and therefore will not result in any indirect population growth. No impact will occur.

b-c) **No Impact.** The project site is currently developed with an existing water well, water storage reservoir, and associated auxiliary equipment. There is no housing located on the site and the proposed project does not require removal of any residential units, thus no impact will occur.

Displacement, in the context of housing, can generally be defined as persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence.²⁴ There is currently no housing present on the site. As such, there is no *forced or obliged* removal of persons, and therefore no displacement. No impact will occur.

²⁴ The Brookings Institute. Handbook for Applying the Guiding Principles on Internal Displacement. 1999.

4.14 – Public Services

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

a) **Less than Significant Impact.** The City of Commerce is served by the Los Angeles County Fire Department. The project site is serviced by Station No. 27, located at 6031 Rickenbacker Road, less than 1.4 miles from the project site. The project includes construction and operation of a water well and auxiliary equipment in a primarily industrial area of the city. No new or expanded fire protection facilities would be required as a result of this project because the project is within the existing service area of the County of Los Angeles Fire Department. Furthermore, the proposed project does not propose to use substantially hazardous materials or engage in hazardous activities that will require new or modified fire protection equipment to meet potential emergency demand. Impacts related to expansion of fire protection services will be less than significant.

b) **Less than Significant Impact.** The City of Commerce is served by the Los Angeles County Sheriff's Department. The project site is served by the East LA Sheriff's Station located at 5019 East 3rd Street, approximately 4.14 miles northwest of the project site. The proposed project will not result in any unique or more extensive crime problems that cannot be handled with the existing level of police resources. No new or expanded police facilities would need to be constructed as a result of this project because the project is within the existing service area of the Sheriff's Department. Impacts related to expansion of police protection services will be less than significant.

c) **No Impact.** The proposed project will not result in direct population growth or potential associated growth in students within the Los Angeles Unified School District. No new or expanded school facilities would need to be constructed as a result of this project. Impacts to school facilities will not occur.

d) **No Impact.** The proposed project will not result in direct population growth that would incrementally impact recreation facilities. Impacts to recreation facilities are further discussed in section 4.15. As the proposed project would not generate any new population or employee increase, no new or expanded recreation facilities would need to be constructed as a result of this project. No impact will occur.

e) **No Impact.** The proposed project will not result in employment growth or population growth that would incrementally impact other public services such as libraries or hospitals. No new or expanded facilities will need to be constructed as a result of the proposed project. As such, no impact will occur.

4.15 – Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) **No Impact.** The proposed project will not directly result in population or employment growth. Moreover, potable-water pumping uses such as the proposed project do not generate the need for recreation facilities. As such, impacts to recreational facilities and/or parks will not occur.

b) **No Impact.** The proposed project requires no on- or off-site construction of recreational facilities. No impact will occur.

4.16 – Transportation and Traffic

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

a) **Less than Significant Impact.** Operation of the proposed project could reduce the performance of the circulation system if the project-related vehicle trips or any proposed improvements decrease the Level of Service (LOS) on existing streets. In addition, impacts could occur if project improvements reduce the performance of any mode of transportation including mass transit and non-motorized travel.

Trip Generation

The proposed project will not generate any operation-related vehicle trips. The only vehicle trips related to the proposed project will be periodic trips associated with maintenance and repair.

Opening Year (2018) Traffic Analysis

The proposed project does not generate any operation-related vehicle trips other than those associated with periodic maintenance and repair activities; most likely resulting in one or two vehicle trips per month to the site. As such, the proposed project would not cause any intersections in the project vicinity to operate at unacceptable Levels of Service (LOS E or worse). Impacts will be less than significant.

b) **No Impact** The proposed project could result in significant impacts if it conflicts with the Los Angeles County Congestion Management Program (CMP) through reducing the Level of Service of a non-exempt segment to fall to “F”. If LOS for a non-exempt segment is reduced to “F”, a deficiency plan outlining specific mitigation measure and a schedule for mitigating the deficiency will be required. As shown above, the project will not generate any operation-related vehicle trips. Therefore, no impact to any Congestion Management Program (CMP) facilities will occur.

c) **No Impact.** The proposed project is not located within two miles of an airport or private airstrip. The nearest airport to the project site is Compton Airport, which is located approximately 8.6 miles to the southwest. The proposed project is not located within an Airport Land Use Plan and would not encroach into any air traffic space. Moreover, this project would have no effects on demand for local air service or volumes of air traffic. The proposed project will not alter air traffic patterns; therefore, no impact will occur.

d) **Less than Significant Impact.** If the project will substantially increase hazards due to a design feature, a significant impact could occur. No existing traffic hazards are known to exist in the immediate vicinity of the project. Roadways and intersections provide sufficient sight distance to limit the potential of any hazards and stop signs and traffic signals are placed at intersections to safely control traffic movements. Sight distance at the project access points will comply with standard California Department of Transportation and City of Commerce sight distance standards. Use of maintenance and/or repair equipment during operation will not place equipment in any area that will divert traffic or create a hazard. Impacts from the project will be less than significant to any potentially existing or future traffic hazard.

e) **Less than Significant Impact.** The proposed project does not propose any physical changes to the existing site access and circulation system. An existing driveway at the end of Dominion Circle will provide maintenance and repair vehicle access to the pump site and provide sufficient clearance for emergency vehicles. Therefore, the project will have less than significant impacts on the provision of adequate emergency access.

f) **No Impact.** The project will not result in conflicts with adopted policies or plans related to alternative modes of travel, such as bus transit, bicycles or walking paths since no physical changes other than the new water well and associates auxiliary equipment are proposed as part of the project. The project will not generate any population or employment and will therefore not have an impact on local public transportation. The project will not impact any dedicated bike trails. The proposed project will not remove or restrict access to any existing alternative modes of transport. Therefore; no impact will occur.

4.17 – Tribal Cultural Resources

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

(a & b) **Less than Significant Impact with Mitigation Incorporated.** Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resource (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to TCR. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015. AB 52 amends Sections 5097.94 and adds Sections 21073, 21074, 21084.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to the California Public Resources Code (PRC), relating to Native Americans.

Although there is no indication of TCRs at the project site, AB 52 (Gatto, 2014) is clear in stating that it is the responsibility of the Public Agency (e.g. Lead Agency) to consult with Native American tribes early in the CEQA process to allow tribal governments, lead agencies, and project proponents to discuss the appropriate level of environment review, identify and address potential adverse impacts to TCRs, and reduce the potential for delay and conflict in the environmental review process (see PRC Section 21084.3.2). Specifically, government-to-government consultation may provide “tribal knowledge” of the Study Area that can be used in identifying TCRs that cannot be obtained through other investigative means. Pursuant to AB 52, notices were sent to local tribes regarding possible tribal resources located on or around the proposed project site. No responses were received from any tribe or native group.

The project site has been previously disturbed during previous development and is currently partially developed with a water well, water storage reservoir, and associated auxiliary equipment. Despite the heavy disturbances of the Study Area that may have displaced or submerged archaeological resources relating to TCR's on the surface, it is possible that intact tribal cultural resources exist at depth. Due to this uncertainty, Mitigation Measures CUL-1 and CUL-9 are included in Section 4.5 to address any previously undiscovered archaeological resources relating to TCR's encountered during project implementation. Incorporation of mitigation will ensure that potential impacts to buried TCRs are less than significant through requirements for evaluation, salvage, curation, and reporting.

4.18 – Utilities and Service Systems

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) 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 effects?	☐	☐	☒	☐
c) 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?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

a) **Less than Significant Impact.** The proposed project could result in potentially significant impacts related to Regional Water Quality Control Board treatment standards by increasing wastewater production, which would require expansion of existing facilities or construction of new facilities. Exceeding the RWQCB treatment standards could result in contamination of surface or ground waters with pollutants such as pathogens and nitrates.

Wastewater conveyance and treatment is provided to the City of Commerce by the Sanitation District of Los Angeles County (LACSD).²⁵

According to the LA County Sanitation District's Southern Division-Los Angeles County 2010 Urban Water Management Plan, the District's wastewater treatment capacity at LACSD's Joint Water Pollution Control Plant (JWPCP) is 400 million gallons per day (MGD).²⁶ During normal operation of the water well, no wastewater will be produced. However, wastewater discharges may occur during routine maintenance activities. Wastewater generated from maintenance activities is anticipated to generate less than 50,000 gallons per year (GPY), and will be subject to existing discharge permits. Therefore, no modifications to any existing wastewater treatment systems or construction of any new facilities would be required to treat this project's wastewater. This project would thus have a less-than-significant impact on the ability of the Sanitation Districts of Los Angeles to operate within its established wastewater treatment requirements, which are enforced via NPDES requirements adopted by Los Angeles County. Therefore, the project will have a less than significant impact related to wastewater treatment requirements of the RWQCB.

b) **Less than Significant Impact.** California Water Service Company provides water services to the City of Commerce. The City of Commerce is located within California Water Service Company's East Los Angeles Area. In addition to the 26,600 customer connections in the East Los Angeles system, California Water Service Company serves 1,200 customer connections through an operating contract with the City of Commerce. Water delivered to customers in the East Los Angeles District a combination of local groundwater and purchased water from the Metropolitan Water District of Southern California (MWD), which is imported from the Colorado River and the State Water Project in northern California. The East Los Angeles water system currently includes 10 active wells, 26 booster pumps, 16 storage tanks, and three MWD connections. For the City of Commerce in particular, California Water Service Company employs three active wells, 12 booster pumps, five storage tanks, and one MWD connection.²⁷

Operation of the proposed water well will not require the provision of any municipal water supplies. As the project does not include the construction of dwelling units, no WSA is required.²⁸ Water use within the City includes domestic, commercial, industrial and landscape irrigation. Most connections within the City's service area, including landscaped areas and City parks, are metered. Water demands within the District's service area over the past five years have been met by California Water Service Company's groundwater supplies from groundwater basins and purchased supplies from Metropolitan Water District. Annual water demand within the East Los Angeles District system was measured at 14,268 AFY in 2015. Demand in the year 2020 is anticipated to be 17,468 AFY.²⁹ Based on the fact that the proposed well will not require municipal water supply during operation, and will actually contribute to the overall water supply in the region, it can be assumed that water demand from the development will fall within the City's annual water demand of between 14,268 and 17,468 AFY; therefore, impacts will be less than significant.

Regarding wastewater facilities, as discussed in the preceding response, wastewater generated within the City of Commerce site is treated at LACSD's Joint Water Pollution Control Plant. However, the proposed project is not anticipated to generate wastewater during normal operations and will generate a nominal amount of wastewater during normal maintenance activities. Therefore, the proposed project is well within the existing remaining treatment capacity of the SARWQCP. No additional improvements are needed to either sewer lines or treatment

²⁵ Los Angeles County Sanitation Districts. Wastewater Treatment and Water Reclamation. <http://www.lacsd.org/wastewater/wwfacilities/moresanj.asp> [Accessed April 2017].

²⁶ Los Angeles County Sanitation Districts – Southern Division. *Final 2010 Urban Water Management Plan*. February 6, 2012.

²⁷ California Water Service Company. *District Information – East Los Angeles District*. <https://www.calwater.com/about/district-information/ela/> [Accessed April 2017].

²⁸ Public Resources Code. State Water Code Sections 10910-10915. http://www.swrcb.ca.gov/laws_regulations/ [Accessed April 2017].

²⁹ California Water Service Company. *2015 Urban Water Management Plan- East Los Angeles District*. May 2016.

facilities to serve the proposed project. Standard connection fees will address any incremental impacts of the proposed project. Therefore, the project will result in less than significant impacts as a result of new or expanded wastewater treatment facilities.

c) **No Impact.** Potentially significant impacts could occur as a result of this project if storm water runoff was increased to a level that would require construction of new storm drainage facilities. As discussed in the Hydrology section, the proposed project would not generate any increased runoff from the site that would require construction of new storm drainage facilities. The City's NPDES permit requires most new development projects to incorporate best management practices to minimize pollutant levels in runoff. Implementation of infiltration BMPs during construction would reduce pollutants in stormwater and urban runoff from the project site. The existing storm drainage system on site will remain in place and in conformance with all applicable permits and regulations. The project will have no impact related the construction of new facilities or expansion of existing storm drainage facilities.

d) **Less than Significant Impact.** The project could result in significant impacts if the project required additional water supplies than are currently entitled. Water demand is estimated to remain relatively the same as the existing development. Operation of the proposed well and associated auxiliary equipment requires very little water. Therefore, the project would not substantially deplete water supplies, and the project would have a less than significant impact on entitled water supplies.

e) **Less than Significant Impact.** As detailed in Sections 4.17.a) and 4.17.b), the proposed project will be adequately served by existing facilities. Therefore, a less than significant impact will occur.

f) **Less than Significant Impact.** Significant impacts could occur if the proposed project would exceed the existing permitted landfill capacity or violates federal, state, and local statutes and regulations. The majority of waste in the City of Commerce goes to the Chiquita Canyon Sanitary Landfill, El Sobrante Landfill, and the Olinda Alpha Sanitary Landfill. The Chiquita Canyon Sanitary Landfill, located in Castaic, has a permitted daily capacity of 6,000 tons, with a permitted total capacity of 63,900,000 cubic yards and a remaining capacity of 606,830 cubic yards. This landfill is projected to close in 2019.³⁰ The El Sobrante Landfill, located in Corona, has a permitted daily capacity of 16,054 tons, with a permitted total capacity of 184,930,000 tons and a remaining capacity of 145,530,000 tons. This landfill is projected to close in 2045.³¹ The Olinda Alpha Sanitary Landfill, located in Brea, has a permitted daily capacity of 8,000 tons per day and a total capacity of 148,800,000 cubic yards, with a remaining capacity of 34,200,000 tons. This landfill is estimated to close in 2021.³² Different uses have varying levels of estimated solid waste production. Given that the water well is not a traditional commercial, residential or industrial use, it can be assumed that solid waste streams from the site will be nominal to non-existent. There is adequate landfill capacity in the region to accommodate what little solid waste that will be generated by the project. Considering the availability of landfill capacity and the relatively nominal amount of solid waste generation from the proposed project, project solid waste disposal needs can be adequately met without a significant impact on the capacity of the nearest and optional, more distant, landfills. Therefore, it is not expected that the proposed project would impact the City's compliance with state-mandated (AB 939) waste diversion requirements. Impacts will be less than significant.

³⁰ CalRecycle. Facility/Site Summary Details: Chiquita Canyon Sanitary Landfill (19-AA-0052) <http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-0052/Detail/> [Accessed September 2016].

³¹ CalRecycle. Facility/Site Summary Details: El Sobrante Landfill (33-AA-0217) <http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0217/Detail/> [Accessed September 2016].

³² CalRecycle. Facility/Site Summary Details: Olinda Alpha Sanitary Landfill (30-AB-0035) <http://www.calrecycle.ca.gov/SWFacilities/Directory/30-AB-0035/Detail/> [Accessed September 2016].

g) **No Impact.** The proposed project is required to comply with all applicable federal, state, County, and City statutes and regulations related to solid waste as a standard project condition of approval. The proposed project is anticipated to generate a nominal amount of solid waste. Therefore, no impact will occur.

4.19 – Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) **Less than Significant with Mitigation Incorporation.** The proposed project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 4.1. The proposed project would not significantly impact any sensitive plants, plant communities, fish, or wildlife, as discussed in Section 4.4. Adverse impacts to archaeological, paleontological, or historic resources would be reduced to less than significant levels, consistent with Mitigation **Measures CUL-1** through **CUL-9**. This site is not known to have any association with an important example of California's history or prehistory. The environmental analysis provided in Section 4.2 concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Section 4.7 concludes that impacts related to climate change would be less than significant. Section 4.9 concludes that impacts related to hydrology and water quality will be less than significant. Section 4.17 concludes that impacts related to tribal cultural resources will be less than significant, consistent with Mitigation **Measures CUL-1** through **CUL-9**. Based on the preceding analysis of potential impacts in the responses to items 4.1 thru 4.18, no evidence is presented that this project would degrade the quality of the environment. The City hereby finds that impacts related to criteria pollutant emissions will be less than significant with mitigation incorporated.

b) **Potentially Significant Impact.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

Non-Cumulative Impacts

Impacts related to aesthetics, geology and soils, and airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to these topics will occur.

Local Impacts

Projects can contribute considerably to cumulative impacts in context of the local environment. Local cumulative impacts are limited to agricultural and forestry resources, air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the local context is summarized below.

The analysis provided in Sections 4.2 and 4.11 found that no individual impacts would occur; therefore, the project could not contribute considerably to local agricultural or mineral resources impacts. The analysis provided in Section 4 related to agricultural and forestry resources, air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, transportation and traffic, and utilities and service systems found that impacts would be less than significant; therefore, while the project will contribute to localized cumulative impacts, the project contribution will not be considerable.

Impacts related to cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant localized cumulative impacts in these topical areas. These topics are discussed in detail below.

Cultural Resources. The context for assessing cumulative impacts to local archeological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological resources could reduce or eliminate important information relevant to the City of Commerce and/or the Los Angeles area.

Mitigation Measures CUL-1 through CUL-9 have been incorporated requiring evaluation of any discovered potential archaeological resources, the uniqueness of the archaeological sample, and appropriate steps to preserve or curate the artifact. This will eliminate any potential loss of important local archaeological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important local archaeological knowledge.

Regional Impacts

Projects can contribute considerably to cumulative impacts in context of the regional environment. Regional cumulative impacts are limited to air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, flooding, land use and planning, mineral resources, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the regional context is summarized below.

The analysis provided in Sections 4.2 and 4.11 found that no individual impacts would occur; therefore, the project could not contribute considerably to regional agricultural or mineral resources impacts. The analysis provided in Section 4 related to agricultural and forestry resources, air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, transportation and traffic, and utilities and service systems found that impacts would be less than significant; therefore, while the project will contribute to regional cumulative impacts, the project contribution will not be considerable.

Impacts related to cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant localized cumulative impacts in these topical areas. These topics are discussed in detail below.

The context for assessing cumulative impacts to regional archeological knowledge of our past is the geographical extent of regional historic and pre-historic knowledge. Loss of on-site archaeological resources could reduce or eliminate important information relevant to the City of Commerce and/or the Los Angeles area. **Mitigation Measures CUL-1** through **CUL-9** have been incorporated requiring evaluation of any discovered potential archaeological resources, the uniqueness of the archaeological sample, and appropriate steps to preserve or curate the artifact. This will eliminate any potential loss of important local archaeological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important regional archaeological knowledge, including tribal cultural resources.

Global Impacts

One topic of global concern is climate change. As discussed in Section 4.7, climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. The project will not contribute considerably to global climate change with implementation of existing regulations.

Based on the above analysis concerning the local, regional, and global impacts of the project in consideration of past, current, and future projects, the City of Commerce hereby finds that the contribution of the proposed project to cumulative impacts will be less than significant with mitigation incorporated.

c) **Potentially Significant Impact.** Based on the analysis of the project's impacts in the responses to items 4.1 thru 4.18, there is no indication that this project could result in substantial adverse effects on human beings. While there would be temporary adverse effects related to cultural resources, these will be reduced to less than significant levels through mitigation. Less than significant long-term effects would include air quality, biological resources, greenhouse gas emissions, hazards, population and housing, public services, traffic, utilities and service systems, and changing the visual character of the site, with a majority of these impacts affecting the project site itself. The analysis herein concludes that direct and indirect environmental effects will at worst require mitigation to reduce to less than significant levels. Generally, environmental effects will result in less than significant impacts. Based on the analysis in this Initial Study, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporated.

5 Summary of Mitigation Measures

Cultural Resources

- CUL-1** Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant must retain a qualified professional archaeologist, approved by the Director of Community and Economic Development, or designee, who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel before commencing excavation activities. The training session must be carried out by a cultural resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and, the general steps a qualified professional archaeologist would follow in conducting a salvage investigation if one is necessary.
- CUL-2** Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities must be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet must be established around the find where construction activities cannot be allowed to continue until a qualified archaeologist examines the newly discovered artifact(s) and evaluates the area of the find. Work may be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities must be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards and is approved by the Director of Community and Economic Development, or designee. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals must be contacted and consulted and Native American construction monitoring should be initiated. The Applicant must coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.
- CUL-3** Monitor Construction Excavations for Archeological Resources in Younger Alluvial Sediments. The Applicant must retain a qualified archaeological monitor, who will work under the direction and guidance of a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards and is approved by the Director of Community and Economic Development, or designee. The archaeological monitor must be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring will be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the project archaeologist.
- CUL-4** Prepare Report Upon Completion of Monitoring Services. The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, and is approved by the Director of Community and Economic Development, or designee, must prepare a final report at the conclusion of archaeological monitoring. The report must be submitted to the Applicant, the South Central Costal Information

Center, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report must include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.

- CUL-5** Conduct Paleontological Sensitivity Training for Construction Personnel. The Applicant must retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and is approved by the Director of Community and Economic Development, or designee. That paleontologist must conduct a Paleontological Sensitivity Training for construction personnel before commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and, the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.
- CUL-6** Conduct Periodic Paleontological Spot Checks during grading and earth-moving activities. The Applicant must retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and is approved by the Director of Community and Economic Development, or designee. The paleontologist must conduct periodic Paleontological Spot Checks beginning at depths below four feet to determine if construction excavations have extended into the local geologic formation or into older Pleistocene alluvial deposits. After the initial Paleontological Spot Check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extend into the local geologic formation or into older Pleistocene alluvial deposits, construction monitoring for Paleontological Resources will be required. The Applicant must retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and is approved by the Director of Community and Economic Development, or designee. The paleontological monitor must be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the local geologic formation or into older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring will be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.
- CUL-7** Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities must be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities will not be allowed to continue until appropriate paleontological treatment plan has been approved by the Director of Community and Economic Development, or designee. Work may be allowed to continue outside of the buffer area. The Applicant must coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and is approved by the Director of Community and Economic Development, or designee, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor must assist in removing rock samples for initial processing.

- CUL-8** Prepare Report Upon Completion of Monitoring Services. Upon completion of the above activities, the professional paleontologist must prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report must be submitted to the Applicant, the Director of Community and Economic Development, or designee, the Natural History Museums of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.
- CUL-9** Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during construction, the Applicant must comply with Health and Safety Code Section 7050.5. The Applicant must immediately notify the County Coroner and no further disturbance can occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code § 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, it has 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD must file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-SCCIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Public Resources Code § 5097.94(k), if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative must inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

6.1 – List of Preparers

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6.2 – Persons and Organizations Consulted

None

7 Appendix Materials
