CITY OF LYNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION
LYNWOOD CITY HALL

LYNWOOD, CALIFORNIA 90262
CALIFORNIA ENVIRONMENTAL
QUALITY ACT

PROPOSED NEGATIVE DECLARATION

LEAD CITY AGENCY	**SPECIFIC PLAN OR SPECIAL DISTRICT**
City of Lynwood	Lynwood Transit Area Specific Plan
PROJECT TITLE	**CASE NO.**
EA-2018-01	CUP No. 2018-04

PROJECT LOCATION
2800 - 2820 E. Imperial Highway, Lynwood, CA 90262

PROJECT DESCRIPTION
Conditional Use Permit No. 2018-04 for the construction, use and maintenance of a proposed new automotive fueling station (automobile service station category) with a 3,180 square foot canopy, 12 fuel dispensing stations, and 12 parking stalls; a 2,588 square foot convenience market; and an approximately 4,600 square foot automated carwash with approximately 23 drying stations. The site is presently undeveloped and bounded by East Imperial Highway and Fernwood Avenue to the north, the Glenn Anderson (105) Freeway to the south, and vacant/undeveloped land to the east. The subject site is zoned West Town Center Neighborhood (Lynwood Transit Area Specific Plan). The proposed hours of operation are 24-hours / seven-(7) days a week. A Parcel Map is in process to merge and subdivide three-(3) existing parcels into two-(2) parcels. The entire site consists of 73,811 square feet (1.69 acres).

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Sticks Lynwood and SGLA Lynwood, LLC c/o Curtis Fralin
3701 Stocker Avenue #410
Los Angeles, CA 90008

FINDING:
The City of Lynwood proposes to adopt an IS/ND for the above-referenced project. The IS/ND is based on the finding that the project COULD NOT have a significant effect on the environment. The reasons to support such a finding are documented in the Initial Study prepared by the City. (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require mitigation or the preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	**TITLE**	**TELEPHONE NUMBER**
Alfredo Perez	Planning Associate	(310) 603-0220 x249

ADDRESS	**SIGNATURE (Official)**	**DATE**
11330 Bullis Road Lynwood, CA 90262		7/10/2020

I-10. Aesthetics (Landscape Plan)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner as defined by the City of Lynwood's Municipal Code to the satisfaction of the City's Planning Division.

I-90. Aesthetics (Vandalism)

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to City of Lynwood Municipal Code.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from all streets.

I-100. Aesthetics (Signage)

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Lynwood Signage Code allowances; however, any potential impacts associated with this category will be mitigated to a less than significant level by the following measures:
- On-site signs shall be limited to the maximum allowable under the Municipal Code.
- Multiple temporary signs in store windows and along building walls are not permitted
- All sign installations shall be reviewed and approved by the Lynwood Planning Division prior to installation.

I-110. Aesthetics (Signage on Construction Barriers)

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Lynwood Municipal Code; however, the potential impact will be mitigated to a less than significant level by the following measures:
- The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

I-120. Aesthetics (Light)

- Environmental impacts to the adjacent public right-of-ways may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent public right-of-ways.

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent public right-of-ways may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structures shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

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- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

III-60. Objectionable Odors (Commercial Trash Receptacles)

- Environmental impacts may result from project implementation due to the location of trash receptacles near adjacent public right-of-ways; however, these impacts will be mitigated to a less than significant level by the following measure:
- Open trash receptacles shall be located a minimum of 50 feet from the property line of any adjacent uses.
- Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.

VII-10. Seismic

- Environmental impacts to the safety of future occupants and customers may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the City of Lynwood Building Division.

VII-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Building Inspector (Building Division) and the hauling or general contractor.
- The project shall comply with the City of Lynwood's Municipal Code and State Building Code requirements addressing grading, excavations, and fills. All grading activities require grading permits from the City of Lynwood's Building Division. The application of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VIII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions; however, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

IX-10. Hazards and Hazardous Material

- Low levels of soil contamination exist at the subject site and these hazards shall be fully remediated in-line with Remedial Action Plan and to the full satisfaction of the Los Angeles County Fire Department's Health Haz Mat Division.

XI-10. Land Use and Planning

- Some of the subject project's proposed uses are not permitted in a by-right manner and project entitlements are required to impose conditions of approval to mitigate any potential impacts to the public to a less than significant level and to the full satisfaction of the City of Lynwood's Planning Commission.

XIII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

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- The project shall comply with all applicable City of Lynwood Municipal Codes associated noise and any subsequent resolutions, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XV-10. Public Services (Los Angeles County Fire Department)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Los Angeles County Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Los Angeles County Fire Department either prior to the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required with minimum code required width requirements; all structures must be within 300 feet of an approved fire hydrant.

XV-20. Public Services (Police – Demolition/Construction Sites)

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- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

XV-30. Public Services (Police)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police (Sheriff) services; however, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. These measures shall be reviewed by the Sheriff's Department prior to the issuance of building permits to the satisfaction of the City of Lynwood's plan checker and building inspector.

XVII-40. Transportation

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses; however, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety to the satisfaction of the City of Lynwood Department of Public Works.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the City of Lynwood Department of Public Works for approval.

XVII-50. Inadequate Emergency Access

- Environmental impacts may result from project implementation due to inadequate emergency access; however, these impacts can be mitigated to a less than significant level by the following measure:
- The applicant shall submit a parking and driveway plan to the City of Lynwood Department of Public Works that provides code-required emergency access.

XIX-20. Utilities (Local Water Supplies - All New Construction)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies; however, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the City or City's water purveyor may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

  Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste; however, this potential impact will be mitigated to a less than significant level by the following measures:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass,

and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a City's waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Building Division. The demolition and construction contractor(s) shall only contract for waste disposal services with the City approved company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction or operated in a manner required by contracted waste disposal company. If bins are required, these bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

CITY OF LYNWOOD

OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LYNWOOD, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY
and CHECKLIST

(CEQA Guidelines Section 15063)

LEAD CITY AGENCY:	**SPECIFIC PLAN OR SPECIAL DISTRICT**	**DATE:**
City of Lynwood	Lynwood Transit Area Specific Plan	07-10-2020

RESPONSIBLE AGENCIES: Planning Division

ENVIRONMENTAL CASE:	**RELATED CASES:**
EA No. 2018-01	CUP No. 2018-04
PREVIOUS ACTIONS CASE NO.: CUP No. 2018-05 and TPM No. 2018-01	☐ Does have significant changes from previous actions. ☑ Does NOT have significant changes from previous actions.

PROJECT DESCRIPTION:
NEW CONSTRUCTION, USE AND MAINTENANCE OF A PROPOSED NEW 2,588 SQUARE FOOT CONVENIENCE STORE, AUTOMOTIVE FUELING STATION, AND AUTOMATED CAR WASH (24 HOURS / 7 DAYS A WEEK)

ENV PROJECT DESCRIPTION:
Conditional Use Permit No. 2018-04 for the construction, use and maintenance of a proposed new automotive fueling station (automobile service station category) with a 3,180 square foot canopy, 12 fuel dispensing stations, and 12 parking stalls; a 2,588 square foot convenience market; and an approximately 4,600 square foot automated carwash with approximately 23 drying stations. The site is presently undeveloped and bounded by East Imperial Highway and Fernwood Avenue to the north, the Glenn Anderson (105) Freeway to the south, and vacant/undeveloped land to the east. The subject site is zoned West Town Center Neighborhood (Lynwood Transit Area Specific Plan). The proposed hours of operation are 24-hours / seven-(7) days a week. A Parcel Map is in process to merge and subdivide three-(3) existing parcels into two-(2) parcels. The entire site consists of 73,811 square feet (1.69 acres).

ENVIRONMENTAL SETTINGS:
The project site is a 73,811 square feet (1.69 acres) site comprised of three-(3) lots within the Lynwood Transit Area Specific Plan. All three-(3) parcels are zoned “West Town Center Neighborhood” per the Lynwood Transit Area Specific Plan, a “Manufacturing” general plan designation, and frontage on east side of East Imperial Highway and southeasterly side of Fernwood Avenue.

The project site is an undeveloped corner lot location and fronting the east side of East Imperial Highway and the south side of Fernwood Avenue. East Imperial Highway is a four-(4) lane roadway and designated as a key “Arterial Street” according the City of Lynwood’s General Plan, fully improved with pavement, curbs, gutters, sidewalks, and may be subject to street dedication as determined by the Department of Public Works. Fernwood Avenue is a two-(2) lane roadway and operates as collector street, fully improved with pavement, curbs, gutters and sidewalks.

Surrounding uses consist of industrial and commercial uses. The adjoining property to the north across Fernwood Avenue and east of East Imperial Highway is zoned Town Center District and consists of commercial uses; furthermore, to the north across Fernwood Avenue and west of East Imperial Highway is zoned C-3 and consist of commercial uses; to the south, the 105 Glenn Anderson Freeway; to the east immediately abutting the subject site, a privately utility structure and zoned Open Space; and to the west, across East Imperial Highway, undeveloped land zoned "West Town Center Neighborhood” per the Lynwood Transit Area Specific Plan (similar to the subject site).

<table>
<tr><td colspan="3">PROJECT LOCATION:
2800 E. Imperial Highway, Lynwood, CA 90262</td></tr>
<tr><td>LYNWOOD TRANSIT AREA SPECIFIC PLAN:
WEST TOWN CENTER NEIGHBORHOOD
STATUS:

✔ Does Conform to Plan

☐ Does NOT Conform to Plan</td><td>PLANNING COMMISSION:
CITY-WIDE</td><td></td></tr>
<tr><td>EXISTING ZONING:
WEST TOWN CENTER NEIGHBORHOOD</td><td>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:
N/A – NOT A RESIDENTIAL PROJECT</td><td rowspan="3">River Adjacent:
NO</td></tr>
<tr><td>GENERAL PLAN LAND USE:
MANUFACTURING</td><td>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:
N/A – NOT A RESIDENTIAL PROJECT</td></tr>
<tr><td></td><td>PROPOSED PROJECT DENSITY:
N/A</td></tr>
</table>

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a MITIGATED 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 on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find 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 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 MITIGATED NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or MITIGATED NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

	Director of Community Development	**(310) 603-0220**
Signature	Title	Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or mitigated negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
   a. Earlier Analysis Used. Identify and state where they are available for review.
   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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	✔ GREEN HOUSE GAS EMISSIONS	☐ PUBLIC SERVICES
☐ AGRICULTURE AND FOREST RESOURCES	✔ HAZARDS AND HAZARDOUS MATERIALS	☐ RECREATION
✔ AIR QUALITY	☐ HYDROLOGY AND WATER QUALITY	☐ TRANSPORTATION
☐ BIOLOGICAL RESOURCES	☐ LAND USE AND PLANNING	☐ TRIBAL CULTURAL RESOURCES
☐ CULTURAL RESOURCES	☐ MINERAL RESOURCES	☐ UTILITIES AND SERVICE SYSTEMS
☐ ENERGY	☐ NOISE	☐ WILDFIRE
✔ GEOLOGY AND SOILS	☐ POPULATION AND HOUSING	✔ MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:
Sticks Lynwood and SGLA Lynwood, LLC c/o Curtis Fralin

PHONE NUMBER:
(310) 942-1118

APPLICANT ADDRESS:
3701 Stocker Street, #410
Los Angeles, CA 90008

AGENCY REQUIRING CHECKLIST:
City of Lynwood Planning Division

PROPOSAL NAME (if Applicable):
Sticks Lynwood and SGLA Lynwood, LLC

DATE SUBMITTED:
10/24/2018

	Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
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 a state scenic highway?				✓
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		✓		
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		
II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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 nonagricultural 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 the 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?				✓
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		✓		
c. Expose sensitive receptors to substantial pollutant concentrations?		✓		
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	
IV. BIOLOGICAL RESOURCES – Would the project:				
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 state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. 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?				✓

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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?				✓
V. CULTURAL RESOURCES – Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c.	Disturb any human remains, including those interred outside of formal cemeteries?			✓	
VI. ENERGY – Would the project:					
a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓
VII. GEOLOGY AND SOILS – Would the project:					
a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			✓	
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
	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 (1994), creating substantial direct or indirect 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?				✓
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
VIII. GREEN HOUSE GAS EMISSIONS – Would the project:					
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?			✓	
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
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?			✓	

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓
X. HYDROLOGY AND WATER QUALITY – Would the project:					
a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				✓
	i) result in a substantial erosion or siltation on- or off-site;				✓
	ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;				✓
	iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			✓	
	iv) impede or redirect flood flows?				✓
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓
XI. LAND USE AND PLANNING – Would the project:					
a.	Physically divide an established community?				✓
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
XII. MINERAL RESOURCES – Would the project:					
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?				✓
XIII. NOISE – Would the project:					
a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Generation of excessive groundborne vibration or groundborne noise levels?		✓		
c.	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIV. POPULATION AND HOUSING – Would the project:					
a.	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
XV. PUBLIC SERVICES – Would the project:					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:		✓		
	Fire protection?		✓		
	Police protection?		✓		
	Schools?				✓
	Parks?				✓
	Other public facilities?				✓
XVI. RECREATION					
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?				✓
XVII. TRANSPORTATION – Would the project:					
a.	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?		✓		
b.	Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			✓	
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓		
d.	Result in inadequate emergency access?				✓
XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✓
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				✓
XIX. UTILITIES & SERVICE SYSTEMS – Would the project:					
a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		✓		
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?		✓		
c.	Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
d.	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?		✓		
e.	) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓

		Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓
XXI. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Lynwood and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Lynwood's application of CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA). The project as identified in the project description and that no substantial evidence was found that the project or any of its aspects would cause a significant effect on the environment, thereby qualifying the project for a mitigated negative declaration (Friends of B Street v. City of Hayward (1980) 106 Cal. App. 3d 988).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **EA 2018-01** and the associated case(s), **CUP No. 2018-04**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not**:

* Substantially degrade environmental quality.
* Substantially reduce fish or wildlife habitat.
* Cause a fish or wildlife habitat to drop below self sustaining levels.
* Threaten to eliminate a plant or animal community.
* Reduce number, or restrict range of a rare, threatened, or endangered species.
* Eliminate important examples of major periods of California history or prehistory.
* Achieve short-term goals to the disadvantage of long-term goals.
* Result in environmental effects that are individually limited but cumulatively considerable.
* Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the Planning Division of Lynwood City Hall.

For City information, addresses and phone numbers: visit the City's website athttp://lynwood.ca.us/ ; Departments ; Community Development ; Building, Safety and Planning or Planning Division, City Hall, 11330 Bullis Road, Lynwood, CA 90262
Public Works Department Information and contact information -http://lynwood.ca.us/public-works/# or City's main website under Departments; Public Works.

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
Alfredo Perez	Planning Associate	(310) 603-0220 x249	07/10/2020

	Impact?	Explanation	Mitigation Measures

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS			
a.	NO IMPACT	The project site is not located within or near any known scenic vista. No impact is anticipated.	
b.	NO IMPACT	The project site is in a developed urban area and not located on land or an area containing natural or structurally scenic resources. No impact is anticipated.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject site is within a nonurbanized area and there is a potential for a substantial degradation the existing visual character or quality of public views of the site and its surroundings. The potential impacts will fully mitigated with incorporation of the proposed mitigation.	**I-10. I-90., I-100., and I-110**
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes a source of light and glare and that could result in a potential negative impact if not mitigated. The use of construction materials with the latest lighting technology will fully address potential impacts and the referenced mitigation measures are recommended in order to reduce any potential impacts to the category to a less than signfiicant level.	**I-120. and I-130**
II. AGRICULTURE AND FOREST RESOURCES			
a.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses, and is zoned for light commercial uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	
b.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned light commercial uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	
c.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned light commercial uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	
d.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned light commercial uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	

	Impact?	Explanation	Mitigation Measures
e.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned light commercial uses. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	
III. AIR QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The project will not conflict with or obstruct any air quality plan. The project has the potential to contribute to a reduction in air quality by generating additional trips to the site; however, it does not reach the established threshold of potential significance for air quality per the SCAQMD. Impacts will be less than significant.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project could result in potential significant impacts related to air quality affects of the new project. The project has the potential to to affect air quality due to increased trips to the site; however, the impacts would be fully mitigated with implementation of the proposed mitigation measures.	**III-10., and III-60**
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may increase pollutant concentrations The referenced mitigation measures will address these potential impacts to less than significant level.	**III-10., and III-60**
d.	LESS THAN SIGNIFICANT IMPACT	The construction phase will be closely monitored by the applicant and various city departments and any affects (odors as well as other construction and operational activities) to the public are considered less than significant.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	The project site is within an urbanized area, and does not contain any known candidate, sensitive, or special status species. No impact will result.	
b.	NO IMPACT	The project site does not contain any riparian habitat or other identified sensitive natural communities. No impact will result.	
c.	NO IMPACT	The project site does not contain any wetlands. No impact will result.	

	Impact?	Explanation	Mitigation Measures
d.	NO IMPACT	The project site is not within or near any locations that would affect the movement of any native resident or migratory fish or wildlife species or have any affect upon (established or migratory) native resident, wildlife corridors, or native wildlife nursery locations. No impact will result.	
e.	NO IMPACT	No protected trees or tree preservations policies/ordinances protecting biological resources are affected and no impacts to this category exist. No impact will result.	
f.	NO IMPACT	The project site is not located in or near the area of an adopted Habitat Conservation Plan or other approved habitat conservation plan. No impact will result.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	The subject site does not contain any historical resources pursuant to §15064.5. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is not located on a site with any known archaeological resources pursuant to § 15064.5; however, the applicant shall abide by current law if archaeological resources are discovered during grading or construction. Therefore, impacts will be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is not located on a site with any known paleontological resources, including those interred outside of formal cemeteries; however, the applicant shall abide by current law if paleontological resources are discovered during grading or construction. Therefore, impacts will be less than significant.	
VI. ENERGY			
a.	LESS THAN SIGNIFICANT IMPACT	The projects will result in a minimal increase in the consumption or energy, but have no affects to being wasteful or inefficient use operations. The proposed uses will be new and state-of-the-art and are not anticipated to rise to a level of less than significant. Therefore, impacts will be less than significant.	

	Impact?	Explanation	Mitigation Measures
b.	NO IMPACT	The proposed use will not conflict with any state or local plan associated with energy resources for both the development and proposed operations. No impact will result.	
VII. GEOLOGY AND SOILS			
a.	LESS THAN SIGNIFICANT IMPACT	The project will not result in any significant (directly or indirectly) cause of any potential or substantial adverse effects that include risks of loss, injury or even death. The proposed structures are buildings that will comply the latest in building standards and codes. Any potential impacts are considered less than significant.	
i.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site might be subject to strong ground shaking and the project has taken this possibility in account by incorporating seismic measures into the design of project. The potential impacts are satisfactorily addressed by implementing the proposed mitigation measures reducing potential impacts a less than significant level.	**VII-10. and VII-20.**
ii.	LESS THAN SIGNIFICANT IMPACT	The subject site is located in an area not known to have historically significant seismic activity. The subject project is a being develop with a single-story, state-of-the-art structures and no impacts are anticipated to result.	
iii.	LESS THAN SIGNIFICANT IMPACT	The subject site is considered to be located within a liquefaction zone and the proposed structures will be developed to offset any potential impacts. No impact will result.	
iv.	NO IMPACT	The subject site is not upon land subject to landslides and no impacts are anticipated.	

	Impact?	Explanation	Mitigation Measures
b.	NO IMPACT	No soil erosion or loss topsoil will result. No impact will result.	
c.	NO IMPACT	The project site is not located in a liquefaction prone area. No impact will result.	
d.	NO IMPACT	The project site is not located in a area known to have expansive soils. No impact will result.	
e.	NO IMPACT	The project will be serviced by a city sewer system and no septic tank or alternative waste water disposal system will utilized or proposed. No impact will result.	
f.	NO IMPACT	The project will have affect (directly or indirectly) a paleontological resource or site or unique geologic feature. No impact will result.	
VIII. GREEN HOUSE GAS EMISSIONS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Presently, the City of Lynwood is developing methodologies and inventories for quantifying greenhouse gas (GHG) emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. A project's consistency with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB32 cannot be evaluated explicitly because they are still under development. However, the State of California has required that GHG emissions be reduced to 1990 levels. The proposed construction of a car wash is not expected to significantly increase the emission of GHG during construction and operation phases of the project. To further address any potential significant impacts that may result, mitigation measures are being proposed to further ensure this category does not rise to level that would potentially negatively affect the environment. As a result, potential impacts will be less than significant.	**VIII-10.**

	Impact?	Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	Presently, the City of Lynwood is developing methodologies and inventories for quantifying greenhouse gas (GHG) emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. A project's consistency with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB32 cannot be evaluated explicitly because they are still under development. However, the State of California has required that GHG emissions be reduced to 1990 levels. The proposed construction of a car wash is not expected to significantly increase the emission of GHG during construction and operation phases of the project. Therefore, impacts will be less than significant.	
IX. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	No hazardous materials are proposed to be routinely transported, used, or disposed of as a part of the project. No impact will result.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is not located a Methane Zone, but the site's low level soil contamination must be addressed and properly mitigated as proposed in Mitigation Measure IX-10.	**IX-10.**
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is not located with 1/2 mile of a school, and any hazardous emissions must be address to protect these sensitive receptors. Implementing the proposed MM IX-10 will address potential impacts.	**IX-10.**
d.	LESS THAN SIGNIFICANT IMPACT	The project site is not included on a list of known hazardous materials sites. No impact will result.	
e.	NO IMPACT	The project site is not located within an airport land use plan or within two miles of any public airport. No impact will result.	
f.	NO IMPACT	The project site is not located within two miles of any private airstrip. No impact will result.	
g.	NO IMPACT	The project will not impair the implementation of or interfere with an emergency response or evacuation plan. Construction plans will be reviewed by the	

	Impact?	Explanation	Mitigation Measures
		Building Division as well as the LA County Fire Department. No impact will result.	
X. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project is not anticipated to violate any water quality or waste discharge requirements. The project does not involve a process that would result in a point source discharge to a receiving water body nor is the project anticipated to create conditions, which may result in soil erosion, sediment runoff or nonpoint sources of contamination. Impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	While the project is not anticipated to violate any water quality or waste discharge requirements, it may generate polluted runoff during its construction phase. However, the project will be required to comply with Low Impact Development requirements, which will reduce any impacts to a less than significant level.	
c.	NO IMPACT	While the existing drainage pattern of the site may change, it will not cause substantial erosion or siltation on- or off-site, and the project will be required to comply with Lynwood Municipal Code requirements. No impact will result.	
i.	NO IMPACT	No substantial erosion or siltation is anticipated or will result. No impact will result.	
ii.	NO IMPACT	The site fully paved and increased rate of surface runoff is anticipated. No impact will result.	
iii.	NO IMPACT	The proposed project is not anticipated to create or contribute to runoff water that would exceed the capacity of any existing or planned stormwater discharge systems or provide substantial additional sources of polluted runoff. No impact will result.	

	Impact?	Explanation	Mitigation Measures
iv.	NO IMPACT	While the existing drainage pattern of the site may change, it will not cause substantial erosion or siltation on- or off-site, and the project will be required to comply with requirement of the Lynwood Municipal Code, which will reduce any impacts to a less than significant level.	
d.	NO IMPACT	The subject site is not within a 100 year flood zone. No impact will result.	
e.	NO IMPACT	The project does not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact will result.	
XI. LAND USE AND PLANNING			
a.	NO IMPACT	The project is in a location that is surrounded by similar uses. It will not divide an established community. No impact will result.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The Lynwood Municipal Code requires a filing and an approval of Conditional Use Permit (CUP). This CUP will the Planning Commission to impose conditions of approval to fully address any resulting project that would otherwise conflict with the City of Lynwood Land Use and Planning guidelines and regulations.	**XI-10.**
XII. MINERAL RESOURCES			
a.	NO IMPACT	No impacts are anticipated as the site is not located in a known area of mineral resources.	
b.	NO IMPACT	No impacts are anticipated as the site is not located in a known area of mineral resources.	
XIII. NOISE			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Exposure to high levels of noise may occur during the construction & operation phases of the project. The potential impacts will be reduced to less than significant level with the implementation of referenced mitigation measure.	**XIII-20.**

	Impact?	Explanation	Mitigation Measures
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is may create significant groundbourne noise for both its construction & operational phases. These potential impacts will be reduced to a less than significant applying XIII-20.	**XIII-20.**
c.	LESS THAN SIGNIFICANT IMPACT	The project is not located within the vicinity or within 2 miles of an airport or private airstrip. No impact will result.	
XIV. POPULATION AND HOUSING			
a.	NO IMPACT	The project proposes a car wash and is a permitted use with an approved conditional use permit. No impacts will result.	
b.	NO IMPACT	The project will not displace anyone which would thereby necessitate the construction of housing or any replacement housing.	
XV. PUBLIC SERVICES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The potential impacts to this overall category range between no impact and a less than significant impact as described below.	
	Fire protection? - POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The Los Angeles County Fire Department will review the project and impose any necessary, standard conditions. Any potential impacts will be less than significant applying MM XIV-10.	**XV-10.**
	Police protection? - POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site will be served by the Los Angeles County Sheriff's Department. Any potential impacts will be less than significant applying MMs XIV-20 .	**XV-20. and XV-30.**
	Schools? - NO IMPACT	The project may have a potential will not have an impact upon schools. No impacts will result.	
	Parks? - NO IMPACT	The project does not affect park or recreational uses. No impacts will result.	

	Impact?	Explanation	Mitigation Measures
	Other public facilities? - NO IMPACT	The project does not propose new development reaching a threshold likely to generate any significant demand for other types of public facilities. No impacts will result.	
XVI. RECREATION			
a.	NO IMPACT	The proposed project will not increase the use of existing neighborhood and regional parks. No impacts will result.	
b.	NO IMPACT	The proposed project does not include recreational facilities onsite. No impacts will result.	
XVII. TRANSPORTATION			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project may have a substantial conflict with programs, plans, resolutions or policies addressing the circulation system (including transit, roadway, bicycle and pedestrian facilities). These potential impacts will be reduced to a less than significant with the implementation of referenced mitigation measures.	**XVII-40.**
b.	NO IMPACT	The proposed project does not conflict or is inconsistent with any CEQA Guidelines delineated in SS 15063.2, Subdivision (b). No impacts will result.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be designed to address potential impacts to this category. MM XVII-50 will further address impacts.	**XVII-50.**
d.	NO IMPACT	The project does not affect emergency access. No impacts will result.	
XVIII. TRIBAL CULTURAL RESOURCES			
i.	NO IMPACT	The project site is not listed in any Historical Resources or in local register of historical resources as defined in Public Resources Code section 5020.1(k). No impacts will result.	

	Impact?	Explanation	Mitigation Measures
ii.	NO IMPACT	The project site does not have any affects upon the criterial of this resources section. No impacts will result.	
XIX. UTILITIES AND SERVICE SYSTEMS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is well served by the City's existing infrastructure system and local utility providers. The referenced mitigation measure will ensure impacts area less than significant.	**XIX-20.**
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	It has been determined by the Lynwood Public Works Department that the project can be supplied with water from purchased Central Basin Municipal Water District (CBMWD), subject to the City of Lynwood's Urban Water Management Plan and upon payment of regular service connection charges. All required water mains have been installed. The referenced mitigation measure will ensure impacts area less than significant.	**XIX-20.**

	Impact?	Explanation	Mitigation Measures
c.	LESS THAN SIGNIFICANT IMPACT	It has been determined by the Lynwood Public Works Department that no potential problems to existing sewer/storm drain lines or potential maintenance problems will be caused by the project. Impacts will be less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project does not have the potential to increase the amount of solid waste going to landfills and could have a cumulative impact on the City's waste disposal capacity. No impacts will result.	**XVII-90.**
e.	LESS THAN SIGNIFICANT IMPACT	The project as proposed will be in compliance with state, federal, and local statutes and regulations related to solid waste. Impacts will be less than significant.	
XX. WILDFIRE			
a.	NO IMPACT	The project does not have the potential impairing any adopted emergency response plan or emergency evacuation plan. No impact will result.	
b.	NO IMPACT	The single-story design of the project and code-compliant construction will be affect by slope, prevailing winds, and other factors or exacerbated by wildfire risks No impact will result.	
c.	NO IMPACT	The project will require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that would exacerbate fire risk or the in temporary or ongoing impacts to the environment. No impact will result.	
d.	NO IMPACT	The project will not expose people or structures to significant risks that would include downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impact will result.	

	Impact?	Explanation	Mitigation Measures
XXI. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant animal community. The project is located in a developed, urbanized area, will not disrupt or hinder any known habitats, and is not a recognized cultural or historical resource. No impact will result.	
b.	LESS THAN SIGNIFICANT IMPACT	The surrounding properties are not significantly impacted by the project with the implementation of the subject MND's Mitigation Measures. Furthermore, there are no known current or future projects in the immediate vicinity that, in conjunction with this proposed project, would result in cumulatively significant environmental impacts. Any project impacts that are individually limited but could be cumulatively considerable do not rise to a level that is considered less than significant level.	
c.	LESS THAN SIGNIFICANT IMPACT	The project as a whole will not rise to a level that would affect human beings to a level above less than significant level.	

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

HEALTH HAZ MAT DIVISION
5825 RICKENBACKER RD
COMMERCE, CA 90040
(323) 890-4045
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

VIA EMAIL

May 13, 2020

Sticks Lynwood and SGLA Lynwood, LLC
c/o
Curtis Fralin
Sticks Lynwood
3701 Stocker St. #410
Los Angeles, CA 90008

Dear Mr. Fralin:

VACANT PROPERTY
2800 E IMPERIAL HWY, LYNWOOD, CA 90262
(SMU FILE #20-1194/RO0001812)

The Site Mitigation Unit (SMU) of this Department has reviewed a report entitled, Remedial Action Plan, Vacant Property, 2800 E. Imperial Highway, Lynwood, California," dated March 27, 2020, prepared by your consultant, Signal Geoscience. Additionally, SMU reviewed previous environmental assessment reports (conducted at the site) that were also forwarded to the Cal-EPA Department of Toxic Substances Control (DTSC) for their review per interagency notification requirements. The DTSC approved this Department's environmental oversight of the site in their email issued to SMU, dated April 14, 2020.

Based on this review, an approval is hereby granted for implementation of the aforementioned Remedial Action Plan (RAP) at the above referenced site. The onsite implementation of the field activities outlined in the RAP should meet general expectations presented in applicable U.S. EPA guidance, Cal-EPA guidance and other applicable guidance/advisory documents. In addition, please note the following.

1. All necessary permits and/or approvals for any work activities associated with the RAP should be obtained from the appropriate agencies. The requirements listed herein do not exempt the responsible party or their agents from compliance with any other applicable laws, regulations, or ordinances (including pertinent disclosure/notification requirements to current/future occupants and/or tenants, if applicable). This Department's approval of the RAP leaves unaffected any further restriction or restraint which may be contained in other statutes or required by other agencies.

2. Please provide this Department with a copy of a site-specific health and safety plan (HASP) before implementing onsite work activities. Please also address COVID-19 safety measures in the HASP.

3. All engineering and/or geological work should be performed or supervised by California Registered Professionals in accordance with the Business and Professions Code, Sections 6700-6799, 7800-7887 & 8700-8805, and the California Code of Regulations, Title 16, Sections 400-476 & 3000-3067.

4. This Department does not allow onsite treatment of contaminated soil unless a Waste Discharge Requirements (WDR) permit is acquired from the Los Angeles Regional Water Quality Control Board (LARWQCB), prior to any such proposed treatment. This Department also does not allow onsite burial of contaminated soil. Soil stock piles identified as "might be impacted by arsenic greater than 12 mg/kg" should be disposed off-site at a permitted disposal facility. This soil cannot be re-used on site.

5. Notify Signal Geoscience and this Department immediately if you encounter subsurface objects, debris, or (evidence) of previously "unknown" waste or contaminated soil.

6. Note that the authority of SMU does not extend to the permitting and/or removal of any potential previously unknown onsite underground storage tanks (USTs) if discovered during future excavation or grading; this is the jurisdiction of Los Angeles County Department of Public Works, Environmental Programs Division (LACoDPW-EPD). LACoDPW-EPD has jurisdiction of USTs in the event that USTs are encountered during future onsite grading and/or development activities. The Los Angeles Regional Water Quality Control Board (LARWQCB) would initially have jurisdiction for any UST associated releases that potentially threaten the underlying groundwater at the site.

7. Any imported "clean" soil should be evaluated and adhere to the DTSC (October 2001) guidance for clean import soils and should also meet the site clean-up standards.

8. The RAP activities should be adhered to as approved. Any significant deviation or change should be submitted in writing (e.g., email or letter) and written approval obtained by this Department prior to implementation. Any phone notifications pertaining to deviation/change during "real time" implementation of RAP activities should be followed-up by written correspondence. Notify this Department at least three (3) working days prior to the implementation of RAP field activities at the site. The RAP should be implemented by June 30, 2020. Failure to notify this Department of scheduled implementation dates or of significant deviations/changes in RAP activities could result in this Department's rejection of subsequent report submittals and/or associated data.

9. If a responsible party or their agent wishes to demonstrate that any hazardous constituents left in soil and/or soil vapor exceeding State/Federal residential screening levels will not cause unacceptable risks to public health, the data should be of sufficient quality for this Department and the California Office of Environmental Health Hazard Assessment (OEHHA) to evaluate the health risks and hazards associated with the onsite contaminants for onsite and potential off-site receptors. A human health risk evaluation prepared by a qualified toxicologist or other qualified health professional may be required.

In addition to the hardcopy, please submit subsequent report(s) in pdf format on CD/USB. If you have any questions, please feel free to call me at (323) 890-4106.

Respectfully submitted,

RICHARD CLARK, SUPERVISOR
SITE MITIGATION UNIT
HEALTH HAZARDOUS MATERIALS DIVISION

RC:rc

ec: S. Strong, Strong, Inc.
D. Lesperance, Signal Geoscience

SIGNAL GEOSCIENCE
ENVIRONMENTAL AND GEOLOGIC CONSULTING
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REMEDIAL ACTION PLAN

VACANT PROPERTY
2800 E. IMPERIAL HIGHWAY
LYNWOOD, CALIFORNIA

COUNTY OF LOS ANGELES FIRE DEPARTMENT
SITE MITIGATION UNIT CASE CA 115

Prepared for:

STICKS LYNWOOD AND SGLA LYNWOOD, LLC
ATTN: CURTIS FRALIN
3701 STOCKER STREET #410
LOS ANGELES, CA 90008

Prepared by:

DAVID LESPERANCE
California Registered Geologist #5606
California Certified Hydrogeologist #0017

MARCH 27, 2020

I. PURPOSE AND SCOPE

Signal Geoscience has prepared this workplan to remediate arsenic impacted soil during the planned development of the vacant land at 2800 E. Imperial Highway, Lynwood, California (Figure 1, Site Location).

Please note that the property has previously been informally identified as 2900 Fernwood Avenue and the "property at southwest corner of Imperial Highway and Fernwood Avenue" in previous reports and correspondence. The City of Lynwood recently assigned the street address of 2800 E. Imperial to the property and that address will be used to refer to the property.

Investigation of potential environmental impacts to the property were performed by others. Our recommendations are based on that work. If site conditions vary significantly from those previously described by others, Signal Geoscience should be consulted to determine whether a review and revision of the workplan is necessary.

The reports reviewed in preparation of this workplan are listed in the attached bibliography. The results of that laboratory analysis are summarized in attached Tables 1 to 6 and the extent of the arsenic at various depths are shown in map view attached in Appendix C.

This remedial action plan is only intended as a guideline. Implementation of the workplan requires the professional judgement, monitoring, and modification as necessary by a California Professional Geologist or Civil Engineer.

II. BACKGROUND

1. GEOLOGY

The subject site is located within the coastal plain of the Los Angeles Basin. Review of the *USGS South Gate 7.5 Minute Topographic Quadrangle*, indicates that the site is at an elevation of approximately 88 feet above mean sea level (MSL). The subject site is relatively flat and is above street level. The topographic contours on the map indicates the area surrounding the site slopes approximately 3 feet per 1,000 to the south.

The *Long Beach Sheet, Geologic Map of California*, 1962, shows the area of the site as mapped as Quaternary Alluvium (Qal). The Quaternary Alluvium is described as "Alluvium and alluvial and alluvial fan deposits. In the Los Angeles area includes flood plain deposits, marsh deposits, artificial fill, and some natural and artificial beach deposits." The flood plain deposits are the most likely in the area of our site.

Salem Engineering Group, Inc. established seven soil borings to a maximum depth of 50½ feet on February 7, 2018 as part of a geotechnical investigation of the site (Salem, 2018). Salem reported that the soil/sediment below the site "consisted of up to 3½ feet of fill material underlain by loose to dense silty sand with various amounts of clay and gravel, firm to very stiff sandy silt with various amounts of clay, firm clayey sandy silt, medium dense silty sand/sand, and medium dense sand."

A March 2019 review of the California Geologic Energy Management Division (CalGEM) wellfinder webpage did not show any oil field within one mile of the subject site. The closest oil field to the site is the Rosecrans Oil Field approximately 3 miles southwest of the site.

2. HYDROGEOLOGY

The *USGS South Gate 7.5 Minute Topographic Quadrangle* does not show any surface water features withing one mile of the site. Compton Creek is 2 miles west and the Los Angeles River is 2½ miles east of the site. Compton Creek and the Los Angeles River are both concrete lined channels in the area of the site.

The subject site is within the Central Sub-Basin of the Coastal Plain of Los Angeles (DWR Basin 4-011.04). The groundwater in the Central Sub-Basin has existing beneficial uses for municipal and domestic, industrial service, industrial process, and agriculture.

A 2006 *Preliminary Endangerment Assessment* for properties in the Alameda Triangle, northwest of Imperial Avenue from the site, indicated that:

> "near surface groundwater is reported within a perched horizon at approximately 38 feet" below ground surface at the Witco site, at the northeast corner of the intersection of Alameda Street and Imperial Highway. But notes the perched zone is not continuous across the Alameda Triangle.
>
> Groundwater was at a depth of approximately 43 below ground surface in a depth to water measurement made on February 1, 2005 in a monitoring well, MW-6, on the southeast corner of the Alameda Triangle, approximately 200 feet northwest of the subject site.

The *County of Los Angeles, DPW, Coastal Plain, Deep Aquifer, Groundwater Contour Map for Fall,* 1996 and 1998 were reviewed. The deep aquifer is shown at an elevation of -5 below mean sea level in the area of the site in 1996 and -10 feet in 1998. The site is shown within the "pressure groundwater levels" area of the coastal plain. The inferred ground water flow direction is to the west-southwest.

Ground water was not encountered to the maximum depth drilled of 50½ feet in geotechnical soil borings established at the site on February 7, 2018 (Salem, 2018).

Based on the above information, ground water has varied from a depth of 43 to over 50 feet below the ground surface at the subject site. Discontinuous perched groundwater conditions occur at a depth of 38 feet in the area of the site but were not noted below the subject site.

3. LOCATION, DESCRIPTION, AND PROPERTY IDENTIFICATION

This site is located at 2800 and 2820 E. Imperial Highway, City of Lynwood, County of Los Angeles, California (Figure 1, Site Location Map).

The site is on the south side of the intersection of Imperial Highway and Fernwood Avenue. The site is irregular shaped with a gross area of 1.68 acres and 1.63 acres after street dedication. The site is bound by Imperial Highway to the northwest, Fernwood Avenue to the northeast, and the Glenn Anderson/Century Freeway (I-105) to the south. The portion of the Glenn Anderson/Century Freeway adjacent to the site is elevated on columns. The land bellow the elevated Freeway adjacent to the site is vacant. An LA metro power/control station is located on a portion of a government owned strip of land between Fernwood Avenue and Glen Anderson/Century Freeway immediately southeast of the site.

The site is currently vacant and undeveloped other than elevated freeway billboard signs on a single column on the southeast side of the property.

The properties along Imperial Highway and Fernwood Avenue near the site are vacant or are commercial. The property northwest of Imperial Highway from the site is currently vacant. The property north of the intersection of Imperial Highway and Fernwood Avenue is occupied by a restaurant. The two properties immediately east of Fernwood are occupied by a truck repair business (2900 E. Imperial Hwy) and an autobody shop (2905 Fernwood Ave). Residential areas are located north and southeast of the commercial properties along Imperial and Fernwood Avenue from the site.

Street addresses of 2800 and 2820 E. Imperial Highway were recently assigned to the subject property by the City of Lynwood during the development review process. The address of 2800 E. Imperial Highway will be used for the 7-Eleven Convenience Store and Gasoline Station on the west side of the property. A street address of 2820 E. Imperial Highway will be used for the Car Wash on the east side of the property.

As noted on the tax assessor website in 2019, the property did not previously have a site address. The electrical service for the freeway billboard on the southeast corner of the subject site used a street address of 2900 Fernwood Avenue. The Fernwood Avenue street address was previously used to help locate the site. The property was also identified as the southwest corner or corner of Imperial Highway and Fernwood Avenue.

The assessor parcel numbers for the property are: 6169-002-004, 6169-002-005, and 6169-002-008.

ITF & Associates noted in an email that the "The property's gross area is 1.69 ac. and 1.63 ac. after street dedication." Please note that this is different than the sum of the square footage shown on the tax assessor website due to the required street dedication.

The County of Los Angeles Fire Department, Site Mitigation Unit identifies the projects as:

CA 115

4. PROPERTY OWNNER/ RESPONSIBLE PARTY

The property owner is:

Sticks Lynwood and SGLA Lynwood, LLC
3701 Stocker Street #410
Los Angeles, CA 90008
Contact: Curtis Fralin

The respondent/Applicant (Responsible Party) is

Sticks Lynwood and SGLA Lynwood, LLC
3701 Stocker Street #410
Los Angeles, CA 90008
Contact: Curtis Fralin
310-942-1118

5. FUTURE USE

The planned development of the site consists of a 2,500 square foot 7-Eleven convenience store building, gasoline station canopy with six fuel dispensers, and two underground storage tanks on the west side of the property and a 4,576 square foot carwash building with 23 carwash drying stalls on the east side of the site. Landscaped areas will be located around the perimeter of the property. The remainder of the property will be paved.

6. PREVIOUS USE

Review of topographic maps and aerial photographs indicate that from at least the 1930's to 1964 the northeast 100 foot wide strip of the property (APN 6169-002-008) was occupied by a railway of the Southern Pacific Railway. The pattern of the topographic contour lines along the railway indicates the railway was elevated relative to the remainder of the subject property and other properties along the line.

A 40 foot wide southern branch of Fernwood Avenue was located along the south side of the railway, across the approximate middle of the subject property, from at least the 1960s until the 1980s. The remainder of the southwest side of the subject property was vacant land.

The Glen Anderson Freeway, along the southern side of the property, was completed in 1993.

A Phase I Environmental Assessment of the property performed in 2017 by E. W. Milnes (Milnes, 2017) concluded that the it was "Vacant land with no apparent history of activities or construction that would environmentally impact the property." The report did note that "It appears that the Southern Pacific right of way ran along Fernwood Avenue and included the northwestern part of the subject property at one time, although no tracks are visible in any of the aerial photos or topographic maps." It should be noted that railway tracks are clearly visible within the boundaries of the property outlined in the 1957, 1966, 1975, 1988 topographic maps included in the report.

III. SITE CHARACTERIZATION

Four rounds of soil sampling and testing were performed at the site in 2019 by two environmental geology consulting companies. Their work is summarized in this section, soil sampling locations are shown in Appendix B and C, and the results of laboratory analysis of soil vapor and soil samples obtained during the investigations is summarized in Tables 1 to 6 of this workplan. Any reference to tables in this workplan is to the attached tables. For details of the sampling and analysis please see the individual reports.

1. MAY 17 and 20, 2019 GSA ENGINEERING

On May 17 2019, GSA Engineering established four soil borings and installed soil gas probes in the borings, along the length of the property, to obtain and test soil and soil vapor samples. The purpose as noted in the report of their investigation was:

> "The site is located just south of an industrial site that has significant groundwater contamination with a dissolved plume of VOC that is interpreted to extend" below the subject site at a depth of 43 feet below ground surface. "The layout of the site and the interpreted dimension of the dissolved plume by Gannet-Fleming is indicated on Figure 2."

A copy of Figure 2 from a later GSA Engineering report showing the plume dimensions is attached in Appendix B of this workplan.

During the investigation soil samples were obtained at a depth of 1 and 2.5 feet in each of the soil borings (B1 to B4). After soil sampling, the borings were completed as soil gas sampling probes with the sampling point set at 5 feet below the ground surface (SG1 to SG4). Soil vapor samples were obtained from the probes, after purging three volumes of soil vapor, on May 20, 2019.

The 1 foot soil sample from each of the four borings each boring was were analyzed for:

- seventeen priority (CAM17) heavy metals in accordance with EPA method 3050B/6010B and 7471A (mercury),
- total petroleum hydrocarbon (TPH)-gasoline (C4-C12) in accordance with EPA method 3550B/8015M, and
- extractable hydrocarbons in accordance with EPA method 8015B. The extractable hydrocarbons were totaled in the C13-C22 (TPH-diesel or diesel range organic) and C23-C40 (TPH-oil) range.

The 2.5 foot sample in each boring were analyzed for Arsenic (As) and Lead (Pb) in accordance with EPA method 3050B/6010B.

The soil vapor sample from each of the four soil vapor probes was analyzed for TPH-gasoline in accordance with the LUFT GCMS method and Volatile Organic Compounds (VOCs) in accordance with EPA method 8260B. The VOC analysis included Benzene, Toluene, Ethyl Benzene, & m,p-Xylene, 0-Xylene (BTE&X), perchloroethylene (PCE or tetrachlorethene),

trichloroethylene (TCE or trichlorethene), and 63 additional analytes plus isopropanol (IPA) a vapor sampling tracer.

The results of the laboratory analysis are summarized in Table 1, 2, and 4 of this workplan. The soil vapor results are summarized in Table 1, Total Petroleum Hydrocarbon analysis are summarized in Table 2, and Soil Sample Priority Heavy Metal analysis is summarized in Table 4.

TPH in the C13 to C22 (diesel range) was reported at 100 mg/kg in soil sample B3-1 (Table 2). There is no indication in the report that the gas chromatogram from the 100 mg/kg detected in sample B3-1 was examined to confirm hydrocarbon type. TPH gasoline range (C4-C12) and TPH-oil range (C23-C40) were not detected in the sample. The level of TPH-diesel reported in the sample was compared to the San Francisco Regional Water Quality Control Board Environmental Screening Level (SFRWQCB ESLs) for TPH-diesel of 260 mg/kg and was not considered significant.

TPH-gasoline (C4-C12), TPH-diesel range (C23-C40), and TPH-oil range (C23-C40) were not detected in the other three soil samples analyzed for these parameters.

TPH-gasoline and VOCs were not detected in the four soil gas samples (Table 1). The results of the soil gas vapor sample analysis indicated that potential extension of a dissolved contaminant plume in ground water at a depth of 43 feet below the site did not impact the surface soils at the site.

Low levels of arsenic, copper, and lead above background levels were reported in four soil samples. Eight additional heavy metals were reported in one or more samples at normal background levels and six heavy metals were not detected in any soil sample (Table 4).

> Arsenic was reported at 29.9 mg/kg, 21.0 mg/kg and 103 mg/kg, respectively, in soil samples B1-2.5, B2-1, and 103.0. This compares to a background level of 12 mg/kg for arsenic soils in Southern California (DTSC 2008).
>
> Copper was reported at 955 mg/kg in soil sample B2-1. This level is below both the residential RSL of 3,100 mg/kg and the commercial RSL of 47,000 mg/kg for copper
>
> Lead was reported at 88.8 mg/kg and 75.3 mg/kg in soil samples B2-1 and B3-1. This level is close but below the Arsenic Residential RSL of 80 mg/kg but below the Commercial RSL of 320 mg/kg.

The procedures and results of this work was documented in the *Limited Subsurface Investigation Report*, 2900 Fernwood Avenue, Lynwood, California dated May 26, 2019, prepared by GSA Engineering, Inc. (GSA 2019a)

2a. JUNE 3, 2019 GSA ENGINEERING

On June 3, 2019 GSA Engineering performed additional assessment of the vertical and lateral extent of the arsenic impacted soil. Six additional borings were established to a depth of 6 to 7.5 feet using a hand auger.

> Soil boring B3 was established to a depth of 7.5 feet adjacent to soil boring/soil gas location B3/SG3. Soil samples were obtained at 5 and 7.5 in Boring B3.
>
> Five additional soil boring B6 to B10 were established across the site. Soil samples were obtained at depths of 1, 2.5, 4 to 5 feet and 6 to 7.5 feet in each boring.

Twenty-two soil samples from the borings were analyzed for arsenic in accordance with EPA method 6010B.

Arsenic was reported at 38.3 mg/kg to 80.8 mg/kg in eight soil samples; the samples from a depth of 2.5 and 4 feet in Boring B6 and the 1, 2.5, and 4.5 foot samples in Boring B7 and B8. Arsenic was reported at 3.24 mg/kg to 7.48 in four soil samples and was reported as not detected at detection limit of 1 mg/kg in ten soil samples. The results of the arsenic analysis of the soil samples is summarized in Table 5a.

Ten shallow (1 to 2.5 deep) soil samples from the borings were also analyzed for organochlorine pesticides (nineteen analytes total) in accordance with EPA method 8081A. The samples selected for analysis were the 1 foot sample in B3, the 1 and 2.5 foot samples in B4 to B9, and the 1 foot sample in B10.

Low levels of organochlorine pesticides, 0.0074 mg/kg to 0.11 mg/kg, were detected in three of the soil samples. None of those detections exceeded the DTS screening levels for soil at commercial sites. The results of the organochlorine analysis are summarized in Table 3.

The procedures and results of this work was documented in the *Supplemental Subsurface Investigation Report*, 2900 Fernwood Avenue, Lynwood, California dated June 6, 2019, prepared by GSA Engineering, Inc. (GSA 2019b)

2b. SOLUBLE ARSENIC AND LEAD ANALYSIS, GSA ENGINEERING

The Total Threshold Limit Concentration (TTLC) and Soluble Threshold Limit Concentration (STLC) are the concentrations at which the State of California considers the total and soluble portion of an element in a solid or waste to be hazardous. The soluble analysis is generally performed when the total amount of an element exceeds ten times the STLC value (10x STLC).

Toxic Characteristic Leaching Procedure (TCLP) and Waste Extraction Test (WET or Title 22) are the extraction methods used for the soluble analysis. The two methods are similar in that they simulate what happens to a waste in a landfill setting with simulated landfill leachates and are both reported in milligrams of each analyte per liter of extractant.

The WET test has a 10-fold dilution of the solid portion of the waste to extractant fluid. The test is run of 48 hours using citric acid as the extractant.

The TCLP test has a 20-fold dilution of the solid portion of the waste to extractant fluid. The test is run for 18 hours using acetic acid as the extractant.

In addition to the two rounds of soil vapor and soil sampling documented in their two investigation reports, GSA Engineering also had the laboratory, A & R Laboratories, perform soluble lead and arsenic analysis of previously obtained soil samples that had total lead that exceeded 10x STLC for lead and five of the six soil samples with arsenic that exceeded 10x STLC for arsenic.

The TTLC and STLC for lead are 1,000 mg/kg and 5 mg/L, respectively.

The TTLC and STLC for arsenic are 500 mg/kg and 5 mg/L, respectively.

The laboratory analysis is documented in two A & R Laboratories, Inc. reports dated June 25, 2019. The reports are:

Laboratory Report, Soluble Lead and Arsenic Analysis, dated June 25, 2019, prepared by A & R Laboratories, Inc. (A & R Lab, 2019a).

Laboratory Report, Soluble Arsenic Analysis, dated June 25, 2019, prepared by A & R Laboratories, Inc. (A & R Lab, 2019b).

The first laboratory report documents the testing of three soil samples from the May 17, 2019 round of soil sampling. Sample B2-1 and B3-1 were each subjected to a Title 22 (Waste Extraction Test) extraction and the extract was analyzed for lead (soluble lead) in accordance with EPA method 6010B. Sample B3-2.5 was subject to both a Title 22 (Waste Extraction Test) extraction and a TCLP extraction and the extracts were analyzed for lead (soluble lead) in accordance with EPA method 6010B.

The second laboratory report documents the testing of four soil samples from the June 3, 2019 round of soil sampling. Sample B7-1, B7-2.5, B8-1, and B8-2.5 were subjected to a Title 22 (WET) extraction and the extract was analyzed for arsenic (soluble arsenic) in accordance with EPA method 6010B.

The results of the laboratory analysis are summarized in Table 6, Soil Sample Soluble Arsenic and Lead Analysis of this workplan.

Soluble lead (WET) was reported at 3.61 mg/L mg/L in sample B2-1 and 1.61 mg/L in B3-1. This compares to total lead (6010B) concentration of 88.8 mg/kg in B2-1 and 75.3 mg/kg in B3-1. These results indicate that portion of soluble lead under the worst case condition of an acidic solution in a landfill is 2% to 4% of the total lead value in the soil.

Soluble (TCLP) lead was reported at 1.78 mg/L in soil sample B3-2.5.

Soluble (WET) arsenic was reported at a 11.3 mg/L in sample B3-D2.5 and 3.49 mg/L to 5.95 mg/L in samples B7-1, B7-2.5, B8-1, and B8-2.5. This compares to total arsenic (6010B) concentration of 103 mg/kg in B3-2.5 and 58.3 mg/kg to 80.8 mg/kg in the samples B7-1, B7-2.5, B8-1, and B8-2.5. These results indicate that portion of soluble lead under the worst case condition of an acidic solution in a landfill is 5% to 11% of the total arsenic value in the soil.

3. JULY 29, 2019 STRATUS ENVIRONMENTAL

On July 29, 2019 Stratus Environmental established thirty-nine direct-push soil borings to a depth of 5.5 feet to 6 feet below ground surface across the site (GP-1 to GP-4 and GP-6 to GP-40). Soil samples were generally obtained at depths or approximately 1.5 to 2 feet, 3.5 to 4 feet, and 5.5 to 6 feet in each boring. The one hundred and seventeen (117) soil samples were obtained in acetate sleeves and submitted to the laboratory for arsenic analysis. The samples were analyzed for arsenic in accordance with EPA method 6020.

Duplicate samples from a depth of 1 to 1.5 feet in five soil borings (GP-2, GP-6, GP-20, GP30, and GP36) were placed in 4-ounce glass jars and submitted to the laboratory for organochlorine pesticides analysis. The five samples were analyzed for organochlorine pesticides (21 analytes total) in accordance with EPA method 8081A.

One or more organochlorine pesticides was detected at low levels (0.003 mg/kg to 0.280 mg/kg) in each of the five samples. None of the seven organochlorine pesticides exceeded the commercial regional screening level.

Arsenic concentrations of 12 mg/kg to 150 mg/kg were detected in 38 samples, from 20 of the soil borings. The twenty borings were at or immediately adjacent to the former railway. Arsenic ranged from 0.82 to 11 mg/kg in the other seventy-nine (79) soil samples.

The procedures and results of this work was documented in the *Site Investigation Report*, Undeveloped Property, 2900 Fernwood Ave, Lynwood, CA, dated August 9, 2019, prepared by Stratus Environmental, Inc., (Stratus 2019a).

4. AUGUST 27, 2019 STRATUS ENVIRONMENTAL

On August 27, 2019 Status Environmental established seven soil borings adjacent to the seven previous borings to obtain deeper soil samples. Each of the original seven soil borings had arsenic levels greater than 12 mg/kg in the deepest sample from that boring, at 5.5 to 6.0 feet. The duplicate boring at each location was indicated with an "A" added to the boring name: GP-11A, GP-12A, G-15A, GP-19A, GP-20A, GP-21A, and GP-28A.

The seven direct-push boring were established to a depth of 30 feet. Soil samples were obtained at a depth of 9.5 to 10 feet, 14.5 to 15 feet, 19.5 feet to 20 feet, 24.5 to 25 feet, and 29.5 feet to 30 feet in each boring.

Fifteen soil samples in the borings were analyzed for Arsenic in accordance with EPA method 6020. The soil samples selected for analysis were the soil samples from a depth of 9.5 to 10 feet and 14.5 to 15.0 feet in all seven borings and the 19.5 to 20 foot soil sample in GP-21A.

Arsenic was reported at 130 mg/kg in the soil sample obtained at a depth of 9.5 to 10 feet in boring GP-21A. Arsenic was reported at 1.5 mg/kg to 3.9 mg/kg in the other fourteen soil samples. The results of the arsenic analysis are summarized in Table 5b.

The soil sample obtained at 9.5 to 10.0 feet in Boring GP-21 A @9.5 to 10.0 was also analyzed for soluble arsenic. The sample was subjected to a Waste Extraction Test using the standard citrate extraction and an extraction using deionized water. The extracts were then analyzed for arsenic in accordance with EPA method 6020 and 6010B, respectively.

Soluble Arsenic was reported at 4.2 mg/L in the standard WET/method 6020 analysis and 1.0 mg/L in the deionized water extract. The results of the analysis are summarized in Table 6.

Stratus Environmental used the results of the arsenic analysis to prepare five figures (Figure 3 to 7) showing the lateral extent of arsenic impacted soil at five depths; 1.5 to 2.0 feet, 3.5 to 4.0 feet, 5.5 to 6.0 feet, 9.5 to 10.0 feet, and 14.5 to 15.0 feet. The figures are attached in Appendix C of this workplan.

The procedures and results of this work was documented in the *Additional Site Investigation Report*, Undeveloped Property, 2900 Fernwood Ave, Lynwood, California, dated November 13, 2019, prepared by Stratus Environmental, Inc., (Stratus 2019b).

5. RESULTS

a. Contaminant Type

The primary contaminant of the concern at the site is arsenic, which was found at a maximum level of 150 mg/kg. This level is less than the level considered hazardous in a waste in California, 500 mg/kg. But the level exceeds the DTSC background level for arsenic, 12 mg/kg.

b. Soil Contamination Extent

The lateral and vertical extent of arsenic impacted soil appears to be well defined by analysis of soil samples from the forty-nine soil borings established at the site. The extent is shown in Figure 3 to Figure 7 prepared by Stratus Environmental Inc. included in Appendix C.

IV. REMEDIAL ACTION WORKPLAN

Based on the proposed over excavation of the site as part of the planned grading and the presence of the arsenic in shallow soils it would be efficient to perform that work concurrently.

A) Excavate and Stockpile. The approximately 5,000 tons of arsenic impacted soil identified in previous reports will be excavated and stockpiled on site.

B) Confirmation Soil Sampling. Soil sampling will be performed at the terminus of excavation to confirm successful removal.

C) Stockpile Profile Sampling

D) Remedial Action Report.

The primary objective is to reduce arsenic levels to those considered background level, 12 mg/kg.

A site specific health and safety plan (H&SP) for the work will be developed by the contractor and will be reviewed with site workers each day before beginning work.

Soil sampling, analysis, and report preparation will follow generally recognized standards for environmental soil sampling in California. All work will be overseen and the report will be reviewed and signed by a Professional Civil Engineer or Professional Geologist licensed to practice in California.

A) EXCAVATE AND STOCKPILE.

The County of Los Angeles Fire Department Site Mitigation Unit will be provided with at least a five day notice of the intention to begin excavation and of each soil sampling activity so that they can be present for those activities if they so choose.

The approximately 5,000 tons of arsenic impacted soil identified in previous reports will be excavated and stockpiled on site. Please note that this is only estimate, the total weight (or volume) of soil removed will be based on the measured weight (or volume) of soil removed based on weigh tickets and or manifests.

The arsenic-impacted soil will be excavated downward to the depths shown on Figures 5 (5.5 to 6.0 Feet) and Figure 6 (9.5 to 10.0 feet)

The soil will be placed in three segregated stockpiles;

Soil with greater than 12 mg/kg arsenic.

Soil that might be impacted by arsenic at greater than 12 mg/kg

Soil not impacted by arsenic at greater than 12 mg/kg.

The arsenic-impacted soil and possibly arsenic impacted soil stockpile will be placed on and covered by 10-mil polyethylene sheeting.

Soil samples would then be obtained at the terminus of excavation to confirm residual arsenic levels. If necessary and practical a second round of excavation will be performed to further reduce arsenic levels (see confirmation soil sampling below).

While the goal is to remove all soil exceeding the background level of 12 mg/kg, not all soil with arsenic levels exceeding 12 mg/kg will necessarily have to be removed. Statistical methods will be used to confirm that the soil sampling results match EPA upper confidence limits.

Best Management Practices for construction site storm water will be used at the site. Temporary and post-construction best management practices and measures will be used to prevent erosion and reduce sediment discharge from the both the remediation and the overall construction project.

Fugitive dust monitoring will be performed per South Coast Air Quality Management District (SCAQMD) Rule 1466.

B) CONFIRMATION SOIL SAMPLING

Approximately thirty (30) soil samples will be obtained across the approximately 30,000 square foot area to be excavated (Figure 3 to 7, Appendix C). This is equivalent to one soil sample per 1,000 square feet area and is greater than the twenty-six (26) assessment soil boings (all four rounds) that had one or more soil sample exceeding 12 mg/kg arsenic.

The soil samples will generally be evenly spread over the excavation except that five soil samples will be obtained in the two areas shown in Figure 5 as arsenic impacted soil at 5.5 to 6.0 feet. The northern of the two areas overlaps with the small area shown on Figure 6 arsenic impacted soil at a depth of 9.5 to 10.0 feet. For the five samples from each of the two areas, one sample will be obtained from the bottom of the area and one samples will be obtained from the four sides of the area.

Each of the approximately thirty (30) soil samples will be analyzed for arsenic in accordance with EPA method 6010B. Six of those samples, or approximately one of every five samples will be analyzed for seventeen priority heavy metal (CAM 17) analysis in accordance with EPA method 6010B/7471A. The samples selected for priority heavy metal analysis will include each of the deepest samples from the two areas with arsenic impacted soil at a depth of 5.5 to 6.0 feet and four other samples based on either arsenic levels and or spatial distribution.

If any heavy metal in a soil sample exceeds ten times the STLC value for that metal, the soil sample will also be analyzed for the soluble value of that metal using a WET extraction (Title 22) and analysis for that metal via EPA method 6010B, or 7471A in the case of mercury.

Soil sampling will include the following:

- Obtain samples from freshly exposed surfaces of hand dug pits at the sampling location.

- Place the soil samples in glass jars or by driving stainless steel tubes into the soil. If stainless steel tubes are used, cover the ends of the tube with Teflon tape and cap with an inert lid.

- Immediately label the samples, place in a sealed plastic bag, and store in a chilled container.

- Deliver the soil samples to a state certified laboratory within twenty-four hours of sampling, following chain-of-custody procedures.

- Chain of custody documentation to be initiated by person obtaining samples through person receiving samples at state certified laboratory.

C) STOCKPILE PROFILE SAMPLING

The stockpile will be sampled in accordance with the profiling requirements of local TSDF facilities, in particular two local landfills that accept such wastes.

It is expected that the facilities will require at least one soil sample per each 500 cubic yards (840 tons) or approximately six soil samples from the arsenic impacted soil.

Soil sampling will also be performed of the soil that might be impacted by arsenic using the same protocol and sampling interval.

The soil samples will be obtained using the same procedures as the confirmation soil sampling noted above. The samples will be analyzed for the following;

Seventeen priority heavy metals (CAM 17) in accordance with EPA 6010B/7471A.

Total Petroleum Hydrocarbons extended range in accordance with EPA method 8015B.

Volatile Organic Compounds (VOCs) plus fuel oxygenates in accordance with EPA method 8260B.

If any heavy metal in a soil sample exceeds ten times the STLC value for that metal, the soil sample will also be analyzed for the soluble value of that metal using a WET extraction (Title 22) and analysis for that metal via EPA method 6010B, or 7471A in the case of mercury.

A soil profile including the laboratory reports of the analysis will be submitted to the facility for their review and acceptance of the soil for disposal.

Upon acceptance of the soil profile by the facility the soil will be loaded, hauled, and disposed at the facility using soil manifests and or documentation method required by that facility. A log of the transport of soil from the site including the transporter of each load will be maintained by the remediation contractor.

Should any stockpiled soil exceed the contaminant levels that a landfill can accept, we will provide that information and review options to deal with the soil with the County of Los Angeles Fire Department Site Mitigation Unit.

D) REMEDIAL ACTION REPORT

A report will be prepared documenting the procedures and results of the soil sampling.

- Procedures.
- Tables of previous and remedial action soil sampling results.
- Plot plan to scale with location of excavation, samples, buildings, and north arrow.
- Full laboratory report including chain of custody forms.

The report documenting the report the remedial action work will include the manifests and or weight tickets for any soil transported off site to a treatment, storage, and disposal facility (TSDF). For soil pending acceptance or transfer to an off-site treat TSDF the manifests and or weight tickets will be provided in a supplemental letter-report.

The report will be reviewed and signed by a Professional Engineer or Professional Geologist licensed to practice in California.

E. TIMELINE

The remedial action work and reporting is expected to take two to three months.

The initial excavation work is expected to take one to two weeks. Soil sampling will be ongoing during the excavation process. Laboratory analysis is expected to take one to two weeks. Additional excavation, if needed, would be completed within one week. The second round of laboratory analysis would again take one to two weeks. The remedial action report will be submitted within 30 days of completion of the laboratory analysis.

V. LIMITATIONS

This remedial action plan is only intended as a guideline. Implementation of the workplan requires the professional judgement, monitoring, and modification as necessary by a Professional Geologist or Civil Engineer registered in the California.

Our professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar localities. The workplan was mainly based upon investigations prepared by others. Evaluations of the environmental conditions at the site re made from a limited number of available data points (i.e. soil samples) and subsurface conditions may vary away from these data points. The distribution of chemical concentrations in the subsurface can vary spatially and over time. The results of chemical analysis are valid as of the date and at the sampling location only. Signal Geoscience cannot be held accountable for the accuracy of the test data from an independent laboratory nor for any analyte quantities falling below the recognized standard detection limits for the method utilized by the independent laboratories.

ATTACHMENTS

Bibliography

Figure 1	Site Location Map
Table 1	Soil Vapor TPH-Gasoline and Volatile Organic Compound Analysis
Table 2	Soil Sample Total Petroleum Hydrocarbon Analysis
Table 3	Soil Sample Organochlorine Pesticide Analysis
Table 4	Soil Sample Priority Heavy Metal (CAM17) Analysis
Table 5a	Soil Sample Arsenic (6010B) Analysis
Table 5b	Soil Sample Arsenic (6020) Analysis
Table 6	Soil Sample Soluble Arsenic and Lead Analysis
Appendix A	Development Plan, William Mason Architects, October 13, 2017
Appendix B	Figure 2, Site Plan, Supplemental Subsurface Investigation Report, dated June 6, 2019
	Figure 2, Site Plan (site detail), Supplemental Subsurface Investigation Report, dated June 6, 2019
Appendix C	Figures 2 to 7, Additional Site Investigation Report, dated November 13, 2019, prepared by Stratus Environmental Inc.,
	Figure 2, Site Map Figure 3, Area of Arsenic Impacted Soil at a Depth of 1.5 to 2.0 Feet BGS Figure 4, Area of Arsenic Impacted Soil at a Depth of 3.5 to 4.0 Feet BGS Figure 5, Area of Arsenic Impacted Soil at a Depth of 5.5 to 6.0 Feet BGS Figure 6, Area of Arsenic Impacted Soil at a Depth of 9.5 to 10.0 Feet BGS Figure 7, Arsenic Investigation Locations at a Depth of 14.5 to 15.0 Feet BGS

2800 E. IMPERIAL HIGHWAY, LYNWOOD
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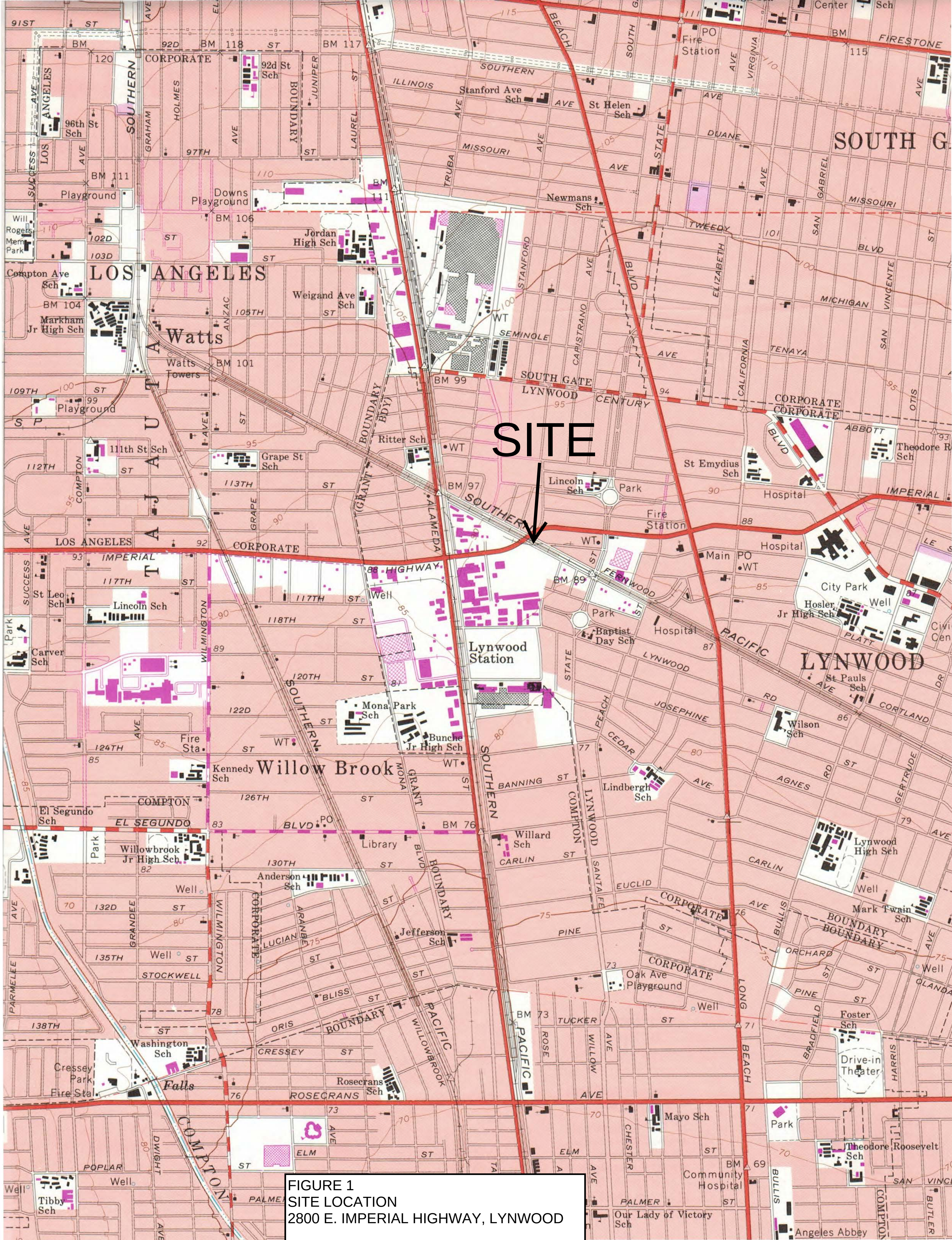


FIGURE 1
SITE LOCATION
2800 E. IMPERIAL HIGHWAY, LYNWOOD

TABLE 1
SOIL VAPOR TPH-GASOLINE AND VOLATILE ORGANIC COMPOUND ANALYSIS
2800 E. IMPERIAL HIGHWAY, LYNWOOD, CALIFORNIA

SAMPLE	Total Petroleum Hydrocarbons-gasoline	BENZENE	TOLUENE	ETHYL BENZENE	m,p-XYLENE	o-Xylene	TCE	PCE	SIXTY-FOUR ADDITIONAL VOCS
Method	LUFT GC/MS	EPA METHOD 8260B							
May 20, 2019									
SG1-5	ND (50 µg/L)	ND (0.05 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.2 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.05 to 1 µg/L)
SG2-5	ND (50 µg/L)	ND (0.05 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.2 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.05 to 1 µg/L)
SG3-5	ND (50 µg/L)	ND (0.05 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.2 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.05 to 1 µg/L)
SG4-5	ND (50 µg/L)	ND (0.05 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.2 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.1 µg/L)	ND (0.05 to 1 µg/L)
Residential RSL		0.0485 µg/L *	155 µg/L *	0.55 µg/L	50 µg/L	50 µg/L	0.24 µg/L	0.23 µg/L *	
Industrial RSL		0.42 µg/L *	1,300 µg/L *	4.9 µg/L	440 µg/L	440 µg/L	3.0 µg/L	2.0 µg/L *	

ND	Not Detected at the detection limit shown in parenthesis
µg/L	Micrograms per Liter or parts per billion (ppb)
Residential RSL	EPA Residential Regional Screening Level, Screening levels for soil gas calculated using indoor air values and attenuation factors provided by DTSC
Industrial RSL	EPA Industrial Regional Screening Level, Screening levels for soil gas calculated using indoor air values and attenuation factors provided by DTSC
*	Values modified for California by DTSC HERO Note 3

TABLE 2
SOIL SAMPLE TOTAL PETROLEUM HYDROCARBON ANALYSIS
2800 E. IMPERIAL HIGHWAY, LYNWOOD, CALIFORNIA

SAMPLE	**TPH-gasoline range C4-C12**	**TPH-diesel Range C13-C22**	**TPH-oil Range C23-C40**
Method	8015M	3550B/8015B	3550B/8015B
<u>May 17, 2019</u>			
B1-1	ND (0.2 mg/kg)	ND (10 mg/kg)	ND (20 mg/kg)
B2-1	ND (0.2 mg/kg)	ND (10 mg/kg)	ND (20 mg/kg)
B3-1	ND (0.2 mg/kg)	**100 mg/kg**	ND (20 mg/kg)
B4-1	ND (0.2 mg/kg)	ND (10 mg/kg)	ND (20 mg/kg)
SFRWQCB ESL Tier 1	100 mg/kg	260 mg/kg	1,600 mg/kg

ND	Not Detected at the detection limit shown in parenthesis
mg/kg	Milligrams per kilogram or parts per million (ppm)
SFRWQCB ESL Tier 1	San Francisco Regional Water Quality Control Board, Environmental Screening Levels, residential (Tier 1)

TABLE 3
SOIL SAMPLE ORGANOCHLORINE PESTICIDE ANALYSIS
2800 E. IMPERIAL HIGHWAY, LYNWOOD, CALIFORNIA

SAMPLE	CHLORDANE	Cis-CHLORDANE	4,4'-DDD	4.4'-DDE	4,4'-DDT	DIELDREN	ENDOSULFAN SULFATE	HEPTACLOR EPOXIDE	ADDITIONAL ORGANOCHLORINE PESTICIDES
Method	**EPA Method 8081A**								
June 3, 2019									TWELVE ADDITIONAL
B3-2.5	ND (0.010)	- - -	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002 to 0.05)
B6-1	**0.11 mg/kg**	- - -	ND (0.01)	**0.027 mg/kg**	**0.074 mg/kg**	ND (0.010)	ND (0.010)	**0.013 mg/kg**	ND (0.01 to 0.25)
B6-2.5	ND (0.010)	- - -	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002 to 0.05)
B7-1	ND (0.010)	- - -	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002 to 0.05)
B7-2.5	ND (0.010)	- - -	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002 to 0.05
B8-1	ND (0.050)	- - -	ND (0.01)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.01 to 0.25)
B8-D2.5	ND (0.010)	- - -	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002 to 0.05)
B9-1	ND (0.020)	- - -	ND (0.004)	ND (0.004)	ND (0.004)	ND (0.004)	ND (0.004)	ND (0.004)	ND (0.004 to 0.1)
B9-2.5	ND (0.010)	- - -	ND (0.002)	ND (0.002)	ND (0.002)	ND (0.002)	**0.021 mg/kg**	ND (0.002)	ND (0.002 to 0.05)
B10-1	ND (0.020)	- - -	ND (0.004)	**0.0074 mg/kg**	**0.058 mg/kg**	**0.018 mg/kg**	ND (0.004)	ND (0.004)	ND (0.004 to 0.1)
July 29, 2019									THIRTEEN ADDITIONAL
GP-2-1.5'	**0.016 mg/kg J**	ND (0.005)	**0.0094 mg/kg**	**0.011 mg/kg**	**0.033 mg/kg**	ND (0.005)	ND (0.010)	ND (0.005)	ND (0.005 to 0.2)
GP-6-1.5'	**0.150 mg/kg**	**0.020 mg/kg**	ND (0.005)	**0.0039 mg/kg J**	**0.026 mg/kg**	**0.0036 mg/kg J**	ND (0.010)	**0.0028 mg/kg J**	ND (0.005 to 0.2)
GP-20-1.5'	ND (0.050)	ND (0.005)	ND (0.005)	**0.0018 mg/kg J**	**0.0018 mg/kg J**	ND (0.005)	ND (0.010)	ND (0.005)	ND (0.005 to 0.2)
GP-30-1.5'	**0.033 mg/kg J**	**0.003 mg/kg J**	ND (0.005)	ND (0.005)	**0.0037 mg/kg J**	ND (0.005)	ND (0.0099)	ND (0.005)	ND (0.005 to 0.2)
GP-36 -1.5'	**0.280 mg/kg**	**0.029 mg/kg**	ND (0.005)	**0.0033 mg/kg J**	**0.0037 mg/kg J**	**0.003 mg/kg J**	ND (0.010)	ND (0.005)	ND (0.005 to 0.2)
Residential RSL	1.7 mg/kg	- - -	2.3 mg/kg	2.0 mg/kg	1.9 mg/kg	0.034 mg/kg	470 mg/kg	0.07 mg/kg	Various
Commercial RSL	7.7 mg/kg	- - -	9.6 mg/kg	9.3 mg/kg	8.5 mg/kg	1.4 mg/kg	7,000 mg/kg	0.33 mg/kg	Various

ND	Not Detected at the detection limit shown in parenthesis
mg/kg	Milligrams per Kilograms or parts per million (ppm)
J	Analyte concentration method detection limit and reporting limit, an approximate value
Residential RSL	EPA Residential Regional Screening Level
Industrial RSL	EPA Industrial Regional Screening Level

TABLE 4
SOIL SAMPLE PRIORITY HEAVY METAL (CAM 17) ANALYSIS
2800 E. IMPERIAL HIGHWAY, LYNWOOD, CALIFORNIA

SAMPLE	Arsenic	Barium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Vanadium	Zinc	Antimony, Beryllium, Selenium, Silver, Thallium, Mercury
May 17, 2019												
B1-1	9.11 mg/kg	105 mg/kg	0.643 mg/kg	14.8 mg/kg	4.44 mg/kg	39.8 mg/kg	38.7 mg/kg	0.605 mg/kg	8.41 mg/kg	34.4 mg/kg	140 mg/kg	ND (0.2 to 1 mg/kg)
B1-2.5	**29.9 mg/kg**	- - -	- - -	- - -	- - -	- - -	6.38 mg/kg		- - -	- - -	- - -	
B2-1	**21.0 mg/kg**	124 mg/kg	5.22 mg/kg	16.9 mg/kg	4.96 mg/kg	955 mg/kg	**88.8 mg/kg**	0.646 mg/kg	9.91 mg/kg	42.9 mg/kg	971 mg/kg	ND (0.2 to 1 mg/kg)
B2-2.5	3.84 mg/kg	- - -	- - -	- - -	- - -	- - -	3.05 mg/kg		- - -	- - -	- - -	
B3-1	1.46 mg/kg	140 mg/kg	ND (0.5 mg/kg)	21.7 mg/kg	7.49 mg/kg	21.7 mg/kg	**75.3 mg/kg**	0.889 mg/kg	12.0 mg/kg	58.0 mg/kg	89.4 mg/kg	ND (0.2 to 1 mg/kg)
B3-2.5	**103.0 mg/kg**	- - -	- - -	- - -	- - -	- - -	2.54 mg/kg		- - -	- - -	- - -	
B4-1	3.40 mg/kg	110 mg/kg	ND (0.5 mg/kg)	16.8 mg/kg	5.43 mg/kg	16.8 mg/kg	21.2 mg/kg	ND (0.5 mg/kg)	8.24 mg/kg	43.2 mg/kg	71.9 mg/kg	ND (0.2 to 1 mg/kg)
B4-2.5	1.61 mg/kg	- - -	- - -	- - -	- - -	- - -	25.4 mg/kg		- - -	- - -	- - -	
Residential RSL	0.67 mg/kg	15,000 mg/kg	4.6 mg/kg*	120,000 mg/kg	23 mg/kg	3,100 mg/kg	80 mg/kg*	390 mg/kg	1,500 mg/kg	390 mg/kg	23,000 mg/kg	Various
Commercial RSL	3.0 mg/kg	220,000 mg/kg	6.4 mg/kg*	1,800,000 mg/kg	350 mg/kg	47,000 mg/kg	320 mg/kg*	5,800 mg/kg	22,000 mg/kg	5,800 mg/kg	350,000 mg/kg	Various
TTLC	500 mg/kg	10,000 mg/kg	100 mg/kg	2,500 mg/kg	8,000 mg/kg	2,500 mg/kg	1,000 mg/kg	3,500 mg/kg	2,000 mg/kg	2,400 mg/kg	5,000 mg/kg	20 to 700 mg/kg
STLC	15 mg/L	100 mg/L	1 mg/L	560 mg/L	80 mg/L	25 mg/L	5 mg/L	350 mg/L	20 mg/L	24 mg/L	250 mg/L	0.2 to 15 mg/L
DTSC Background	12 mg/kg	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -

Analysis Method	3050B/6010Band 7471A/7471A (Mercury)
ND	Not Detected at the detection limit shown in parenthesis
µg/L	Micrograms per Liter or parts per billion (ppb)
Residential RSL	EPA Residential Regional Screening Level, Screening levels for soil gas calculated using indoor air values and attenuation factors provided by DTSC
Commercial RSL	EPA Commercial Regional Screening Level, Screening levels for soil gas calculated using indoor air values and attenuation factors provided by DTSC
*	Values modified for California by DTSC HERO Note 3
TTLC	Total Threshold Limit Concentration, Title 22
STLC	Soluble Threshold Limit Concentration, Title 22

TABLE 5a
SOIL SAMPLE ARSENIC ANALYSIS
2800 E. IMPERIAL HIGHWAY, LYNWOOD, CALIFORNIA

SAMPLE	Depth (ft)	ARSENIC
Method		6010B
<u>May 17, 2019</u>		
B1-1	1	9.11 mg/kg
B1-2.5	2.5	29.9 mg/kg
B2-1	1	21.0 mg/kg
B2-2.5	2.5	3.84 mg/kg
B3-1	1	1.46 mg/kg
B3-2.5	2.5	103 mg/kg
B4-1	1	3.40 mg/kg
B4-2.5	2.5	1.61 mg/kg
No Boring 5	- - -	- - -
<u>June 3, 2019</u>		
B3-5	5	ND (1 mg/kg)
B3-7.5	7.5	ND (1 mg/kg)
B6-1	1	7.56 mg/kg
B6-2.5	2.5	42.9 mg/kg
B6-4	4	38.3 mg/kg
B6-6	6	7.48 mg/kg
B7-1	1	58.3 mg/kg
B7-2.5	2.5	63.9 mg/kg
B7-4.5	4.5	52.8 mg/kg
B7-7	7	ND (1 mg/kg)
B8-1	1	80.8 mg/kg
B8-2.5	2.5	75.4 mg/kg
B8-4.5	4.5	52.7 mg/kg
B8-7.5	7.5	ND (1 mg/kg)
B9-1	1	7.55 mg/kg
B9-2.5	2.5	3.24 mg/kg
B9-5	5	ND (1 mg/kg)
B9-6	6	ND (1 mg/kg)
B10-1	1	ND (1 mg/kg)
B10-3	3	ND (1 mg/kg)
B10-5	5	ND (1 mg/kg)
B10-7.5	7.5	ND (1 mg/kg)
Residential RSL		0.67 mg/kg
Commercial RSL		3.0 mg/kg
DTSC Background		12 mg/kg

mg/kg Milligrams per kilogram (ppm)

TABLE 5b
SOIL SAMPLE ARSENIC ANALYSIS
2800 E. IMPERIAL HIGHWAY, LYNWOOD, CALIFORNIA

BORING	ARSENIC (6020)					
Depth (ft)	1.5 - 2.0	3.5 - 4.0	5.5-6.0	9.5 - 10.0	14.5 - 15.0	19.5 - 20.0
		July 29, 2019			August 27, 2019	
GP-1	3.0 mg/kg	3.0 mg/kg	1.9 mg/kg	- - -	- - -	- - -
GP-2	2.7 mg/kg	2.7 mg/kg	5.4 mg/kg	- - -	- - -	- - -
GP-3	1.6 mg/kg	1.2 mg/kg	3.0 mg/kg	- - -	- - -	- - -
GP-4	4.1 mg/kg	2.0 mg/kg	2.8 mg/kg	- - -	- - -	- - -
GP-5				- - -	- - -	- - -
GP-6	16 mg/kg	28 mg/kg	3.2 mg/kg	- - -	- - -	- - -
GP-7	66 mg/kg	88 mg/kg	0.82 mg/kg	- - -	- - -	- - -
GP-8	12 mg/kg	2.3 mg/kg	1.5 mg/kg	- - -	- - -	- - -
GP-9	18 mg/kg	4.5 mg/kg	3.7 mg/kg	- - -	- - -	- - -
GP-10	23 mg/kg	17 mg/kg	8.8 mg/kg	- - -	- - -	- - -
GP-11 (GP-11A)	63 mg/kg	79 mg/kg	25 mg/kg	1.5 mg/kg	3.5 mg/kg	- - -
GP-12 (GP-12A)	130 mg/kg	14 mg/kg	67 mg/kg	1.8 mg/kg	1.7 mg/kg	- - -
GP-13	7.4 mg/kg	6.2 mg/kg	1.0 mg/kg	- - -	- - -	- - -
GP-14	50 mg/kg	2.1 mg/kg	1.2 mg/kg	- - -	- - -	- - -
GP-15 (GP-15A)	130 mg/kg	120 mg/kg	77 mg/kg	3.7 mg/kg	2.6 mg/kg	- - -
GP-16	54 mg/kg	2.1 mg/kg	1.2 mg/kg	- - -	- - -	- - -
GP-17	78 mg/kg	90 mg/kg	1.1 mg/kg	- - -	- - -	- - -
GP-18	15 mg/kg	44 mg/kg	1.8 mg/kg	- - -	- - -	- - -
GP-19 (GP-19A)	120 mg/kg	48 mg/kg	68 mg/kg	2.8 mg/kg	2.3 mg/kg	- - -
GP-20 (GP-20A)	29 mg/kg	2.7 mg/kg	16 mg/kg	1.5 mg/kg	1.6 mg/kg	- - -
GP-21 (GP-21A)	42 mg/kg	120 mg/kg	150 mg/kg	110 mg/kg	3.9 mg/kg	3.2 mg/kg
GP-22	120 mg/kg	4.0 mg/kg	3.5 mg/kg	- - -	- - -	- - -
GP-23	2.7 mg/kg	8.1 mg/kg	1.2 mg/kg	- - -	- - -	- - -
GP-24	2.3 mg/kg	2.1 mg/kg	2.9 mg/kg	- - -	- - -	- - -
GP-25	3.0 mg/kg	5.3 mg/kg	1.3 mg/kg	- - -	- - -	- - -
GP-26	13 mg/kg	2.8 mg/kg	2.6 mg/kg	- - -	- - -	- - -
GP-27	13 mg/kg	2.9 mg/kg	3.8 mg/kg	- - -	- - -	- - -
GP-28 (GP-28A)	16 mg/kg	11 mg/kg	33 mg/kg	3.0 mg/kg	2.7 mg/kg	- - -
GP-29	20 mg/kg	21 mg/kg	4.9 mg/kg	- - -	- - -	- - -
GP-30	10 mg/kg	26 mg/kg	2.4 mg/kg	- - -	- - -	- - -
GP-31	8.4 mg/kg	5.8 mg/kg	1.5 mg/kg	- - -	- - -	- - -
GP-32	3.2 mg/kg	2.4 mg/kg	1.8 mg/kg	- - -	- - -	- - -
GP-33	2.2 mg/kg	4.1 mg/kg	3.4 mg/kg	- - -	- - -	- - -
GP-34	3.6 mg/kg	3.0 mg/kg	1.5 mg/kg	- - -	- - -	- - -
GP-35	8.5 mg/kg	4.0 mg/kg	1.7 mg/kg	- - -	- - -	- - -
GP-36	3.1 mg/kg	23 mg/kg	3.9 mg/kg	- - -	- - -	- - -
GP-37	2.2 mg/kg	3.4 mg/kg	3.1 mg/kg	- - -	- - -	- - -
GP-38	1.8 mg/kg	2.7 mg/kg	2.0 mg/kg	- - -	- - -	- - -
GP-39	2.1 mg/kg	5.2 mg/kg	2.0 mg/kg	- - -	- - -	- - -
GP-40	2.6 mg/kg	2.2 mg/kg	2.1 mg/kg	- - -	- - -	- - -
Residential RSL	0.67 mg/kg					
Commercial RSL	3.0 mg/kg					
DTSC Background	12 mg/kg					

mg/kg Milligrams per kilogram (ppm)

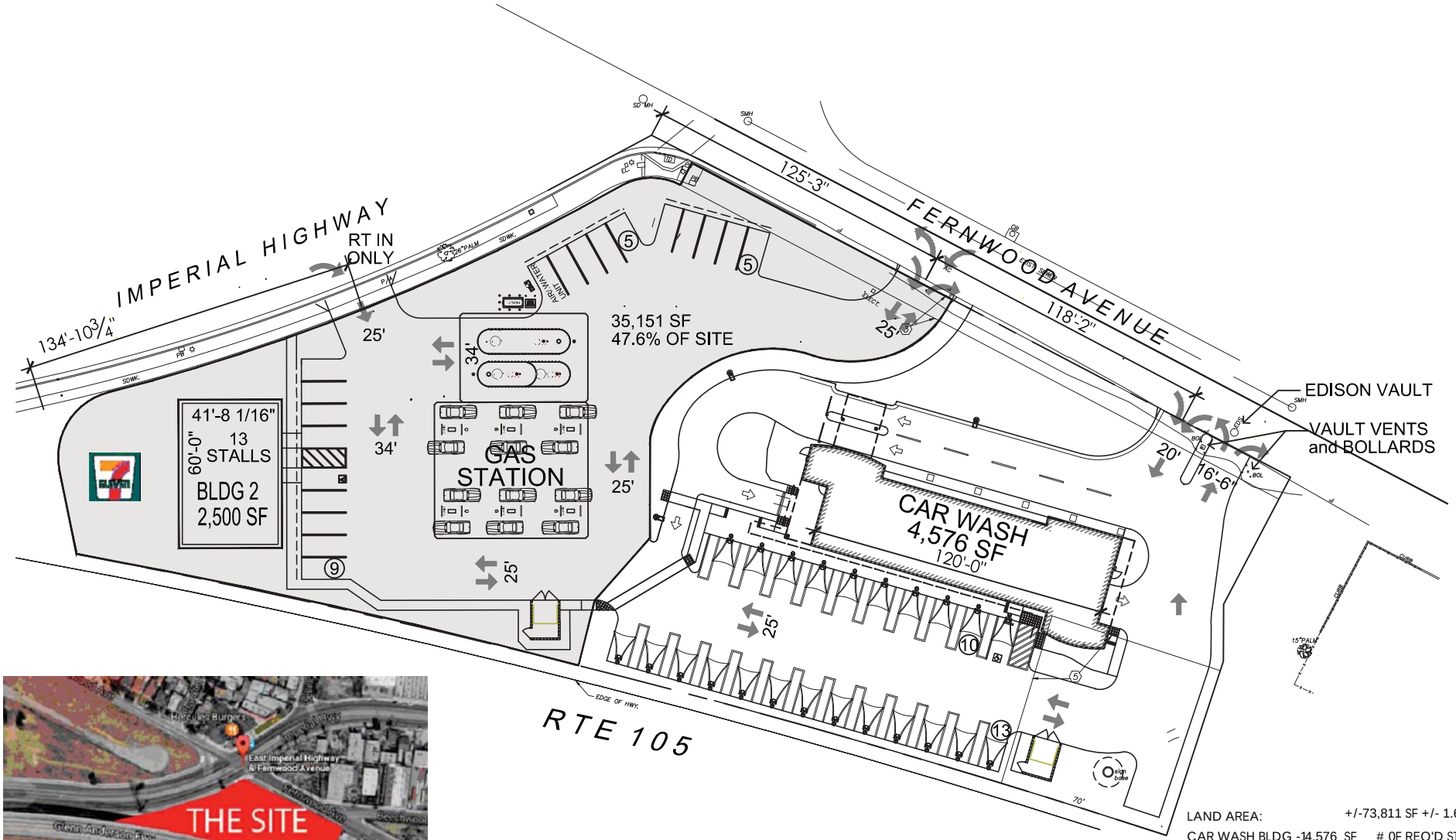
TABLE 6
SOIL SAMPLE SOLUBLE ARSENIC AND LEAD ANALYSIS
2800 E. IMPERIAL HIGHWAY, LYNWOOD, CALIFORNIA

SAMPLE	ARSENIC	ARSENIC Soluble-STLC	Arsenic Soluble-TCLP	Arsenic Soluble-Di	LEAD	LEAD STLC
Extraction	3050B	Title 22	TCLP	Deionized	3050B	Title 22
Analysis Method	6010B	6010B/6020	6010B	6010B	6010B	6010B
May 17, 2019	3050B/6010B	6010B				
B2-1	21.0 mg/kg	- - -	- - -	- - -	88.8 mg/kg	3.61 mg/L
B3-1	9.11 mg/kg	- - -	- - -	- - -	75.3 mg/kg	1.61 mg/L
B3-2.5	103 mg/kg	11.3 mg/L	1.78 mg/L		2.54 mg/kg	- - -
June 3, 2019						
B7-1	58.3 mg/kg	4.76 mg/L	- - -	- - -	- - -	- - -
B7-2.5	63.9 mg/kg	5.95 mg/L	- - -	- - -	- - -	- - -
B8-1	80.8 mg/kg	5.60 mg/L	- - -	- - -	- - -	- - -
B8-2.5	75.4 mg/kg	3.49 mg/L	- - -	- - -	- - -	- - -
August 27, 2019	(6020)	(6020)				
GP-21 (GP21-A)-10	110 mg/kg	4.2 mg/L	- - -	1.0 mg/L	- - -	- - -

- - -	Not Analyzed
ND	Not Detected at the detection limit shown in parenthesis
mg/kg	Milligrams per kilogram (parts per million, ppm)
mg/L	Milligrams per Liter (parts per million, ppm)
STLC	Soluble Threshold Limit Concentration, aka Waste Extraction Test (WET)
TCLP	Total Characteristic Leaching Potential

APPENDIX A

DEVELOPMENT PLAN, WILLIAM MASON ARCHITECTS, OCTOBER 13, 2017



VICINITY MAP

LAND AREA:	+/-73,811 SF +/- 1.69 ACRES
CAR WASH BLDG -14,576 SF	# 0F REQ'D STALLS TBD
7 eleven BLDG -2 2,500 SF	1/200= 13 STALLS REQ'D.
19 STANDARD STALLS	9'-0" X 20'-0"
23 CAR WASH DRYING STALLS	13'-0" X 20'-0"
TOTAL STALLS PROVIDED	46 STALLS

Curtis Fralin
STICKS HOLDINGS, LLC
AN URBAN REAL ESTATE COMPANY
curtis@sticksholdings.com
3701 Stocker St., Suite 410
Los Angeles, CA 90008
T: (310) 943-1118
F: (310) 277-4958

S/E CORNER IMPERIAL HWY and FERNWOOD AVENUE

LYNWOOD CA

SCHEME 24

0' 10' 20' 30' 60'

SCALE: 1"=60'-0"

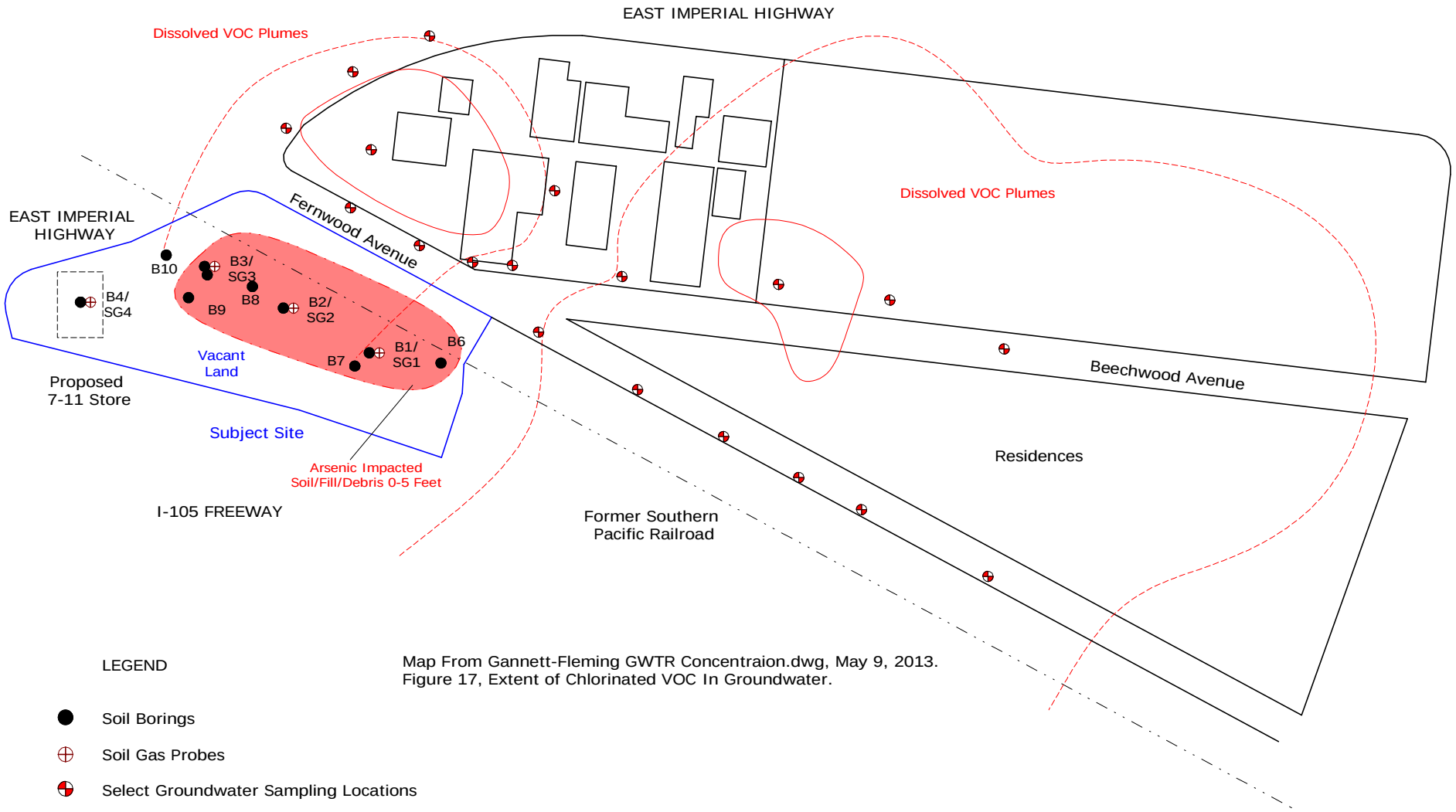
ARCHITECTURE PLANNING INTERIORS
WILLIAM MASON ARCHITECT, INC.
3276 DAKOTA AVENUE COSTA MESA, CALIFORNIA 92626
P:714.427.0688 M:714/724-3990
Bill@WilliamMasonArchitect.com

17.003.00 10.3.17

APPENDIX B

FIGURE 2, SITE PLAN, SUPPLEMENTAL SUBSURFACE INVESTIGATION REPORT, DATED JUNE 6, 2019

SITE DETAIL, FIGURE 2, SITE PLAN, SUPPLEMENTAL SUBSURFACE INVESTIGATION REPORT, DATED JUNE 6, 2019



LEGEND

Map From Gannett-Fleming GWTR Concentraion.dwg, May 9, 2013.
Figure 17, Extent of Chlorinated VOC In Groundwater.

- Soil Borings
- Soil Gas Probes
- Select Groundwater Sampling Locations

Notes: Boring B3 Was Re-Drilled to Collect Deeper Soil Samples.
There Is No Boring B5.

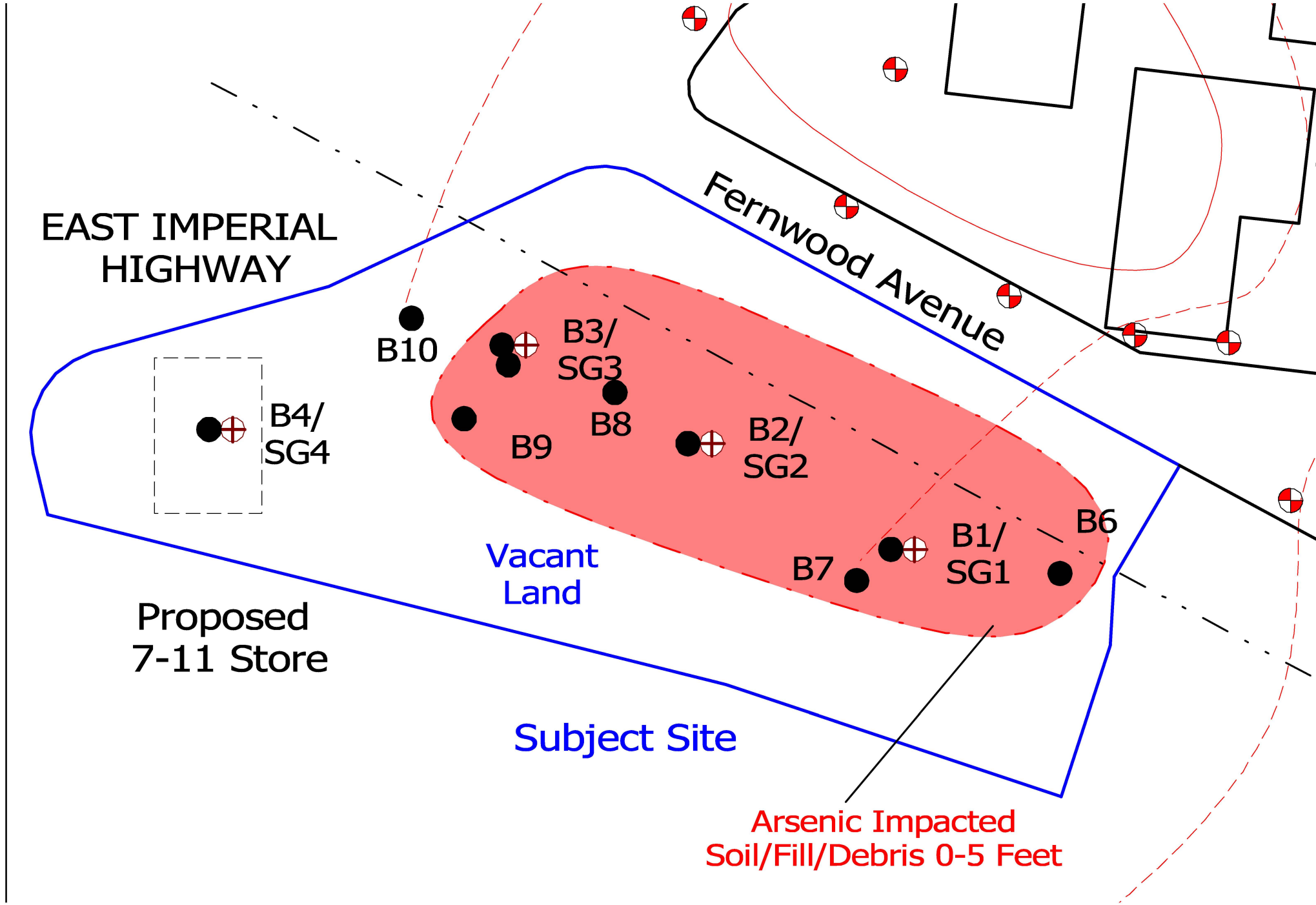
GSA ENGINEERING, INC.

N

APPROXIMATE SCALE IN FEET

0 150 300

FIGURE 2
GENERAL SITE PLAN
VACANT LAND
2900 Fernwood Avenue
Lynwood, California


EAST IMPERIAL
HIGHWAY
Fernwood Avenue
B10
B3/
SG3
B8
B9
B4/
SG4
B2/
SG2
B6
B1/
SG1
B7
Vacant
Land
Proposed
7-11 Store
Subject Site
Arsenic Impacted
Soil/Fill/Debris 0-5 Feet

APPENDIX C

FIGURES 2 TO 7, ADDITIONAL SITE INVESTIGATION REPORT,
DATED NOVEMBER 13, 2019, PREPARED BY STRATUS ENVIRONMENTAL INC.

Figure 2, Site Map
Figure 3, Area of Arsenic Impacted Soil at a Depth of 1.5 to 2.0 Feet BGS
Figure 4, Area of Arsenic Impacted Soil at a Depth of 3.5 to 4.0 Feet BGS
Figure 5, Area of Arsenic Impacted Soil at a Depth of 5.5 to 6.0 Feet BGS
Figure 6, Area of Arsenic Impacted Soil at a Depth of 9.5 to 10.0 Feet BGS
Figure 7, Arsenic Investigation Locations at a Depth of 14.5 to 15.0 Feet BGS

FIGURE:		FOR:	
2	SITE MAP	UNDEVELOPED PROPERTY 2900 FERNWOOD AVENUE LYNWOOD, CALIFORNIA	
DATE: 09/13/19	CHECKED BY: H. AMES / APPROVED BY: H. AMES	JOB NUMBER: Sticks Vacant Lot	DRAWN BY: D. GILLESPIE

STRATUS ENVIRONMENTAL, INC.
5412 BOLSA AVENUE, SUITE G
HUNTINGTON BEACH, CALIFORNIA
PHONE: (714) 230-2495

REFERENCE: BASE MAP PROVIDED BY ITF & ASSOCIATES, INC.
TOPOGRAPHIC SURVEY, DRAWING C-4, JULY 22, 2019

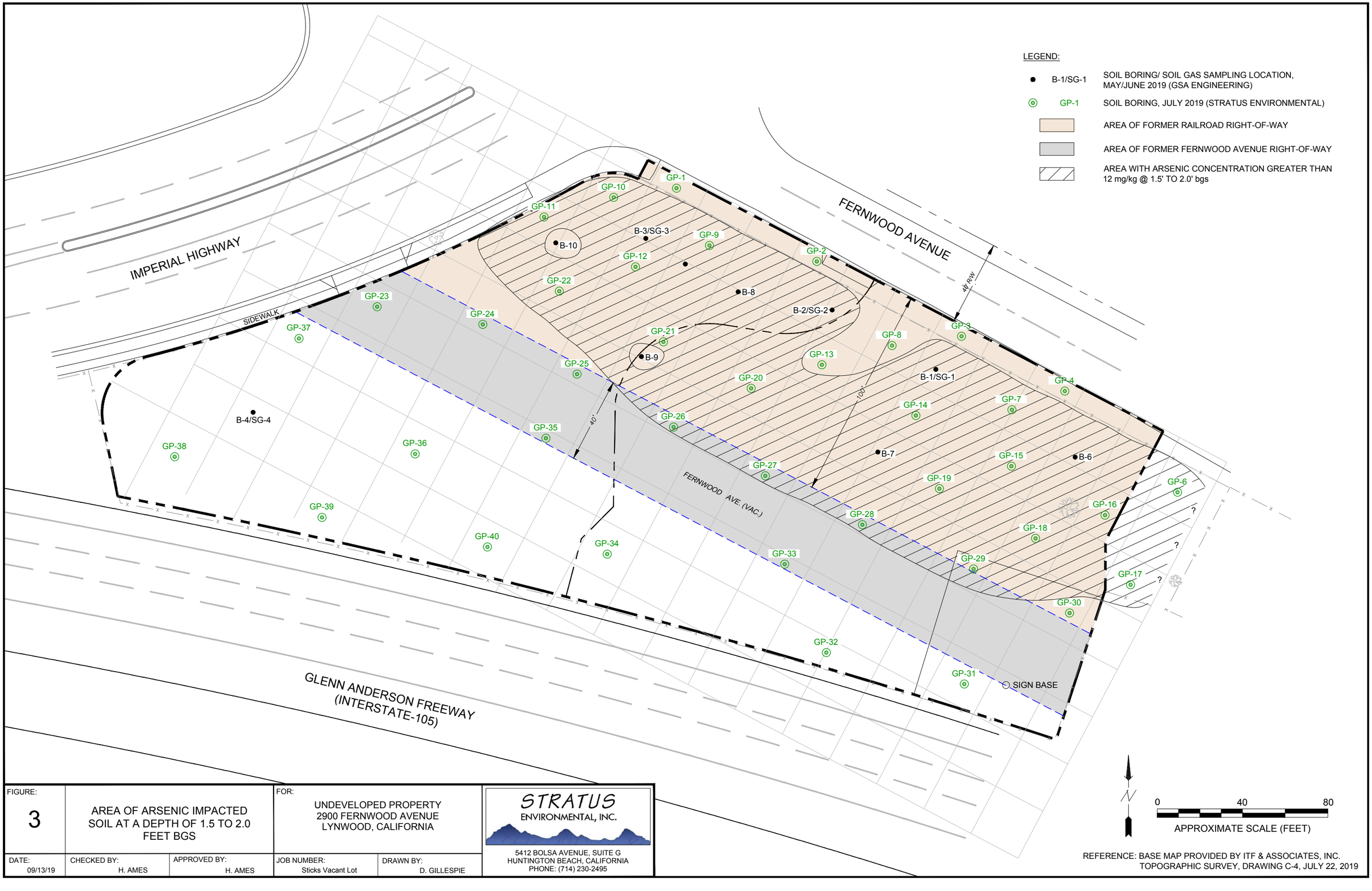


FIGURE:		FOR:	
3	AREA OF ARSENIC IMPACTED SOIL AT A DEPTH OF 1.5 TO 2.0 FEET BGS	UNDEVELOPED PROPERTY 2900 FERNWOOD AVENUE LYNWOOD, CALIFORNIA	STRATUS ENVIRONMENTAL, INC. 5412 BOLSA AVENUE, SUITE G HUNTINGTON BEACH, CALIFORNIA PHONE: (714) 230-2495

DATE:	CHECKED BY:	APPROVED BY:	JOB NUMBER:	DRAWN BY:
09/13/19	H. AMES	H. AMES	Sticks Vacant Lot	D. GILLESPIE

REFERENCE: BASE MAP PROVIDED BY ITF & ASSOCIATES, INC.
TOPOGRAPHIC SURVEY, DRAWING C-4, JULY 22, 2019

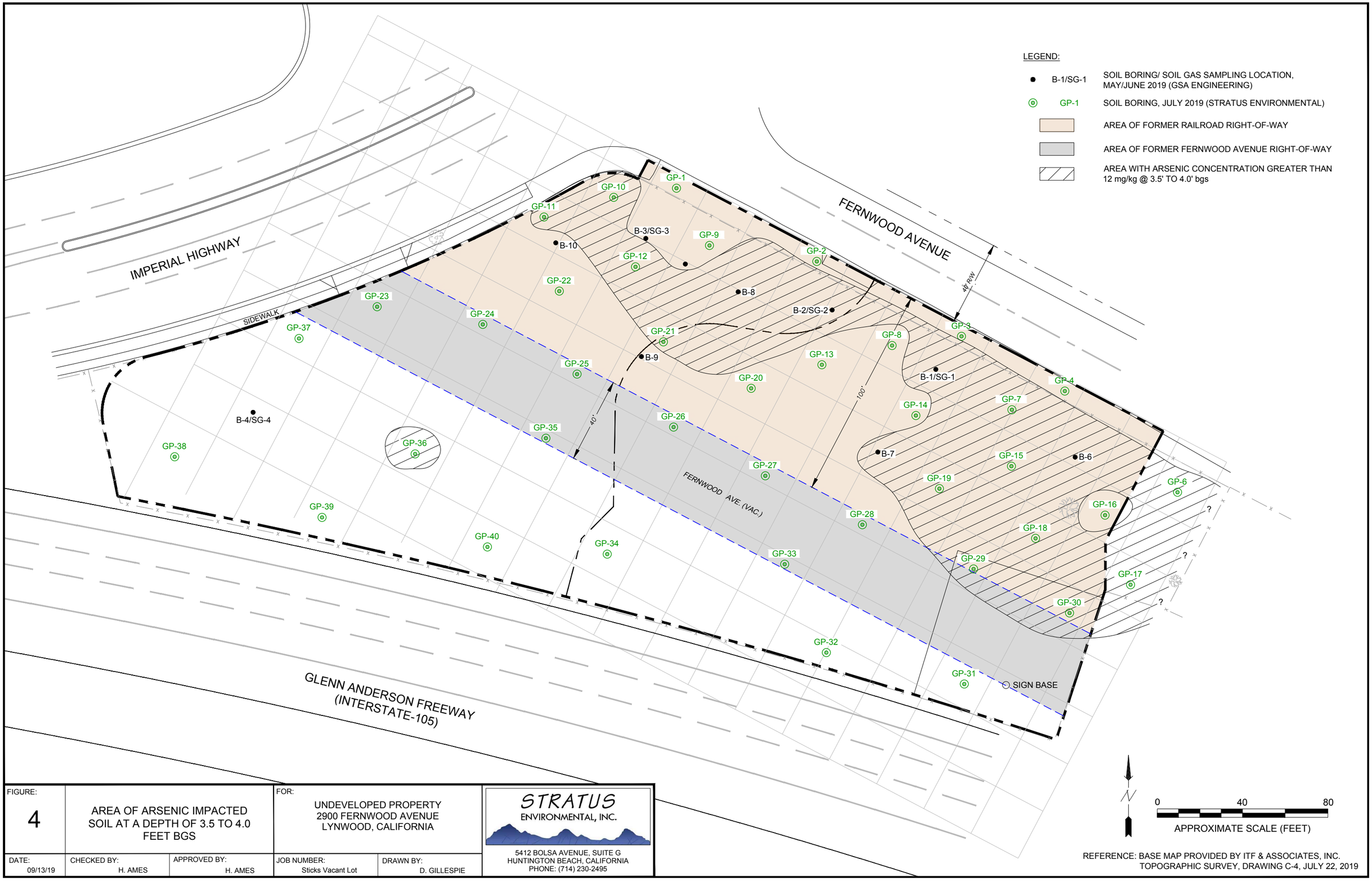


FIGURE:		FOR:	
4	AREA OF ARSENIC IMPACTED SOIL AT A DEPTH OF 3.5 TO 4.0 FEET BGS	UNDEVELOPED PROPERTY 2900 FERNWOOD AVENUE LYNWOOD, CALIFORNIA	STRATUS ENVIRONMENTAL, INC. 5412 BOLSA AVENUE, SUITE G HUNTINGTON BEACH, CALIFORNIA PHONE: (714) 230-2495

DATE:	CHECKED BY:	APPROVED BY:	JOB NUMBER:	DRAWN BY:
09/13/19	H. AMES	H. AMES	Sticks Vacant Lot	D. GILLESPIE

REFERENCE: BASE MAP PROVIDED BY ITF & ASSOCIATES, INC.
TOPOGRAPHIC SURVEY, DRAWING C-4, JULY 22, 2019

FIGURE:		FOR:	
5	AREA OF ARSENIC IMPACTED SOIL AT A DEPTH OF 5.5 TO 6.0 FEET BGS	UNDEVELOPED PROPERTY 2900 FERNWOOD AVENUE LYNWOOD, CALIFORNIA	STRATUS ENVIRONMENTAL, INC. 5412 BOLSA AVENUE, SUITE G HUNTINGTON BEACH, CALIFORNIA PHONE: (714) 230-2495

DATE:	CHECKED BY:	APPROVED BY:	JOB NUMBER:	DRAWN BY:
09/13/19	H. AMES	H. AMES	Sticks Vacant Lot	D. GILLESPIE

REFERENCE: BASE MAP PROVIDED BY ITF & ASSOCIATES, INC.
TOPOGRAPHIC SURVEY, DRAWING C-4, JULY 22, 2019

LEGEND:

GP-11A — SOIL BORING, AUGUST 2019 (STRATUS ENVIRONMENTAL)

AREA OF FORMER RAILROAD RIGHT-OF-WAY

AREA OF FORMER FERNWOOD AVENUE RIGHT-OF-WAY

AREA WITH ARSENIC CONCENTRATION GREATER THAN 12 mg/kg @ 9.5' TO 10.0' bgs

IMPERIAL HIGHWAY

SIDEWALK

FERNWOOD AVENUE

40' RW

GP-11A

GP-12A

GP-21A

GP-20A

GP-15A

GP-19A

GP-28A

40'

100'

FERNWOOD AVE. (VAC.)

SIGN BASE

GLENN ANDERSON FREEWAY
(INTERSTATE-105)

N

0 40 80

APPROXIMATE SCALE (FEET)

REFERENCE: BASE MAP PROVIDED BY ITF & ASSOCIATES, INC.
TOPOGRAPHIC SURVEY, DRAWING C-4, JULY 22, 2019

FIGURE:		FOR:	
6	AREA OF ARSENIC IMPACTED SOIL AT A DEPTH OF 9.5 TO 10.0 FEET BGS	UNDEVELOPED PROPERTY 2900 FERNWOOD AVENUE LYNWOOD, CALIFORNIA	STRATUS ENVIRONMENTAL, INC. 5412 BOLSA AVENUE, SUITE G HUNTINGTON BEACH, CALIFORNIA PHONE: (714) 230-2495

DATE:	CHECKED BY:	APPROVED BY:	JOB NUMBER:	DRAWN BY:
09/13/19	H. AMES	H. AMES	Sticks Vacant Lot	D. GILLESPIE

LEGEND:

GP-11A — SOIL BORING, AUGUST 2019 (STRATUS ENVIRONMENTAL)

AREA OF FORMER RAILROAD RIGHT-OF-WAY

AREA OF FORMER FERNWOOD AVENUE RIGHT-OF-WAY

NOTE: ARSENIC WAS NOT DETECTED AT A CONCENTRATION ABOVE 4 mg/Kg AT A DEPTH OF 14.5 TO 15.0 bgs IN THE SEVEN SOIL BORINGS

IMPERIAL HIGHWAY

SIDEWALK

FERNWOOD AVENUE

40' RW

GP-11A

GP-12A

GP-21A

GP-20A

GP-15A

GP-19A

GP-28A

40'

100'

FERNWOOD AVE. (VAC.)

SIGN BASE

GLENN ANDERSON FREEWAY
(INTERSTATE-105)

N

0 40 80

APPROXIMATE SCALE (FEET)

REFERENCE: BASE MAP PROVIDED BY ITF & ASSOCIATES, INC. TOPOGRAPHIC SURVEY, DRAWING C-4, JULY 22, 2019

FIGURE:		FOR:	
7	ARSENIC INVESTIGATION LOCATIONS AT A DEPTH OF 14.5 TO 15.0 FEET BGS	UNDEVELOPED PROPERTY 2900 FERNWOOD AVENUE LYNWOOD, CALIFORNIA	STRATUS ENVIRONMENTAL, INC.

DATE:	CHECKED BY:	APPROVED BY:	JOB NUMBER:	DRAWN BY:
09/13/19	H. AMES	H. AMES	Sticks Vacant Lot	D. GILLESPIE

5412 BOLSA AVENUE, SUITE G
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PHONE: (714) 230-2495