

INITIAL STUDY

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INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed Project (“Project”). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study and Mitigated Negative Declaration are intended as informational documents and are ultimately required to be adopted by the decision maker prior to project approval by the City.

PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project’s approval even if significant environmental effects are anticipated.

An application for the proposed project has been submitted to the Los Angeles County Department of Regional Planning for discretionary review. The Department of Regional Planning, as Lead Agency, has determined that the project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).



Executive Summary

Project title: Clean Harbors Rancho Dominguez Project/PROJECT 2018-000262 / RPPL2019003152
Certificate of Compliance Application / RPPL2019004340 Conditional Use Permit / RPPL2019004342
Environmental

Lead agency name and address:

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number:

Christina Nguyen, Regional Planner
(213) 974-6462

Project sponsor's name and address:

Clean Harbors Environmental Services, Inc.
c/o David Hurley
42 Longwater Drive Box 9149, Norwell, MA 02061
(435) 901-3488

Agent: Parallel Design Studios

c/o Keith Hall
75 Higuera Street #165, San Luis Obispo, CA 93401
(805) 541-9160

Project location: 18408 S. Laurel Park, Rancho Dominguez, CA 90220

APN: 7318-019-031 and 7318-008-028 *USGS Quad:* Long Beach

Gross Acreage: 2.37 acres

General plan designation: M-2-IP, Heavy Manufacturing

Community/Area wide Plan designation: Not applicable. Not within a Community Standards District

Zoning: M-2-IP, heavy manufacturing. Not within a Community Standards District

Project Description

Clean Harbors Environmental Services proposes the Clean Harbors Rancho Dominguez Project (Project). The Project includes a high hazard storage room, an outdoor four-hour rated flammable storage container, high pile storage racking, and upgrading the fire suppression system to accommodate the necessary product storage at the Rancho Dominguez facility (Project site). The proposed storage of hazardous materials would occur inside the renovated H occupancy rated warehouse, inside of a non-accessible four-hour rated flammable storage container, or inside of trailers parked at the loading dock that are incidental to transportation (refer to Figures 1 and 2). The outdoor storage container consists of four hour rated wall construction, self-contained sump explosion proof mechanical vent, and a dry-chem suppression unit.

The Project site is approximately 2.37 acres and is currently used for company office, warehouse, and vehicle storage. There is approximately 33,465 square feet of building area total.

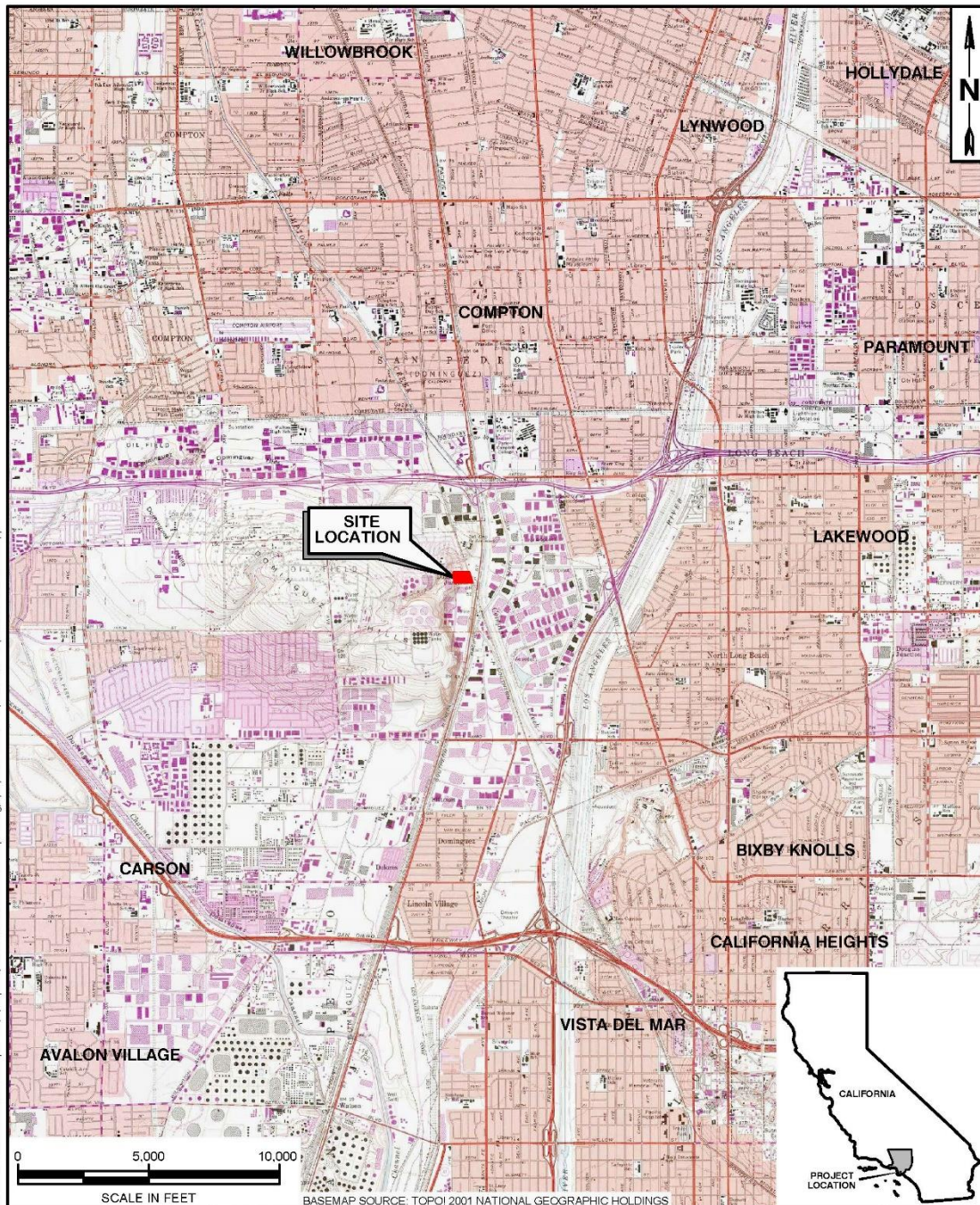
The Project site is currently a technical services operation and includes 12 box trucks, two rolloff straight job trucks, and 13 tractors available to tow 25 van trailers, three rolloff trailers, or six tanker trailers. There can be up to 15 empty rolloff containers staged onsite at any time. There is also one trailer onsite for the purposes of storing supplies supporting the hazardous household waste collections (HHW) which includes personal protective equipment such as gloves, glasses etc. Currently, there are no hazardous materials stored in any of the trailers in the yard.

The Project site is currently occupied by approximately 50 employees, 30 of which are field employees and spend limited time onsite or in the office. The proposed Project would include a distribution operation that would add up to eight employees, for a total of 58 employees. The Project site would remain operating within the normal business hours of 8:00 am to 5:00 pm; however, there is activity at the loading dock that occurs before and after normal business hours. This activity occurs between 5:00 am and 8:00 pm, depending upon delivery and dispatch schedules. The proposed addition of a distribution center would not materially affect the current hours of operation. All distribution activity would be constrained to the warehouse and loading dock areas. The outdoor storage container is currently located on the southeast corner of the paved yard. The container would not be used for storage of flammable materials until Project approval but may be utilized for storage of other non-hazardous materials in the interim.

The proposed uses and densities are consistent with the existing General Plan, the Area Plan land use designations, and zoning development standards. The Project includes the addition of high-piled storage racking, an upgraded fire suppression system, and a change in California Building Code Occupancy (CBC) from S-1 to a mix of B, S-1, and H-3. No square footage is proposed to be added to the building; however, proposed modifications include: fire rated walls, a containment curb between the H-3 occupancy and other occupancies, employee locker rooms, and an accessibility barrier removal in ground floor restrooms. Exterior modifications include replacement of an overhead door with a smaller overhead door to allow room for the addition of a fire department access door. Further modifications include accessibility barrier removal in the parking lot area and the addition of accessibility parking spaces and path of travel to meet compliance standards, placement of a fire rated storage container in the paving on the east edge of the work yard, and landscaping additions. Installation of the outdoor storage container would include 16 helical concrete screws

(soil anchors). Each helical concrete screw is approximately four to six inches in diameter and up to four feet in length.

Surrounding land uses and setting: The Project site is currently surrounded by multiple manufacturing, shipping, and distribution companies in an industrial area in Los Angeles County, CA. Directly adjacent to the project site is a steel manufacturing warehouse, a railroad, and a residential mobile home park. The residential area is located north of the Project site and is surrounded by other industrial development.



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ENGINEERS, GEOLOGISTS &
ENVIRONMENTAL SCIENTISTS

PROJECT NAME:
Clean Harbors Rancho Dominguez
Project
Rancho Dominguez, Los
Angeles County, CA

PROJECT NUMBER:
1902-3051

DATE: September 2019

SITE LOCATION MAP

FIGURE

1

Z:\Current Projects\1902-3051 Clean Harbors Rancho Dominguez CEQA\Graphics\Clean Harbors Rancho Dominguez.dwg, 9/24/2019 2:01:43 PM, AutoCAD PDF (General Documentation).pc3



BASEMAP SOURCE: GOOGLE EARTH PRO; IMAGE DATE: 3/14/2018

LEGEND

 PROJECT BOUNDARY



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ENVIRONMENTAL SCIENTISTS

PROJECT NAME: Clean Harbors Rancho Dominguez Project Rancho Dominguez, Los Angeles County, CA	
PROJECT NUMBER 1902-3051	DATE September 2019

PROJECT SITE MAP

FIGURE
2

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On November 11, 2019, a search of the Sacred Lands Files from the Native American Heritage Commission (NAHC) was requested. A response letter was received via email/letter from the NAHC on DATE, stating that the Sacred Lands File did/did not indicate the presence of Native American cultural resources in the immediate Project area. The NAHC also provided a list of XXX Native American groups and individuals who may have knowledge of cultural resources in the Project area. Letters were sent to each representative on October 31, 2019. This coordination was conducted for informational purposes only and does not constitute formal government-to-government consultation. To date, one response was received from the Gabrieleno Band of Mission Indians – Kizh Nation.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

Major projects in the area: There are no major approvals within a 1-mile radius of the Project.

<i>Project/Case No.</i>	<i>Description and Status</i>
_____	_____
_____	_____
_____	_____

Reviewing Agencies: [See [CEQA Appendix B](#) to help determine which agencies should review your project]

<i>Responsible Agencies</i>	<i>Special Reviewing Agencies</i>	<i>Regional Significance</i>
<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None	<input type="checkbox"/> None
<input type="checkbox"/> Regional Water Quality Control Board:	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input type="checkbox"/> National Forest	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Edwards Air Force Base	<input type="checkbox"/> Santa Monica Mtns. Area
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Resource Conservation District of Santa Monica Mountains Area	<input type="checkbox"/>
<input type="checkbox"/> LAFCO	<input type="checkbox"/>	

<i>Trustee Agencies</i>	<i>County Reviewing Agencies</i>
<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> DPW
<input type="checkbox"/> State Dept. of Fish and Wildlife	<input checked="" type="checkbox"/> Fire Department
<input type="checkbox"/> State Dept. of Parks and Recreation	<u>(delete those that don't apply)</u>
<input type="checkbox"/> State Lands Commission	- Forestry, Environmental Division
	- Planning Division

☐ University of California
(Natural Land and Water
Reserves System)

- Land Development Unit
- Health Hazmat

☐ Sanitation District

☒ Public Health/Environmental
Health Division: Land Use
Program (OWTS), Drinking
Water Program (Private
Wells), Toxics Epidemiology
Program (Noise)

☐ Sheriff Department

☐ Parks and Recreation

☐ Subdivision Committee

☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially significant impacts affected by this project.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forestry | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

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

Christina Nguyen
Signature (Prepared by)

8/26/2021
Date

Christina Nguyen
Signature (Approved by)

8/26/2021
Date

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 the Lead Department 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 Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than 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 mitigation measures has reduced an effect from "Potentially Significant Impact" to a "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 Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 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) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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According to CEQA guidelines, a scenic vista is a viewpoint providing expansive views of a highly valued landscape for the benefit of the general public. The Project site is located on an existing developed area and is dominated by industrial and residential development, with limited green space in the Project vicinity. There are no designated scenic highways, vistas, or ridgelines within the vicinity of the Project ((LA County, 2015; Caltrans, 2019). Therefore, no impact would occur.

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is located on an existing developed area, and is not within the vicinity of any riding, hiking, or multi-use trails (LA County, 2018). Therefore, no impact would occur.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is located on an existing developed area. There would be no removal of vegetation, rock outcroppings, or historic buildings. The Project would not have an impact on scenic resources.

d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site and the surrounding areas are within the Heavy Manufacturing (M-2-IP) Zone according the Department of Regional Planning for Unincorporated Los Angeles County. The proposed additions to the Project site would not substantially change the area. Because the Project site is within an industrial developed area, the addition of storage containers and racking would not change the Project site's visual character. The Project would have a less than significant impact to the scenic quality surrounding the Project site.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project would include the construction of a high-hazard storage room, a four-hour rated flammable storage container, high pile storage racking, and upgrading the fire suppression system. The Project site currently contains 12 box trucks, two rolloff straight job trucks, and 13 tractors to tow 25 van trailers, three rolloff trailers, or six tanker trailers. There is space to stage up to 15 empty rolloff containers onsite at any time. The new additions would have no effect on lighting in the area. Working hours would remain the same and there would not be additional nighttime light; therefore, no impact would occur.

2. AGRICULTURE / FOREST

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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant 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.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is located on an existing developed area. According to the Planning and Zoning Information for Unincorporated Los Angeles County, the Project site is within the Heavy Manufacturing (M-2-IP) Zone. The Project would have no impact on farmland.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There would be no conflict with any zoning ordinances or contracts as the Project site in within the Heavy Manufacturing (M-2-IP) Zone.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There would be no conflict with any zoning ordinances or contracts as the Project site in within a Heavy Manufacturing(M-2-IP) Zone; therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is not forest land; no impact to forest land would occur.

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?

☐☐☐☒

Agricultural uses and forest land are not located in the vicinity or on the Project site. The Project site is surrounded by industrial and residential development to the north, south, east, and west. No impact would occur

3. 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.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Construction of the Project would involve the use of heavy-duty construction vehicles and on-site stationary equipment which would generate air pollutant emissions in compliance with applicable emissions standards. Construction emissions would be short-term in nature, limited to the periods of construction activity. Therefore, construction emissions would not result in long-term air quality impacts. Daily emissions from construction sources and operational sources would not exceed daily South Coast Air Quality Management District (SCAQMD) emissions thresholds for criteria pollutants, resulting in less than significant impacts to air quality (refer to attached emission estimates and Table 3-1) (SCAQMD, 2008).

Table 3-1. Air Quality Emissions Summary

Source	Peak Day Emission, lbs/day									
	NO _x	ROG	PM ₁₀	PM _{2.5}	DPM	CO	SO ₂	N ₂ O	CH ₄	CO ₂
Construction Phase										
Peak Day Emissions	10.81	0.60	1.06	0.28	0.28	10.16	0.04	0.36	0.10	4,564.2
SCAQMD Thresholds	100	75	150	55	--	550	150	--	--	--
Threshold Exceeded?	No	No	No	No		No	No			
Operational Phase										
Peak Day Emissions	49.16	1.98	2.53	1.34	1.40	14.08	0.11	1.50	0.22	11,108
SCAQMD Thresholds	55	55	150	55	--	550	150	--	--	--
Threshold Exceeded?	No	No	No	No		No	No			
Notes: NO _x - Oxides of Nitrogen ROG - Reactive Organic Gases PM _{2.5} - Particulate Matter 2.5 Microns or Less PM ₁₀ - Particulate Matter 10 Microns or Less DPM - Diesel Particulate Matter CO - carbon monoxide SO ₂ - Sulfur Dioxide N ₂ O - Nitrous Oxide CH ₄ - Methane CO ₂ - Carbon Dioxide										

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The South Coast Air Quality Management District (AQMD) 2016 Air Quality Management Plan (AQMP) includes strategies to meet the National Ambient Air Quality Standards (NAAQS). The South Coast Air Basin,

which includes the Project site, is classified as an “extreme” nonattainment area for ozone, a “serious” nonattainment area for 24-hour PM2.5, and a “moderate” nonattainment area for annual PM2.5. The construction phase emissions are almost negligible. Daily emissions from construction sources and operational sources would not exceed daily SCAQMD emissions thresholds for criteria pollutants, resulting in less than significant impacts (refer to attached emission estimates and Table 3-1) (SCAQMD, 2008; SCAQMD, 2017).

c) Expose sensitive receptors to substantial pollutant concentrations?

☐☐☒☐

The Project site is located immediately adjacent to a residential neighborhood to the north, which is considered a sensitive receptor. Residences within the neighborhood would be affected by Project construction; however, impacts would be minor and temporary in nature. Construction and operational emissions associated with the Project are almost negligible, resulting in less than significant impacts to air quality (refer to attached emission estimates and Table 3-1).

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

☐☐☒☐

The Project site is surrounded by industrial and residential development. Construction and operational emissions associated with the Project are almost negligible, resulting in less than significant impacts to air quality (refer to attached emission estimates).

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A query of the California Natural Diversity Database (CNDDB) through the California Department of Fish and Wildlife (CDFW) conducted for the Project site included twelve candidate, sensitive, or special status plant and animal species within the vicinity of the Project site. The most recent sighting of any protected or listed species was in 1956 (CDFW, 2019). The habitat required to support the special-status species listed no longer exists in the area. The Project site is developed and within an urban area. The Project site consists of paved roads and sidewalks with very little supporting habitat surrounding multiple industrial buildings. The proposed work would have no impact on listed species through the CDFW or the United States Fish and Wildlife Service (USFWS).

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The CNDDB query did not list any sensitive natural communities in the Project area. The Project site is within a heavily developed industrial area with no sensitive habitats.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no wetlands in the vicinity of the Project site; therefore, there would be no adverse effects to protected wetlands as a result of the Project and no impact would occur.

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?

☐☐☐☒

There are no bodies of water in the vicinity of the Project site. The area is not listed as a wildlife corridor for any species; therefore, no impact would occur.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?

☐☐☐☒

There are no oak trees or other unique native woodlands within the Project site; therefore, the Project would not have an impact on oak or unique native woodlands.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44)?

☐☐☐☒

The Project would not conflict with any of the local policies or ordinances protecting biological resources; therefore, no impact would occur.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?

☐☐☐☒

The area is in a Heavy Manufacturing (M-2-IP) Zone. There are no conservation plans within the Project site; therefore, no impact would occur.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is located within a previously disturbed and paved area. There would be limited shallow ground disturbance; therefore, an archeology and a cultural resource study is not required and no impact would occur to historical resources in the area.

A cultural records search was conducted at the South Central Coastal Information Center at California State University Fullerton on November 4, 2019. The records search identified no prehistoric archaeological sites recorded within a 0.25-mile radius of the Project Area of Potential Effect (APE). There are three historic archaeological sites/resources recorded within a 0.25-mile radius of the Project APE including the Rancho Dominguez Adobe, which is also a California State Historical Landmark No. 152 and listed on the National Register of Historic Places (Conejo Archaeological Consultants, 2019). The Project would not impact recorded archaeological resources, but the proximity of the Rancho Dominguez Adobe and Compton Creek increases the cultural sensitivity of the general area for both prehistoric and historic resources. The extent of past ground disturbances associated with development lessens the possibility of finding intact/significant cultural resources buried on the property, resulting in a less than significant impact.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Archaeological resources would not be disturbed as a result of the Project. The Project site has previously been disturbed and the Project would limited shallow ground disturbance, resulting in a less than significant impact.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Ground disturbance would be very limited and shallow. If there are any potential impacts associated with the Project, they would be reduced to a less than significant level through adherence to the Health and Safety Code Section 7050.5 and all other relevant regulatory requirements.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project would be in compliance with the County's Green Building Ordinance. The County's Green Building Code (CAL Green) includes mandatory measures for non-residential buildings to reduce GHG emissions. The code requires best management practices (BMPs) to manage construction equipment, materials, and wastes during the construction process. A minimum of 65% of non-hazardous construction material would have to be recycled or salvaged in accordance with CAL Green Code. A construction waste management plan is required under this ordinance and would have to include practices for diverting and sorting construction wastes for disposal (International Code Council, 2019).

Per Section 8. Greenhouse Gas Emissions, there would be no idling of equipment during construction, as to not expend more energy than what is required for the construction process. More workers would be traveling to the Project site during construction; however, the miles traveled would be temporary. Furthermore, the Project would reduce vehicle miles traveled after construction is completed because it would be providing a centralized center for key customers. Energy would also be conserved by installing outdoor lighting systems complying with the minimum requirements in the California Energy Code for Lighting Zones.

Individual water consumption on site should stay constant because the Project would not be creating additional facilities for workers. However, the Project would improve landscaping on site with planned irrigation. If the landscaped area is equal to or greater than 500 square feet, contractors would reference the Model Water Efficiency Landscape Ordinance (MWELo) in the California Code of Regulations to create a drought resistant and water efficient landscape. The Project would comply with the County regulations regarding energy consumption by using resources efficiently and by following best management practices.

In addition, the Project would be in compliance with all State and local regulations related to energy conservation. Therefore, less than significant impacts would occur.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would involve the construction of a storage room and a fire suppression system. The building modifications would be in compliance with the County Green Building Ordinance and the County of Los Angeles Green Building Standards.

The County Department of Building and Safety requires certain environmental protocols, CAL Green standards, for new or existing structures; including the proposed Project building modifications. If the project complies with the standards set in section a), it would not conflict with any State or local plan for energy efficiency. Compliance with these standards would ensure impacts would remain less than significant.

7. GEOLOGY, SOILS, AND PALEONTOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 active fault trace? Refer to Division of Mines and Geology Special Publication 42.

☐ ☐ ☒ ☐

According to the Department of Conservation Fault Activity Map of California (2010), the Project site is in the vicinity of many faults. The closest fault is the Avalon-Compton fault, located 2.5 miles to the northeast of the Project site. The Avalon-Compton fault is active with numerous earthquakes greater than a magnitude of 4.0. The Project site is not within the fault zone of any of the active faults in the area. All construction would be completed in accordance with the Los Angeles County Building Code's (LACBC) seismic safety requirements. Construction on the Project site is not located within an active fault zone, resulting in a less than significant impact.

ii) Strong seismic ground shaking?

☐ ☐ ☒ ☐

Southern California is a geologically active State with multiple active faults. The Project site is not within any fault zones listed on the Department of Conservation fault zone maps. However, all structures added as a part of the Project would be constructed in compliance with the LACBC's seismic safety regulations, resulting in a less than significant impact.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

☐ ☐ ☒ ☐

As indicated on the State of California Seismic Hazard Zones for the South Gate Quadrangle, the Project site is located on the border of an area mapped as potentially susceptible to liquefaction. However, the Project is exempt from liquefaction, earthquake induced landslide, or fault-rupture hazard investigations by the Los Angeles Department of Building and Safety (LABDS) regulations. The Project would not have adverse effects due to liquefaction; however, the new construction would have to match the current building foundation if it was constructed with earthquake-specific requirements, resulting in a less than significant impact.

iv) Landslides?

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The Project site is on a topographically level surface. Additions to the Project site would not increase the risk of landslides to the area.

b) Result in substantial soil erosion or the loss of topsoil?

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The proposed Project involves shallow and limited concrete work. Currently the soil on the Project site has been previously graded and is covered with asphalt and concrete. The addition of new structures and limited ground disturbance would have a less than significant impact on topsoil or soil erosion in the area.

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?

☐☐☒☐

The proposed Project involves shallow and limited concrete work within an existing facility. The soil at the Project site has been previously graded and is overlaid with asphalt and concrete. The addition of new structures and limited ground disturbance would have a less than significant impact due to unstable soil or other geologic hazards.

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?

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The soils at the Project site are defined as Urban Land – Biscailuz-Hueneme and typic xerorthents according to the U.S. Natural Resources Conservation Service's Web Soil Survey (NRCS, 2019). These soils are characterized as well drained urban soils that have been heavily modified through urban development. Neither soil is identified as expansive. The Project would not involve significant grading, and the on-site soils are not considered expansive; therefore, there a less than significant impact due to expansive soils.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

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Septic tanks are not proposed as a part of the Project.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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The Project site is not located within an unique paleontological site and it does not contain a unique geologic feature. There would be limited ground disturbance in an area previously excavated and graded. No geologic

or paleontological resources would be altered as a result of the Project therefore, a less than significant impact would result.

g) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?

☐☐☐☒

The Project is not within the hillside management area; therefore, no impact would result.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project would result in short-term greenhouse gas (GHG) emissions during construction. These emissions would generally be associated with the operation of construction equipment and the disposal of construction waste. GHG emissions would also result from operation of the Project, due to mobile vehicles traveling to and from the Project site, as well as electricity, natural gas, water, solid waste, and wastewater use or generation. Daily emissions from construction sources and operational sources would not exceed daily SCAQMD GHG emissions threshold of 10,000 metric tons of carbon dioxide equivalent emissions per year (SCAQMD, 2008), resulting in less than significant impacts related to GHG emissions (refer to attached emission estimates).

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Los Angeles County Community Climate Action Plan (CCAP) measures to reduce GHG emissions are incorporated in the Air Quality Element of the Los Angeles County General Plan 2035. Consistent with the statewide reductions required under Assembly Bill (AB) 32, Los Angeles County aims to reduce GHG emissions by at least eleven percent below 2010 levels by 2020. The goals outlined in the CCAP that can be applied to the Project are: reducing equipment idling, diverting 70% of construction waste from landfills, and green building development. The proposed Project would result in more vehicle miles traveled for the duration of the construction process; however, the proposed Project would result in an overall reduction from the current vehicle miles traveled for the ongoing services provided by the applicant through offering more centralized distribution facility closer to key customers. The proposed Project is consistent with Los Angeles County and SCAQMD policies related to reducing GHG emissions associated with vehicle use as the Project would reduce the vehicle miles traveled by trucks distributing products to customers. Also, daily emissions from operational sources would not exceed daily SCAQMD GHG emissions thresholds, resulting in less than significant impacts related to GHG emissions (refer to attached emission estimates).

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

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The proposed Project would modify the current facility to allow storage of petroleum-based combustible and flammable liquids within a designated flammable liquids storage room within the existing building. The flammable liquids storage room would be constructed with a fire wall separation, secondary spill containment, high pile storage racking, and a fire suppression system. A flammable liquids storage container would be placed within the storage yard to accommodate additional storage. The storage container would be located along the southeastern property line (adjacent to the railroad). The exact location and distance from the northern property line shared with the adjacent mobile home park is subject to Project approval. No production or disposal of hazardous materials are proposed as part of the Project.

Furthermore, the County of Los Angeles Fire Department (LA County Fire) has regulations for the handling of hazardous material equal to or greater than a total volume of 55 gallons, 500 pounds, or 200 cubic feet of compressed gas. The applicant would be required to prepare and submit a Hazardous Materials Business Plan to LA County Fire using the California Environmental Reporting System (CERS). LA County Fire would then conduct annual inspection of the proposed facility to ensure compliance with hazardous materials management regulations.

Based on the proposed location and safety features proposed to be constructed as part of the proposed facility improvements, the impacts to public safety through the routine transport and storage of hazardous materials at the Project site is determined to be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

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The proposed Project would be located within an existing industrial facility. Residences are located adjacent to the Project site along the northern property boundary. The proposed Project would modify the current facility to allow storage of petroleum-based combustible and flammable liquids within a designated flammable liquids storage room within the existing building. The flammable liquids storage room would be constructed with a fire wall separation, secondary spill containment, high pile storage racking, and a fire suppression system.

An outdoor storage container would be placed within the storage yard to accommodate additional storage, with the potential of additional flammable product storage subject to Project approval. The storage container

would be located along the southeastern property line (adjacent to the railroad). The exact location and distance from the northern property line shared with the adjacent mobile home park is subject to Project approval. Safety features of the outdoor storage container consists of four hour rated wall construction, self-contained sump explosion proof mechanical vent, and a dry-chem suppression unit.

The impacts to public safety from a reasonably foreseeable upset or accident condition involving the release of hazardous materials at the Project site is determined to be less than significant through compliance with LACBC requirements that require the construction of fire resistant construction, secondary spill containment, and fire protection sprinkler systems.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses? ☐ ☐ ☐ ☒

No schools, hospitals, or other sensitive land uses are located within one-quarter mile of the Project site; therefore, no impact to sensitive land uses would occur through the handling of hazardous materials at the Project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☐ ☒

A review of the State Water Resources Control Board's (SWRCB) GeoTracker and the California Department of Toxic Substances Control's (DTSC) EnviroStor databases indicated that the Project site is not listed as a site with known or suspected contamination (SWRCB, 2019; DTSC, 2019). Therefore, no impact would occur as a result of implementation of the Project.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☐ ☒

The nearest airport is the Compton Airport, located 2.25 miles north of the Project Site. Therefore, no impact would occur due to proximity to airports.

f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

The Project site is an existing facility located within an existing neighborhood with two established access routes leaving the vicinity. The operation of the proposed Project would not interfere with adopted

emergency response plans or emergency evacuation routes; therefore, a less than significant impact would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a high fire hazard area with inadequate access?

☐ ☐ ☒ ☐

The Project site is located within a developed area that is not classified as a high fire hazard area (CAL FIRE, 2007).

ii) within an area with inadequate water and pressure to meet fire flow standards?

☐ ☐ ☒ ☐

The Project site currently is provided water by California Water Service (CalWater). CalWater purchases water from the Metropolitan Water District. The water service is adequate to meet current and future fire flow standards.

iii) within proximity to land uses that have the potential for dangerous fire hazard?

☐ ☐ ☒ ☐

The Project site is not located within proximity to land uses that have a potential for a dangerous fire hazard; therefore, the potential impacts to the Project are determined to be less than significant.

h) Does the proposed use constitute a potentially dangerous fire hazard?

☐ ☐ ☒ ☐

The proposed Project would involve the storage of combustible and flammable liquids within specially designed room/container. The flammable liquids storage room would be constructed with a fire wall separation, secondary spill containment, high pile storage racking, and a fire suppression system. In addition, safety features of the outdoor storage container consists of four hour rated wall construction, self-contained sump explosion proof mechanical vent, and a dry-chem suppression unit. The fire hazard impact is determined to be less than significant through compliance with LACBC requirements that require the construction of fire resistant construction, secondary spill containment, and fire protection sprinkler systems.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A Storm Water Pollution Prevention Plan (SWPPP) is not required because the scope of the Project would be less than one acre in size. Additionally, the proposed combustible and flammable liquid storage areas would be provided with shelter and secondary spill containment that would prevent discharge of hazardous materials to surface or ground water; therefore, the proposed Project does not pose a threat to surface water or groundwater quality. The Project would not result in any impacts to creeks or surface water bodies; therefore, a permit from the Los Angeles Regional Water Quality Control Board (RWQCB) is not required. No water quality standards would be violated as a result of the Project; therefore, a less than significant impact to water quality would occur as a result of implementation of the proposed Project.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Groundwater supplies and recharge would not be affected by the Project because the population is not expected to increase as a result of the Project. Currently, the majority of the Project site is paved or developed with the existing industrial building. The Project would not impede the current groundwater recharge rates; therefore, no impact would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site does not contain any stream, river, or ephemeral drainages. Erosion and siltation would be minimized during construction through the use of erosion and sedimentation best management practices. Post-construction runoff rates would be similar as a result of implementation of the proposed Project; therefore, a less than significant impact would occur.

(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?

☐ ☐ ☒ ☐

The Project site would not change surface runoff patterns as there are no natural bodies of water in the area; therefore, impacts would be less than significant.

(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?

☐ ☐ ☒ ☐

As stated in section (i) and (ii), the Project site would not affect runoff patterns; therefore, impacts would be less than significant.

(iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?

☐ ☐ ☐ ☒

Site drainage would not change as a result of the Project; therefore, no impact would occur.

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?

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The site is not delineated as being located within a 100-year flood hazard or Capital Flood site within the Los Angeles County Floodway Maps; therefore, no impact would occur.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

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The Low Impact Development Ordinance does not apply to the Project as it would be located within an existing development site; therefore, no impact would occur.

f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

☐ ☐ ☐ ☒

No on-site wastewater treatment systems exist on the Project site and none are proposed; therefore, no impact would occur.

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

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The Project site is not within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the Project site. In addition, the Project site is not located downslope of any large bodies of water that could adversely affect the site in the event of earthquake-induced seiches, which are wave oscillations in an enclosed or semi-enclosed body of water. According to Federal Emergency Management Agency (FEMA) Map number 06037C1955F, the Project site is in Zone X, which is defined as an area of minimal flood hazard; therefore, no impact would occur.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

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The Project would use limited water resources during construction and would not increase water consumption after the Project is completed. No current plans would be in conflict with the Project; therefore, no impact would occur.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is located in unincorporated Los Angeles County, and is within industrial and residential development. The Project would modify the existing property to modify an existing building on-site. The Project would not alter land uses on the Project site and would not expand outside of the current property boundaries; therefore, no impact would occur.

b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project is consistent with the zoning and land use designation for the Project site. The County of Los Angeles Department of Regional Planning designates the Project site as Heavy Manufacturing (M-2-IP). The northern boundary of the Project site contains a mobile home community designated as Commercial Manufacturing (C-M-DP). The eastern, western, and southern boundaries of the Project site are designated as Heavy Manufacturing.

One of the additions to the Project site would include storage of hazardous materials. According to Title 22 of the Los Angeles County Zoning Code, locations designated as Heavy Manufacturing (M-2-IP) can store hazardous materials upon the approval of a Conditional Use Permit. Furthermore, the County of Los Angeles Fire Department (LA County Fire) has regulations for the handling of hazardous material equal to or greater than a total volume of 55 gallons, 500 pounds, or 200 cubic feet of compressed gas. The applicant would be required to prepare and submit a Hazardous Materials Business Plan to LA County Fire using the California Environmental Reporting System (CERS). LA County Fire would then conduct annual inspection of the proposed facility to ensure compliance with hazardous materials management regulations. Compliance with existing hazardous materials regulations would result in a less than significant impact for policy consistency.

c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is not within a Hillside Management Area or a Significant Ecological Area. The Project would not conflict with the goals or policies for these plans; therefore, no impact would occur.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

According to the Los Angeles General Plan (2035) Mineral Resource Map, the Project site is not located within a Mineral Resource Zone. There would be no loss of a known mineral resource; therefore, no impact would occur.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As noted in response 12a above, the Los Angeles General Plan (2035) Mineral Resource Map, has not designated the Project site as a Mineral Resource Zone. Therefore, no impacts would occur.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
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 County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project includes use of an existing building currently used for a company office, warehouse, and vehicle storage. No square footage is proposed to be added to the building; however, proposed modifications include: fire rated walls, a containment curb between the H-3 occupancy and other occupancies, employee locker rooms, and an accessibility barrier removal in ground floor restrooms. Exterior modifications include replacement of an overhead door with a smaller overhead door to allow room for the addition of a fire department access door. Further modifications include accessibility barrier removal in the parking lot area and the addition of accessibility parking spaces and path of travel to meet compliance standards, placement of a fire rated storage container in the paving on the east edge of the work yard, and landscaping additions.

A Noise Study was conducted and prepared by Padre Associates, Inc. (Padre), which included four 15-minute ambient noise level monitoring and one 24-hour ambient noise level monitoring. Noise levels ranging from 49.5 dBA Leq to 65.1 dBA Leq and 45.0 dBA L50 to 62.5 dBA L50 were indicated in the 24-hour ambient noise survey which are below the County Industrial exterior noise level of 70 dBA. The 15-minute ambient noise survey data indicates noise levels ranging from 57.6 dBA Leq to 66.3 dBA Leq during daytime hours which were also below the County Industrial exterior noise level of 70 dBA. Four instantaneous noise levels obtained during the noise survey exceeded the County Industrial exterior noise level of 90 dBA, based on Standard No. 5, and ranged from 90.1 dBA Lmax to 95.4 dBA Lmax. Based on a comparison of the results of the ambient noise monitoring to the County Noise Ordinance, noise levels at the Project site are within acceptable levels for an industrial property (Padre 2019).

The Project would not result in a substantial temporary or permanent increase in ambient noise levels, nor would the Project exceed the County Noise Ordinance; therefore, impacts would be less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not result in grading, and construction activities would be temporary and minimal. Therefore, impacts would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

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The Project site is not located within two miles of a private airstrip. The closest airport to the Project site is the Compton Airport located approximately 2.25 miles to the north of the Project site. No impacts would occur.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The Project would not substantially increase the population in the area. The Project would include eight additional employees. The Project site is located within an industrial and residential development area with no room for expansion of housing developments nearby; therefore, no impact would occur.</p>				
b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project site is located within an existing industrial area. The Project would not displace any residents or remove any housing; therefore, no impact would occur.

15. PUBLIC SERVICES

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Fire protection services for the Project site and surrounding area are provided by the Los Angeles County Fire Department. The nearest fire station to the Project site is County Fire Station No. 105, located approximately 1,000 feet southeast of the Project site. As previously mentioned, the Project would not add any additional residents and it is not located in a High or Very High Fire Hazard Zone. Fire protection would be required in the area, but the Project would not result in a significant increase in need of services from the County Fire Department. A less than significant impact would occur.

Sheriff protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sheriff protection services for the Project site and surrounding area are provided by the Los Angeles Sheriff's Department (LASD) through the Carson Station, which operates out of its sheriff facility at 21356 S Avalon Blvd, Carson, California 90745, approximately 4.0 miles southwest of the Project site. The Project is not adding residents to the area and would not require additional sheriff protection; therefore, a less than significant impact would occur.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not increase the population living in the area and it would not have an impact on schools in the area; therefore, a less than significant impact would occur.

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project would not increase the population living in the area and it would not have an impact on parks in the area; therefore, no impact would occur.

Libraries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project would not increase the population living in the area and it would not have an impact on libraries in the area; therefore, no impact would occur.

Other public facilities?

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The Project would not include additional residences or housing and it would not have an impact on public facilities in the area; therefore, no impact would occur.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project would not increase the population living in the area. Recreational facilities, such as parks, would not be impacted due to the Project; therefore, no impact would occur.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project does not include the expansion of parks or recreational facilities; therefore, no impact would occur.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is being constructed on a previously developed area zoned for heavy manufacturing. The additions to the Project site would not have an impact on the regional open space connectivity of the area; therefore, no impact would occur.

17. TRANSPORTATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would result in minimal increased traffic and no increase in the need for public transportation. There would be up to eight additional employees traveling to the Project site as a result of the Project. The additional employees would not conflict with programs already in place, resulting in a less than significant impact from implementation of the proposed Project.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project would result in the addition of eight additional employees. This small addition would not affect or conflict with the Congestion Management Program, as the additional trips would be negligible to area traffic. Therefore, no impact would occur from implementation of the proposed Project.

c) Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project would not alter the existing street network within the Project area. There would be no potential hazards from the development of the Project; therefore, no impact would occur from implementation of the proposed Project.

d) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The existing width of the roads within the Project area are wide and can accommodate large vehicles. The Project would not change existing street network and would not inhibit emergency access to the Project site and surrounding areas; therefore, a less than significant impact would occur from implementation of the proposed Project.

18. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) 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 § 5020.1(k), or

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As noted in Section 5(a) above, a Cultural Resources Inventory for the Project was conducted on November 4, 2019. The records search identified no prehistoric archaeological sites recorded within a 0.25-mile radius of the Project Area of Potential Effect (APE). There are three historic archaeological sites/resources recorded within a 0.25-mile radius of the Project APE including the Rancho Dominguez Adobe, which is also a California State Historical Landmark No. 152 and listed on the National Register of Historic Places. Since there are no known historical resources on the Project site, the Project would not impact any known historical resources. Further, the Project would comply with the State Health and Safety Code Section 7050.5 and other regulations further reducing the likelihood of impacts to historic resources. Impacts would be less than significant.

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 Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

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Public Resources Code Section 21080.3.1 establishes a formal process for Lead Agencies to consult with California Native American Tribes to identify potentially significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074. Letters were sent to each representative of eleven Native American groups and individuals who may have knowledge of cultural resources in the Project area on October 31, 2019. This coordination was conducted for informational purposes only and does not constitute formal government-to-government consultation. On November 19, 2019, a response was received from the

Gabrieleno Band of Mission Indians – Kizh Nation. Subsequently, after an exchange of emails between Los Angeles County Regional Planning staff and a representative of the Kizh Nation discussing the installation method of a new prefabricated storage container onsite, on December 2, 2019, the Kizh Nation representative state that it was not necessary to engage in consultation as there was no new construction and grading was minimal.

The Project Applicant is required to comply with existing regulations, including California Public Resources Code Section 21083.2, that specifies a protocol if archaeological resources are construction activities. As the Project would result in limited ground disturbance, impacts to buried Tribal Cultural Resources would be less than significant.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water draining, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The Project would not add residential or commercial uses, which would result in increased usage of utilities and service systems. Therefore, no impact would occur from implementation of the proposed Project.</p>				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Project would include eight additional employees. No infrastructure involving utilities would be changed or expanded. The addition of eight employees would not significantly affect water supplies; therefore, a less than significant impact would occur from implementation of the proposed Project.</p>				
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Project would include eight additional employees using existing on-site facilities. This small addition would not significantly affect wastewater capacity or increase existing commitment; therefore, a less than significant impact would result from implementation of the proposed Project.</p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The Project would include eight additional employees. This small addition would not increase solid waste generation rates beyond capacity of local infrastructure; therefore, a less than significant impact would result from implementation of the proposed Project.</p>				

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

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The Project would be required to be consistent with all applicable solid waste regulations. No construction or expansion of solid waste facilities would be required for the Project; therefore, there would be a less than significant impact from implementation of the proposed Project.

20. WILDFIRE

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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According to the California Department of Forestry and Fire Protection (CAL FIRE), the Project site is not in or near a very high fire hazard severity zone. Furthermore, the Project site is not within a State Responsibility Area for fire protection, rather it is in an unincorporated Locally Responsible Area (LRA). The proposed Project would not impact existing emergency response plans or emergency evacuation plans; therefore, a less than significant impact would result from implementation of the proposed Project.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is surrounded by industrial and residential development. The topography of the Project site is relatively flat and does not propose a risk for the uncontrolled spread of a wildfire, resulting in a less than significant impact from implementation of the proposed Project.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is surrounded by existing infrastructure, which provides access to and from the Project site in the event of an emergency or wildfire, resulting in a less than significant impact from implementation of the proposed Project.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As previously stated, the Project site is not located in or near a very high fire hazard severity zone. In addition, the Project site is surrounded by industrial and residential development, and topography of the Project site is relatively flat. The Project does not expose people or structures to significant risks due to wildfires, resulting in a less than significant impact from implementation of the proposed Project.

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

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As previously stated, the Project site is not located in or near a very high fire hazard severity zone. In addition, the Project site is surrounded by industrial and residential development, and topography of the Project site is relatively flat. The Project does not expose people or structures to significant risks due to wildfires, resulting in a less than significant impact from implementation of the proposed Project.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project site is currently used for a company office, warehouse, and vehicle storage and is located in a developed industrial area. There are no sensitive species or habitats on-site; therefore, no impact would result from implementation of the proposed Project.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project would not interfere with the implementation of long-term environmental goals established by Los Angeles County.

c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is within a developed industrial area and is not expected to have a cumulatively considerable impact; therefore, no impact would result from implementation of the proposed Project.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not cause a substantial adverse effect on human beings. The proposed location and safety features proposed to be constructed as part of the proposed facility improvements would provide safety

features as part of Project design. The impacts to public safety from a reasonably foreseeable upset or accident condition involving the release of hazardous materials at the Project site is determined to be less than significant through compliance with LACBC requirements that require the construction of fire resistant construction, secondary spill containment, and fire protection sprinkler systems. LA County Fire would then conduct annual inspection of the proposed facility to ensure compliance with hazardous materials management regulations.

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