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CEQA FILING COVER SHEET**

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**TYPE OR PRINT CLEARLY**

**Project Title**

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**Check Document being Filed:**

Environmental Impact Report (EIR)

Mitigated Negative Declaration (MND) or Negative Declaration (ND)

Notice of Exemption (NOE)

Other (Please fill in type):



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**SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration – Environmental Review (California Environmental Quality Act, CEQA)

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

**PROJECT NAME:** OU2 Groundwater Containment Facility.

**APPLICANT:** Omega OU2 LLC, 1322 Scott Street, San Diego, California, 92106

**CITY/COUNTY:** City of Santa Fe Springs, Los Angeles County

**LOCATION:** The project site is located at 10051 Santa Fe Springs Road, Santa Fe Springs, California. 90670. The City of Santa Fe Springs is located in the easternmost portion of Los Angeles County. The Assessor Parcel Number is 8005-015-050.

**DESCRIPTION:** The City of Santa Fe Springs, in its capacity as the Lead Agency, is considering for the construction of a groundwater treatment project located at 10051 Santa Fe Springs Road within the City of Santa Fe Springs. The project is a Superfund response action and is needed to address contaminated groundwater as part of Operable Unit 2 of the Omega Chemical Superfund Site. The U.S. Environmental Protection Agency (EPA) will oversee the work. It is EPA policy to assure that all activities conducted under Superfund response actions are protective of human health and the environment. There was a Mitigated Negative Declaration (MND) that was prepared for a larger warehouse distribution project that was approved by the City though the original project was never implemented. This former approved project referred to above, included the subdivision of the larger 44.67 acre parcel into 5 parcels, and the development of a 17.90-acre portion (parcels 1 through 4) of the larger 44.67-acre site. The current groundwater treatment project would be located within one of the five parcels (Parcel No. 4) which is located within the northeast corner of the larger site. Parcel 4 has a total land area of 3.23 acres (140,791 square feet) and under the previous development scenario was approved for a new 60,117 square-foot warehouse.

The groundwater treatment project site is located at the corner of McCann Drive and Santa Fe Springs Road and would occupy the aforementioned Parcel 4. The site's legal address is 10051 Santa Fe Springs Road with a corresponding Assessor Parcel Number (APN) of 8005-015-050. The site is surrounded on all sides by industrial development. The total building area for the proposed groundwater treatment plant would equal 48,515 square feet. The proposed project site has a land use and zoning designation of M-2 Heavy

William K. Rounds, Mayor • Jay Sarno, Mayor Pro Tem  
City Council  
Richard J. Moore • Juanita Trujillo • Joe Angel Zamora  
City Manager  
Thaddeus McCormack

Manufacturing and would require a Conditional Use Permit (CUP) for Water Pumping and Treatment Plants. None of the nine remaining oil wells are located within the Parcel 4 boundary, nor would they affect the redevelopment of Parcel 4 for the use as a groundwater treatment facility. In other words, the development of the proposed groundwater treatment facility would not interfere with any ongoing oil extraction activities within the adjacent parcels.

The project also includes the construction and operation of up to seven groundwater extraction wells at four well sites to pump groundwater to the treatment plant via below-grade conveyance pipelines. The groundwater pipelines (untreated) would be double contained and constructed of HDPE to pump groundwater to the treatment plant via below-grade conveyance pipelines. Finally, the project will require construction of a new outfall where the treated groundwater would be conveyed to the San Gabriel River.

**FINDINGS:**

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse impacts with the implementation of the appropriate mitigation measures. For this reason, the City of Santa Fe Springs determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* 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 an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

**REVIEW:**

Copies of the Mitigated Negative Declaration and the Initial Study will be available for public review at the following locations:

City of Santa Fe Springs Planning and Development Counter  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

*And*

Online at the City of Santa Fe Springs Planning and Development Department Website:  
[https://www.santafesprings.org/cityhall/planning/planning/environmental\\_documents.asp](https://www.santafesprings.org/cityhall/planning/planning/environmental_documents.asp)

**COMMENT PERIOD:** A 20-day public review period for the Mitigated Negative Declaration will commence on July 19, 2022 and end August 17, 2022. Any written comments on the Mitigated Negative Declaration must be received within the public review period. Written comments will be accepted via email or at the following street address no later than 5:00 pm on **Wednesday, August 17, 2022:**

City of Santa Fe Springs Planning and Development  
Attn: Jimmy Wong, Associate Planner  
11710 Telegraph Road  
Santa Fe Springs, CA 90670  
Email: [Jimmywong@santafesprings.org](mailto:Jimmywong@santafesprings.org)  
Phone: 562-868-0511 extension 7451