

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

**CITY OF SAN FERNANDO
655 FOURTH STREET
INDUSTRIAL DEVELOPMENT**



LEAD AGENCY:

**CITY OF SAN FERNANDO
COMMUNITY DEVELOPMENT DEPARTMENT
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

DECEMBER 4, 2018

SANF 031

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: 655 Fourth Street Industrial Development.

APPLICANT: Richard Montes, 610 Ilex Street, San Fernando, California 91340.

ADDRESS: 655 Fourth Street, San Fernando, California 91340.

CITY/COUNTY: San Fernando, Los Angeles County.

DESCRIPTION: The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. In addition, the proposed project will provide a total of 3,425 square feet of landscaping.

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse environmental impacts. For this reason, the City of San Fernando determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may also 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.

Marc Blodgett – Consultant to the City of San Fernando

Date

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 Introduction.....	7
1.1 Purpose of the Initial Study	7
1.2 Initial Study's Organization	8
1.3 Initial Study Checklist.....	8
2.0 Project Description	17
2.1 Project Overview	17
2.2 Project Location	17
2.3 Environmental Setting.....	17
2.4 Project Description	21
2.5 Discretionary Actions.....	27
3.0 Environmental Analysis	29
3.1 Aesthetics	30
3.2 Agriculture & Forestry Resources.....	32
3.3 Air Quality	34
3.4 Biological Resources	42
3.5 Cultural Resources	49
3.6 Energy	52
3.7 Geology & Soils	54
3.8 Greenhouse Gas Emissions	58
3.9 Hazards & Hazardous Materials.....	60
3.10 Hydrology & Water Quality	64
3.11 Land Use & Planning	67
3.12 Mineral Resources	70
3.13 Noise.....	72
3.14 Population & Housing.....	78
3.15 Public Services	79
3.16 Recreation	81
3.17 Transportation & Circulation	82
3.18 Tribal Cultural Resources	85
3.19 Utilities & Service Systems	88
3.20 Wildfire	91
3.21 Mandatory Findings of Significance.....	93
4.0 Conclusions.....	95
4.1 Findings.....	95
4.2 Mitigation Monitoring	95
5.0 References	97
5.1 Preparers	97
5.2 References	97
Mitigation Monitoring and Reporting Program	99
Air Quality Worksheets	109

LIST OF TABLES

Table Number and Title	Page
1-1 Initial Study Checklist	9
2-1 Project Summary Table.....	25
3-1 Estimated Daily Construction Emissions	38
3-2 Estimated Operational Emissions in lbs/day - Unmitigated	39
3-3 Local Significance Thresholds Exceedance SRA 7 for 1-Acre Sites	41
3-4 Greenhouse Gas Emissions Inventory	59
3-5 Trip Generation by Proposed Project	83
3-6 Wastewater (Effluent) Generation (gals/day)	89
3-7 Water Consumption (gals/day)	89
3-8 Solid Waste Generation (pounds/day)	90

LIST OF EXHIBITS

Exhibit Number and Title	Page
2-1 Regional Map	18
2-2 Citywide Map.....	19
2-3 Local Map	20
2-4 Aerial Photograph	22
2-5 Photographs of Project Site.....	23
2-6 Photographs of Neighboring Land Uses	24
2-7 Conceptual Site Plan	26
3-1 Nearby Sensitive Receptors	40
3-2 Wetlands Map	47
3-3 Seismic Hazards Map.....	55
3-4 Zoning Map	68
3-5 General Plan Land Use Element Map.....	69
3-6 Typical Noise Sources and Loudness Scale	73
3-7 Typical Construction Noise Levels.....	76

SECTION 1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The proposed project's legal address will be 655 Fourth Street and it is located on north western corner of the intersection of Fourth Street and Jessie Street. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will also involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will connect to Fourth Street and the second driveway will connect to Jessie Street. In addition, the proposed project will provide a total of 3,425 square feet of landscaping.¹ The project Applicant is Richard Montes, 610 Ilex Street, San Fernando, California 91340.

As part of the proposed project's environmental review, the City of San Fernando authorized the preparation of this Initial Study.² Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and analysis of the City of San Fernando, in its capacity as the Lead Agency. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental impacts of the proposed project and that decision-makers have considered such impacts before considering approval of the project. Pursuant to the CEQA Guidelines, purposes of this Initial Study include the following:

- To provide the City information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration;
- To facilitate the project's environmental assessment early in the design and development of the project;
- To eliminate unnecessary EIRs;
- To determine the nature and extent of any impacts associated with the proposed project; and,
- To enable modification of the project to mitigate adverse impacts of the project.

The City also determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment.

¹ Richard Montes. *Site Plan, 655 4th Street Industrial Development, Sheet A 1.0*. December 26, 2017.

² California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). §15050.

A 20-day public review period will be provided to allow these agencies and other interested parties to comment on the proposed project and the findings of this Initial Study.³ Questions and/or comments should be submitted to the following individual:

Timothy Hou, AICP
Director of Community Development, City of San Fernando
117 Macneil Street
San Fernando, California 91340
thou@sfcity.org
818-898-7316

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition. This section also includes a checklist that summarizes the findings of this Initial Study.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the proposed project's construction and the subsequent operation.
- *Section 4 Findings*, indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any unmitigable, significant impacts on the environment. For this reason, the City of San Fernando determined that a Mitigated Negative Declaration is the appropriate CEQA document for the proposed project. The findings of this Initial Study are summarized in Table 1-1.

³ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). §15060 (b).

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.1 AESTHETICS				
3.1.A. Would the project have a substantial adverse effect on a scenic vista?				X
3.1.B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
3.1.C. Would the project substantially degrade the existing visual character or quality of public view of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
3.1.D. Would the project create a new source of substantial light or glare which would adversely affect day- or night-time views in the area?		X		
SECTION 3.2 AGRICULTURE & FORESTRY RESOURCES				
3.2.A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
3.2.B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
3.2.C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))?				X
3.2.D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
3.2.E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				X
SECTION 3.3 AIR QUALITY				
3.2.A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
3.2.B. Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation?		X		
3.3.C. Would the project expose sensitive receptors to substantial pollutant concentrations?			X	
3.3.D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?			X	

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.4 BIOLOGICAL RESOURCES				
3.4.A. Would the project, either directly or through habitat modifications, have a substantial adverse effect 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 or U. S. Fish and Wildlife Service?				X
3.4.B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
3.4.C. Would the project have a substantial adverse effect on State or Federally protected wetlands as defined (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
3.4.D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
3.4.E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
3.4.F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans?				X
SECTION 3.5 CULTURAL RESOURCES				
3.5.A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				X
3.5.B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?			X	
3.5.C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			X	
SECTION 3.6 ENERGY				
3.6.A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy, resources, during project construction or operation?		X		
3.6.B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			X	

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
SECTION 3.7 GEOLOGY & SOILS				
3.7.A. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides?			X	
3.7.B. Would the project result in substantial soil erosion or the loss of topsoil?			X	
3.7.C Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
3.7.D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial direct or indirect risks to life or property?				X
3.7.E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
3.7.F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				X
SECTION 3.8 GREENHOUSE GAS EMISSIONS				
3.8.A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
3.8.B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?			X	
SECTION 3.9 HAZARDS & HAZARDOUS MATERIALS				
3.9.A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
3.9.B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
3.9.C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X	
3.9.D. Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?				X

Table 1-1
Initial Study Checklist

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.9.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 a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
3.9.F. Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
3.9.G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				X
SECTION 3.10 HYDROLOGY & WATER QUALITY				
3.10.A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
3.10.B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3.10.C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows?				X
3.10.D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
3.10.E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
SECTION 3.11 LAND USE & PLANNING				
3.11.A. Would the project physically divide an established community?				X
3.11.B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
SECTION 3.12 MINERAL RESOURCES				
3.12.A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.12.B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
SECTION 3.13 NOISE				
3.13.A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
3.13.B. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?		X		
SECTION 3.14 POPULATION & HOUSING				
3.14.A. Would the project induce substantial unplanned population growth in an area, either directly or indirectly?			X	
3.14.B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	
SECTION 3.15 PUBLIC SERVICES				
3.15.A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?			X	
3.15.B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?			X	
3.15.C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?				X
3.15.D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other public facilities</i> ?				X
SECTION 3.16 RECREATION				
3.16.A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.16.B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
SECTION 3.17 TRANSPORTATION				
3.17.A. Would the project conflict with a plan, ordinance, or policy establishing measures addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X	
3.17.B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)?			X	
3.17.C. For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(2)?				X
3.17.D. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
3.17.E. Would the project result in inadequate emergency access?				X
SECTION 3.18 TRIBAL CULTURAL RESOURCES				
3.18.A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?		X		
3.18.B. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.?			X	
SECTION 3.19 UTILITIES & SERVICE SYSTEMS				
3.19.A. Would the project require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental impacts?			X	
3.19.B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.19.C. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
3.19.D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X	
3.19.E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				X
3.19.F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
SECTION 3.20 WILDFIRE				
3.20.A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project impair an adopted emergency response plan or emergency evacuation plan?				X
3.20.B. Would the project, 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?				X
3.20.C. Would the project require the installation of 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?				X
3.20.D. Would the project expose people or structure to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
SECTION 3.21 MANDATORY FINDINGS OF SIGNIFICANCE				
3.21.A. The proposed project <i>will not</i> 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?				X

**Table 1-1
Initial Study Checklist**

Description of Issue	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3.21.B. The proposed project <i>will not</i> 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 other effects or probable future projects)?				X
3.21.C. The proposed project <i>will not</i> have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.				X



SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. The project is described in greater detail in Section 2.4.

2.2 PROJECT LOCATION

The City of San Fernando is located at the northern portion of the City of Los Angeles and is surrounded by the City of Los Angeles on all sides. The City of San Fernando is generally bounded by Hubbard Street on the north; by Fox Street and Arroyo Avenue on the south; by 8th Street on the east; and by Amboy Avenue on the west. Major physiographic features located in the vicinity of the project area include the Pacoima Wash, located approximately 0.25 miles south of the project site; and the San Gabriel Mountains, located approximately 1.5 miles east of the project site. Regional access to San Fernando is possible from four area freeways including Interstate 210 (I-210), Interstate 5 (I-5), State Route 118 (SR-118), and Interstate 405 (I-405).

The project site's legal address is 655 Fourth Street, San Fernando, California 91340 and the site's applicable Assessor Parcel Numbers (APNs) are 2519-021-014 and 2519-021-015.⁴ The location of the City of San Fernando in a regional context is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2 and a local map is provided in Exhibit 2-3.

2.3 ENVIRONMENTAL SETTING

The project site is located within an urban area within the City of San Fernando. The project site is currently occupied by a single-family home and garage. The existing on-site improvements will be demolished in order to accommodate the proposed project. Existing uses found in the vicinity of the project site are summarized below:⁵

- *North of the project site.* Single-family homes and an industrial building are located adjacent to the project site to the north. Griswold Avenue extends in a southwest-northeast orientation approximately 250 feet north of the project site. Single-family homes are located further north.

⁴ Los Angeles County Office of the Assessor. *Property Assessment Information System*. Website accessed October 4, 2018.

⁵ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on October 12, 2018.

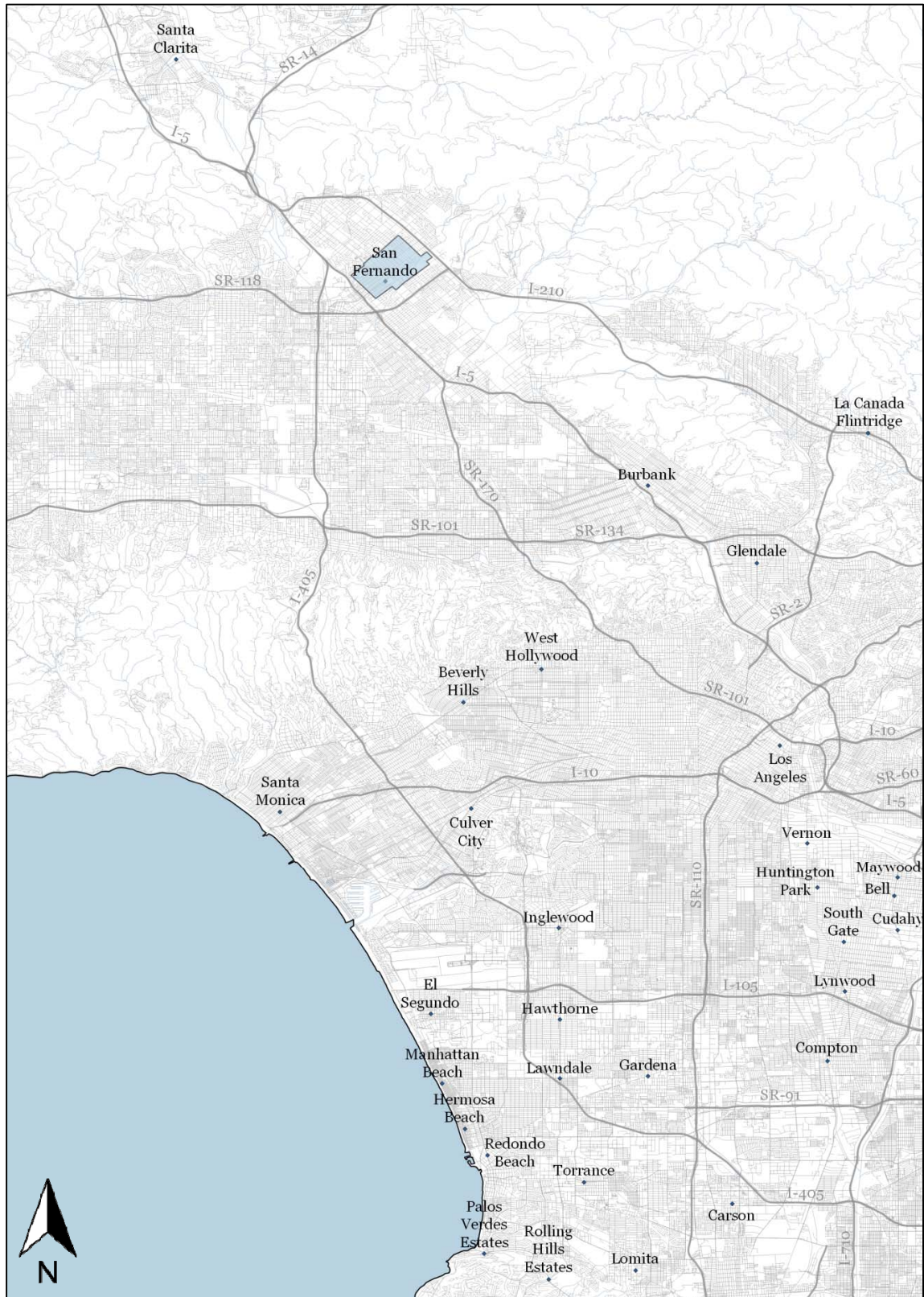


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

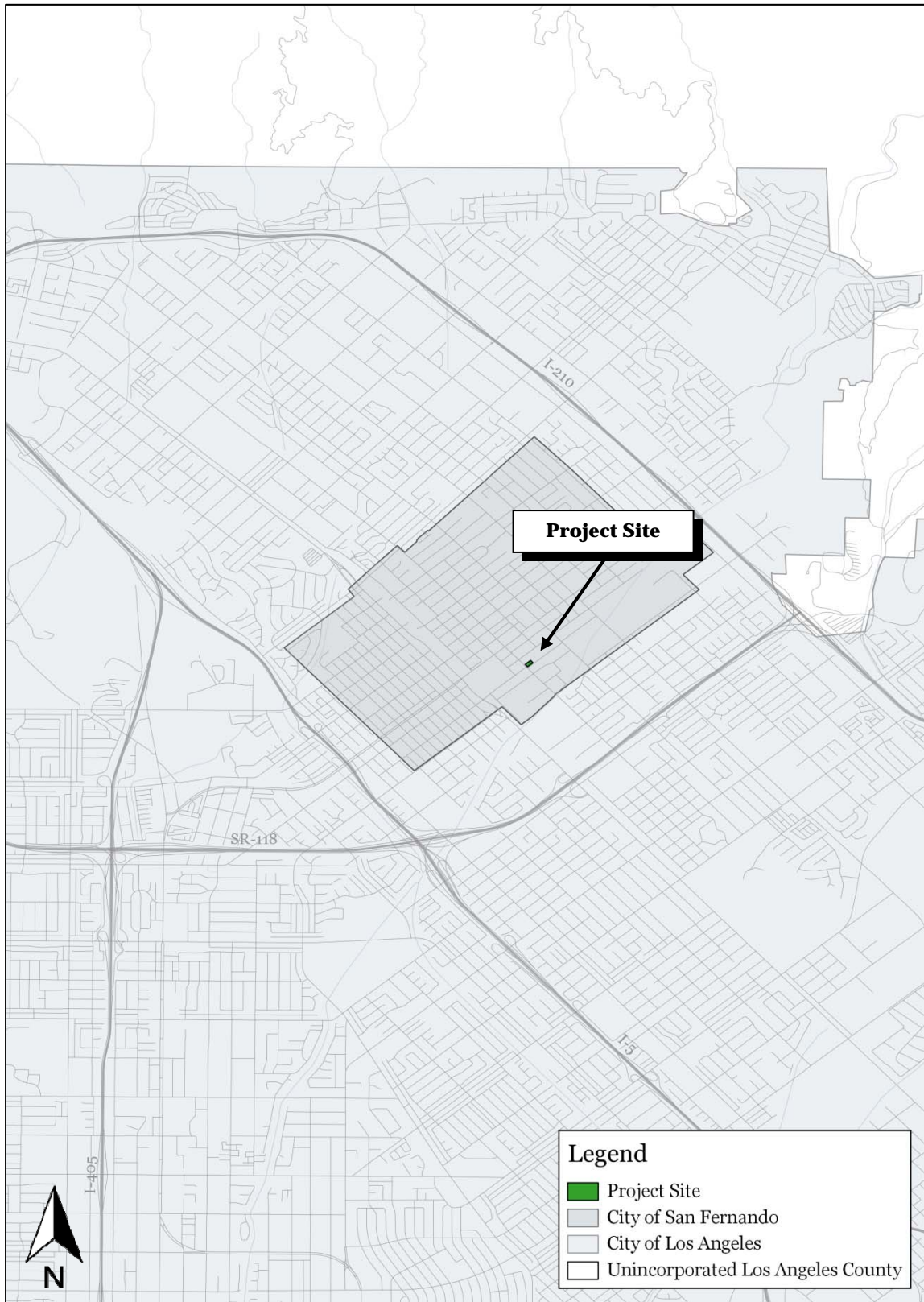


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS



EXHIBIT 2-3
LOCAL MAP
SOURCE: QUANTUM GIS

- *South of the project site.* Jessie Street abuts the property site to the south and extends in a southwest-northeast orientation. Various residential uses are located southwest of the project site and various industrial uses are located southeast of the project site. San Fernando Recreation Park is located approximately 400 feet south of the project site. Pacoima Wash is located approximately 0.25 miles southeast of the project site. Industrial and residential uses are located further south.
- *East of the project site.* Various industrial uses are located east of the project site. Fifth Street extends in a northwest-southeast orientation approximately 0.25 feet east of the project site. Industrial uses are located further east.
- *West of the project site.* Fourth Street abuts the project site to the west and extends in a northwest-southeast orientation. Single-family homes are located west of the project site. San Fernando Middle School is located approximately 600 feet west of the project site. Commercial and residential uses are located further west.

An aerial photograph depicting the project site and the surrounding area is provided in Exhibit 2-4. The project site and the adjacent uses are shown in Exhibits 2-5 and 2-6.

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project involves the construction of an industrial building within a 0.51-acre parcel within the City of San Fernando. The proposed project will consist of the following elements:⁶

- *Project Site.* The project site is located at 655 Fourth Street, at the northern corner of the intersection of Fourth Street and Jessie Street. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). The project site is rectangular in shape. The new industrial building will be located in the rear portion (eastern) of the project site. Parking will be provided on surface areas and will be located in the front portion of the project site (the western portion).
- *Industrial Building.* The new industrial building will consist of a single level and will have a mezzanine. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The new industrial building will have a maximum length of 93 feet, a maximum width of 90 feet and a maximum height of 45 feet.

⁶ Richard Montes. *Site Plan, 655 4th Street Industrial Development, Sheet A 1.0.* December 26, 2017.



Photograph of project site facing north



Photograph of project site facing northeast

EXHIBIT 2-5
PHOTOGRAPHS OF PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Photograph of industrial uses to the southeast



Photograph of residential uses to the northwest

EXHIBIT 2-6
PHOTOGRAPHS OF NEIGHBORING LAND USES
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *Parking.* Parking will be provided on surface areas and will be located in the southern portion of the project site. Once complete, the project will provide 16 parking spaces. Of the total number of spaces that will be provided, 15 will be standard parking spaces and one will be an ADA accessible parking space.
- *Site Access and Circulation.* Access to the project site will be provided by two 19-foot-wide full-access driveways. The first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street.
- *Landscaping.* The proposed project will provide a total of 3,425 square feet of landscaping. The landscaping will be placed along the project site's frontages with Fourth Street and Jessie Street.

The site plan is shown in Exhibit 2-7.

Table 2-1
Project Summary Table

Project Element	Description
Total Site Area	0.51 acres (22,146 square feet)
Total Floor Area	12,300 square feet
Maximum Length and Width	93 feet maximum length, 90 feet maximum width
Maximum Building Height	45 feet
Warehouse Area	8,370 square feet
Mezzanine	3,930 square feet
Parking	16 parking spaces (15 standard, 1 ADA)
Landscaping	3,425 square feet

Source: Richard Montes. *Site Plan, 655 4th Street Industrial Development, Sheet A 1.0.* December 26, 2017

2.4.2 CONSTRUCTION CHARACTERISTICS

The construction for the proposed project would take approximately 11 months to complete. The key construction phases are outlined below:

- *Demolition.* The foundation and other on-site improvements of the existing improvements will need to be demolished in order to accommodate the proposed project. This phase will take approximately one month to complete.
- *Site Preparation.* The project site will be readied for the construction of the proposed project. This phase will take approximately one month to complete.
- *Grading.* This phase will involve the grading of the site. The building footings, utility lines, and other underground infrastructure will be placed during this phase. This phase will take approximately two months to complete.

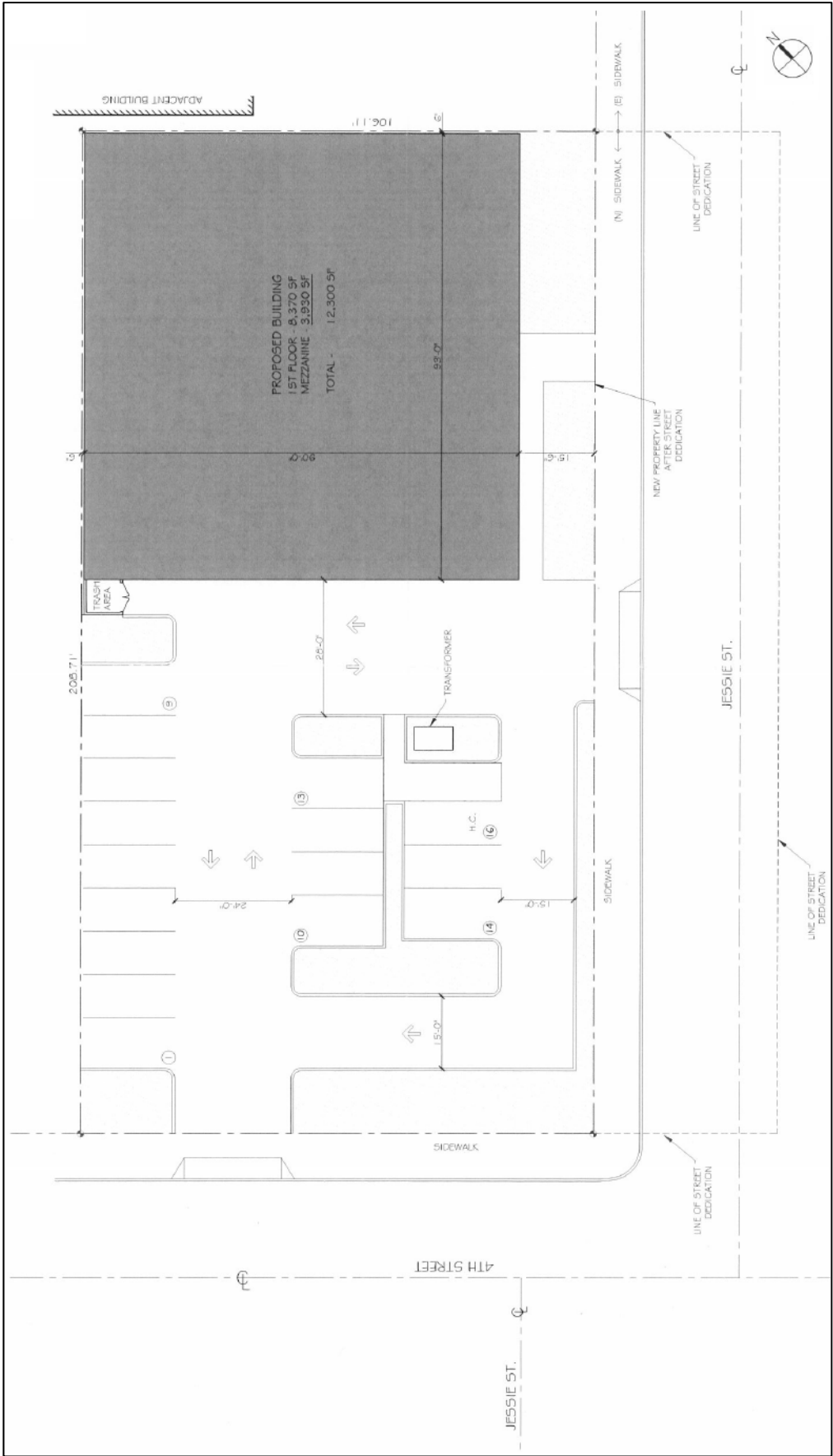


EXHIBIT 2-7
CONCEPTUAL SITE PLAN
SOURCE: Richard Montes. Site Plan, 655 4th Street Industrial Development, Sheet A 1.0. December 26, 2017

- *Construction.* The new industrial building will be constructed during this phase. This phase will take approximately four months to complete.
- *Paving.* The project site will be paved during this phase. Equipment on-site during this phase would include cement and motor mixers, pavers, rollers, other paving equipment. This phase will take approximately one month to complete.
- *Landscaping and Finishing.* This phase will involve the planting of landscaping, painting of the industrial building, and the completion of other on-site improvements. This phase will last approximately two months.

2.5 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of San Fernando) that calls for an exercise of judgment in deciding whether to approve a project. The proposed project will require the approval of the following discretionary actions:

- A Site Plan Review (*SPR 2018-018*) for a new industrial building approximately 93 feet by 90 feet (12,300 square feet);
- A Zone Change (*ZC 2018-001*) to change the current zone from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone;
- A General Plan Amendment (*GPA 2018-001*) to change the current land use designation from *Low Density Residential* to *Industrial*;
- A Set Back Variance (*VAR 2018-001*) for a side yard variance along the north side of the new industrial building;
- A Lot Merger to merge the two lots that comprise the project site (APNs 2519-021-014 and 2519-021-015); and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).



THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study prepared for the proposed project analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

- Aesthetics (Section 3.1);
- Agriculture and Forestry Resources (Section 3.2);
- Air Quality (Section 3.3);
- Biological Resources (Section 3.4);
- Cultural Resources (Section 3.5);
- Energy (Section 3.6);
- Geology and Soils (Section 3.7);
- Greenhouse Gas Emissions (Section 3.8);
- Hazards and Hazardous Materials (Section 3.9);
- Hydrology and Water Quality (Section 3.10);
- Land Use and Planning (Section 3.11);
- Mineral Resources (Section 3.12);
- Noise (Section 3.13);
- Population and Housing (Section 3.14);
- Public Services (Section 3.15);
- Recreation (Section 3.16);
- Transportation (Section 3.17);
- Tribal Cultural Resources (Section 3.18);
- Utilities and Service Systems (Section 3.19);
- Wildfire (Section 3.20); and,
- Mandatory Findings of Significance (Section 3.21).

Under each issue area, a description of the thresholds of significance is provided. These thresholds will assist in making a determination as to whether there is a potential for significant impacts on the environment. The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact.* The proposed project will not result in any adverse environmental impacts.
- *Less than Significant Impact.* The proposed project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of San Fernando or other responsible agencies consider to be significant.
- *Less than Significant Impact with Mitigation.* The proposed project may have the potential to generate a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of the recommended mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

3.1 AESTHETICS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- A substantial adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- Substantial degrading of the existing visual character or quality of public views of the site and its surroundings; if the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or,
- A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project have a substantial adverse effect on a scenic vista? • No Impact.

The project site is presently occupied by a single-family home and a garage. The proposed project involves the construction of a 12,300 square-foot industrial building with a maximum height of 45 feet. Once complete, the proposed project will not negatively impact views of the San Gabriel and Santa Susana Mountains, which are located approximately 1.5 miles northeast and 22 miles northwest of the project site, respectively. The proposed project will also not disrupt views of the Santa Monica Mountains, which are located approximately 20 miles southwest of the project site.⁷ The proposed project site is adjacent to both residential and industrial uses. Current development along the surrounding streets restricts views of the aforementioned scenic vistas from uses on all sides of the project site. In addition, the proposed maximum height of the new building (45 feet) will be comparable in height with the surrounding industrial buildings. As a result, the proposed project will not have an impact on a scenic vista.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.

Approximately 20 trees are located on-site. The proposed landscape plan calls for extensive landscaping beyond that which is currently in-place and therefore will not damage trees as a scenic resource. There are neither rock outcroppings nor historic buildings located on-site.⁸ According to the California Department of Transportation, none of the surrounding roads are designated scenic

⁷ San Fernando, City of. *Conservation Element of the City of San Fernando General Plan. Chapter II: Resource Conservation and Management. Section 15: Land Form and Scenic Vistas.* September 26, 2001.

⁸ Blodgett Baylosis Environmental Planning. *Site Survey.* Survey was completed on October 12, 2018.

highways and there are no State or County designated scenic highways in the vicinity of the project site. The Interstate 210 (I-210), located 1.3 miles northeast of the project site, is the nearest highway that is mapped on the California Scenic Highway Mapping System. However, the I-210 is labeled as an Eligible State Scenic Highway – Not Officially Designated.⁹ Furthermore, due to its distance from the I-210, the proposed project site will not affect scenic resources within the I-210. As a result, no impacts on scenic resources will result from the proposed project's implementation.

C. Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? • No Impact.

As indicated previously, the project site is currently occupied by a single-family home and garage. Once constructed, the proposed project will improve the quality of the site and the surrounding areas because the new building will feature modern architecture and extensive landscaping beyond that which is currently exists on-site. In addition, the proposed industrial building will have a maximum height of 45 feet and will be comparable in height to the nearby industrial buildings. As a result, no impacts are expected to result.

D. Would the project create a new source of substantial light or glare that would adversely affect day- or night-time views in the area? • Less than Significant Impact with Mitigation.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* and is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The nearest land uses that could be potentially impacted by new sources of light include the single-family residential areas are located to the north and west of the project site.¹⁰ The following mitigation measure is required in order to minimize the potential impacts to the greatest extent possible:

- The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking areas, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

The mitigation identified above would reduce the potential impacts to levels that are less than significant.

⁹ California Department of Transportation. *Official Designated Scenic Highways*. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

¹⁰ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 12, 2018.

3.1.3 MITIGATION MEASURES

The following mitigation measure is required in order to minimize the potential light trespass impacts to the greatest extent possible:

Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking areas, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

3.2 AGRICULTURE & FORESTRY RESOURCES

3.2.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on agriculture and forestry resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in *Public Resources Code section §12220(g)*), timberland (as defined by *Public Resources Code section §4526*), or timberland zoned Timberland Production (as defined by *Government Code section §51104(g)*);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural use or the conversion of forestland to a non-forest use.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? • No Impact.*

According to the California Department of Conservation, the City of San Fernando does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The entire City,

including the project site, is urban and developed and not classified as having Important Farmland.¹¹ The project site is currently zoned as R-1 (*Single-family Residential*). After the proposed zone change, the project site will be zoned as M-1 (*Limited Industrial*). Although agricultural uses are permitted within the M-1 zone, the project site is currently occupied with residential uses and upon project completion will be used for industrial purposes.¹² The proposed project will not result in any loss in land zoned for/or permitting agricultural uses. Furthermore, the property is currently occupied and there are no agricultural uses located within the site that would be affected by the project's implementation. Since the implementation of the proposed project will not involve the conversion of Prime, Unique, or Farmland of Statewide Importance to non agricultural uses, no impacts will occur.

B. Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract?
• *No Impact.*

The project site is currently zoned as R-1 (*Single-family Residential*). After the proposed zone change, the project site will be zoned as M-1 (*Limited Industrial*). Although agricultural uses are permitted within the M-1 zone, the project site is currently occupied with residential uses and upon project completion will be used for industrial purposes. The proposed project will not result in any loss in land zoned for/or permitting agricultural uses. Furthermore, the property is currently occupied and there are no agricultural uses located within the site that would be affected by the project's implementation. In addition, according to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.¹³ As a result, no impacts on existing Williamson Act Contracts will result from the proposed project's implementation.

C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))? • *No Impact.*

The City of San Fernando and the project site are located in the midst of a larger urban area and no forest lands are located within the City. The City of San Fernando General Plan and Municipal Code do not provide for any forest land preservation. As a result, no impacts on forest land or timber resources will result from the proposed project's implementation.

D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? • *No Impact.*

No forest lands are located within or in the vicinity of the project site. As a result, no loss or conversion of forest lands to urban uses will result from the proposed project's implementation and no impacts will occur.

¹¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *California Important Farmland Finder*. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

¹² San Fernando, City of. *Municipal Code Chapter 106 (Zoning), Article III (Zones), Division 9 (M-1 Limited Industrial Zone), Section 106-582 (Permitted Uses)*.

¹³ California Department of Conservation. *State of California Williamson Act Contract Land*. ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf.

- E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of Farmland to non-agricultural use or the conversion of forest land to a non-forest use? • No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farm land or forest land. As a result, no impacts will result from the implementation of the proposed project.

3.2.3 MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.3 AIR QUALITY

3.3.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people.

Air quality impacts may occur during the construction or operation phase of a project, and may come from stationary (e.g., industrial processes, generators), mobile (e.g., automobiles, trucks), or area (e.g., residential water heaters) sources. The South Coast Air Quality Management District (SCAQMD) is the main regulatory authority in the region (the South Coast Air Basin, which includes the City of San Fernando) with regard to air quality issues. In April 1993, the SCAQMD adopted a CEQA Air Quality Handbook that provides guidance for the CEQA analysis of potential air quality impacts of new projects.

The topic of air quality can be divided into three categories: construction emissions, operational emissions, and toxic air contaminants. Construction of new projects has the potential to create air quality impacts through excavation and grading activities and through the use of heavy-duty equipment. Fugitive dust emissions result from land clearing, demolition, excavation, and equipment traffic over unpaved roads at construction sites. Mobile source emissions, primarily nitrogen oxides (NO_x), result from the use of construction equipment such as bulldozers and trucks. Mobile source

emissions also result from vehicle trips by construction workers to and from the project site. A great percentage of fugitive dust emissions can be mitigated through the implementation of measures within Rule 403, Fugitive Dust, by SCAQMD.¹⁴

Operational emissions are produced by the occupants of a facility or development and by both mobile and stationary sources connected to the facility or development. Depending on the characteristics of the individual project, operational activities have the potential to generate emissions of criteria and/or toxic air contaminants. Stationary source emissions include point source emissions that have an identifiable location, such as a smokestack, as well as area source emissions, such as fumes or minor sources of exhaust, which are emitted by multiple, small sources. Mobile source emissions occur as a result of motor vehicle travel.

The California Health and Safety Code (HSC) Section 39655 defines a toxic air contaminant as "an air pollutant which may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health."¹⁵ Impacts from toxic air contaminants can occur during either the construction or operational phases of a project. During certain construction activities, potential releases of toxic air contaminants could occur during site remediation activities, or during building demolition. Toxic air contaminants may also be released during industrial or manufacturing processes, or other activities that involve the use, storage, processing, or disposal of toxic materials.¹⁶ The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.

¹⁴ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As amended June 3, 2005.

¹⁵ California, State of. *Health and Safety Code*. Division 26 Air Resources, Part 2 State Air Resources Board, Chapter 3.5 Toxic Air Contaminants, Article 2 Definitions, Section 39655 (a).

¹⁶ Los Angeles, City of. *Los Angeles CEQA Thresholds Guide*. 2006.

- *PM₁₀ and PM_{2.5}* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation.

Projects in the South Coast Air Basin (Basin) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day or 2.50 tons per quarter of reactive organic compounds;
- 100 pounds per day or 2.50 tons per quarter of nitrogen dioxide;
- 550 pounds per day or 24.75 tons per quarter of carbon monoxide;
- 150 pounds per day or 6.75 tons per quarter of PM₁₀;
- 55 pounds per day or 2.43 tons per quarter of PM_{2.5}; or,
- 150 pounds per day or 6.75 tons per quarter of sulfur oxides.

A project would have a significant effect on air quality if any of the following operational emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct the implementation of the applicable air quality plan?*

- *No Impact.*

The project area is located within the South Coast Air Basin (Basin), which covers a 6,600 square-mile area within all of Orange County, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2017 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).¹⁷ The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:¹⁸

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.

¹⁷ South Coast Air Quality Management District. *Final 2016 Air Quality Plan*. Adopted March 2017.

¹⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of San Fernando. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP.

In terms of Criteria 2, the proposed project will not conflict with the regional population forecast and distribution in the 2016 AQMP. According to the 2016 AQMP, the Basin had a population of 16.4 million in 2012 and is projected to have a population of 17.6 million by the year 2023 (these numbers are derived from the 2016-2040 RTP/SCS prepared by SCAG). City-specific growth forecasts are listed within the RTP/SCS. According to the RTP/SCS Demographics and Growth Forecast Appendix, the City of San Fernando had a population of 23,900 in 2012 and is projected to have a population of 26,900 by the year 2040.¹⁹ As of 2017, the population in the City of San Fernando was estimated to be 24,714.²⁰ The proposed project will involve the construction and operation of an industrial building and will not directly contribute to population growth within the City. According to the RTP/SCS Demographics and Growth Forecast Appendix, the City of San Fernando is projected to add a total of 1,000 new jobs through the year 2040.²¹

According to the State of California Employment Development Department, the City's current unemployment rate is 4.9%, which means there are approximately 600 residents actively seeking work.²² A total of 12 new jobs will be created upon the implementation of the proposed project. The number of new jobs assumes one new job for every 1,000 square feet of floor area and is well within SCAG's employment projections for the City of San Fernando and the proposed project will not violate Consistency Criteria 2. As a result, no impacts related to the implementation of the AQMP are anticipated.

¹⁹ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast*. April 2016.

²⁰ United States Census Bureau. *Quickfacts, San Fernando City, California*.
<https://www.census.gov/quickfacts/fact/table/sanfernandocitycalifornia/PST045217>.

²¹ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast*. April 2016.

²² State of California Employment Development Department. *Current Month Unemployment Rate and Labor Force Summary*.
<http://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html>. Website accessed October 8, 2018.

B. Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation? • Less than Significant Impact with Mitigation.

The potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod (V.2016.3.2) developed for the SCAQMD. The construction period is expected to last for approximately 11 months. As shown in Table 3-1, daily construction emissions will not exceed the SCAQMD thresholds of significance. Therefore, the construction-related impacts associated with the proposed project would be less than significant. Nevertheless, in order to ensure that all construction staging occurs on-site and that the proposed project does not cause off-site particulate emissions, the following mitigation is required:

- The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.

**Table 3-1
Estimated Daily Construction Emissions**

Construction Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Demolition (on-site)	0.95	8.60	7.69	0.01	0.54	0.51
Demolition (off-site)	0.08	1.29	0.69	--	0.19	0.06
Total Demolition	1.03	9.89	8.38	0.01	0.73	0.57
Site Preparation (on-site)	0.72	8.92	4.14	--	0.39	0.34
Site Preparation (off-site)	0.02	0.02	0.22	--	0.06	0.02
Total Site Preparation	0.74	8.94	4.36	--	0.45	0.36
Grading (on-site)	0.95	8.60	7.69	0.01	1.29	0.93
Grading (off-site)	0.05	0.03	0.45	--	0.11	0.03
Total Grading	1.00	8.63	8.14	0.01	1.40	0.96
Building Construction (on-site)	0.96	9.82	7.54	0.01	0.61	0.56
Building Construction (off-site)	0.03	0.25	0.28	--	0.07	0.02
Total Building Construction	0.99	10.07	7.82	0.01	0.68	0.58
Paving	0.83	7.84	7.15	0.01	0.44	0.41
Paving	0.09	0.06	0.81	--	0.20	0.05
Total Paving	0.92	7.90	7.96	0.01	0.64	0.46
Architectural Coatings (on-site)	2.86	1.84	1.84	--	0.13	0.13
Architectural Coatings (off-site)	--	--	0.04	--	0.01	--
Total Architectural Coatings	2.86	1.84	1.88	--	0.14	0.13
Maximum Daily Emissions	2.86	10.07	8.38	0.02	1.40	0.96
Daily Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod 2016.3.2.

As indicated previously, the project area is located in a non-attainment area for ozone and particulates, therefore, the proposed project will be required to comply with the requirements of SCAQMD *Rule 403, Fugitive Dust*, which requires the implementation of Best Available Control Measures (BACM) for all fugitive dust sources, and the *2016 Air Quality Management Plan (AQMP)*, which identifies BACMs and Best Available Control Technologies (BACT) for area sources and point sources, respectively.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and off-site emissions related to the production and consumption of energy. Table 3-2 depicts the estimated project operational emissions related to the project's operation.

Table 3-2
Estimated Operational Emissions in lbs/day – Unmitigated

Emission Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area-wide (lbs/day)	0.27	--	--	--	--	--
Energy (lbs/day)	--	--	--	--	--	--
Mobile (lbs/day)	0.05	0.24	0.69	--	0.19	0.05
Total (lbs/day)	0.32	0.25	0.69	--	0.19	0.05
Daily Thresholds	55	55	55o	15o	15o	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod 2016.3.2.

As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant impact. Since the project area is located in a non-attainment area for ozone and particulates, the Applicant will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.²³ The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. Therefore, with the implementation of the mitigation less than significant impacts will occur.

C. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include residences, board and care facilities, schools, playgrounds, hospitals, parks, childcare centers, and outdoor athletic facilities, and other facilities where children or the elderly may congregate.²⁴

²³ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

²⁴ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.



EXHIBIT 3-1
NEARBY SENSITIVE RECEPTORS
SOURCE: QUANTUM GIS

These population groups are generally more sensitive to poor air quality. The nearest sensitive receptors to the project site include single-family homes located to the north and west of the project site.²⁵ These nearby sensitive receptors are shown in Exhibit 3-1.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction and operations; PM₁₀ emissions from construction and operations; and PM_{2.5} emissions from construction and operations. The use of the “look-up tables” is permitted since each of the construction phases that includes demolition, grading, site preparation, and building erection will involve the disturbance of less than five acres of land area. For purposes of the LST analysis, the receptor distance used was 25 meters since the nearest sensitive receptor is located adjacent to the project site to the north.

Table 3-3
Local Significance Thresholds Exceedance SRA 7 for 1-Acre Sites
(the project site is 0.51 acres in area)

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO _x	10.07	Construction	80	81	94	122	191
CO	8.38	Construction	498	732	1,158	2,227	7,267
PM ₁₀	1.40	Construction	4	13	26	54	136
PM _{2.5}	0.96	Construction	3	4	8	18	68

Based on the analysis of LST impacts summarized above in Table 3-3, the potential impacts will be less than significant. In addition, fugitive dust emission, which is responsible for PM₁₀ and PM_{2.5} emissions, will further be reduced through the implementation of SCAQMD regulations related to fugitive dust generation and other construction-related emissions. These SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD. As previously mentioned, the Applicant will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.²⁶

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions, therefore, high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards. These areas of high CO concentration are referred to as *hot-spots*. Two variables influence the creation of a hot-spot and these variables include traffic volumes and traffic congestion.

²⁵ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 12, 2018.

²⁶ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

Typically, a hot-spot may occur near an intersection that is experiencing severe congestion (a LOS E or LOS F).²⁷ The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the Basin. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. As a result, the potential impacts are considered to be less than significant.

D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people? • Less than Significant Impact.

The City's Municipal Code states that offensive odor-emitting industrial uses are not permitted within the M-1 (*Limited Industrial*) zone. Furthermore, construction truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel powered vehicles to less than five minutes.²⁸ Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. In addition, the project's contractors must adhere to SCAQMD Rule 403 regulations, which significantly reduce the generation of fugitive dust. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant.

3.3.3 MITIGATION MEASURES

In order to ensure that all construction staging occurs on-site and that the proposed project does not cause off-site particulate emissions, the following mitigation is required:

Mitigation Measure No. 2 (Air Quality). The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.

3.4 BIOLOGICAL RESOURCES

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- 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 or the U.S. Fish and Wildlife Service;

²⁷ "LOS" refers to "Level of Service." Refer to Section 3.2.16.A.

²⁸ California, State of. *California Code of Regulations, Title 13, Section 2485 Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.*

- A substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on State or federally protected wetlands as defined (including, but not limited to, marsh, vernal, pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish, or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project either directly or through habitat modifications, have a substantial adverse effect 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 or U.S. Fish and Wildlife Service? • No Impact.*

The project site is presently occupied by a single-family home and garage. The City's General Plan states that the "native vegetation and wildlife have been disrupted by urbanization," and that "no rare or endangered species of plants or animals are known to exist in the City of San Fernando." Although the eastern boundary of San Fernando is located one-half mile west of the San Gabriel mountain foothills, the entire City of San Fernando is developed and urbanized. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer indicated that there are 13 threatened or endangered species (as designated on a Federal or State level) located within the San Fernando Quadrangle. The San Fernando Quadrangle encompasses the City of San Fernando, a portion of northern Los Angeles, a small portion of southern Santa Clarita, and a portion of the eastern San Gabriel Mountains.²⁹ These species include:

- *Southern mountain yellow-legged frog*: The southern mountain yellow-legged frog is federally listed and State-listed as an endangered species. This frog is found in and around lakes, ponds, marshes, meadows, and streams within mountainous regions of California and Nevada.³⁰

²⁹ California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>. Website accessed October 9, 2018.

³⁰ California, State of. California Department of Forestry and Fire Protection. *Mountain Yellow-Legged Frog Species Information*. http://calfire.ca.gov/resource_mgt/downloads/Mountain_Yellow-Legged_Frog_SpeciesInformation.pdf. Mt. San Jacinto Natural History Association. *Southern Mountain Yellow-Legged Frog*. <http://msjnha.org/mountain-yellow-legged-frog/>.

- *Swainson's hawk*: The Swainson's hawk is State-listed as a threatened species. The Swainson's hawk is a medium-sized bird of prey with relatively long, pointed wings. This species of bird is commonly found in plains, dry grassland, farmland, and ranch country and is less commonly found in dry grassland farther west and in heavily farmed country. The greatest numbers of Swainson's hawks have been found in the Central Valley and in the Great Basin area of northeastern California, with a few territories located in Shasta Valley, the Owens Valley, and the Mojave Desert.³¹
- *California condor*: The California condor is federally listed and State-listed as an endangered species. The body of the adult California condor is 3.5 to 4.5 feet long and has a wingspan of nine to ten feet. It has a distinctive pink head and neck that is bare of feathers and has black feathers with white patches on the underside of each wing. It is also the largest flying bird in North America. Nesting habitats range from scrubby chaparral to forested mountain regions and foraging areas are in open grasslands.³²
- *Western yellow-billed cuckoo*: The western yellow-billed cuckoo is federally listed as threatened and State-listed as endangered. This bird is a slim, long-tailed bird about 12 inches in length and has a yellow and black bill. It has a grayish-brown head and black and white underparts. The lower part of the tail is marked with six white spots against a black background. This species lives within riparian woodland habitats.³³
- *Coastal California gnatcatcher*: The coastal California gnatcatcher is federally listed as a threatened bird species. The coastal California gnatcatcher is a small blue-gray songbird which measures approximately 4.5 inches. This species is known or believed to occur along southern California coast area and Baja California. The coastal California gnatcatcher can be found in areas with coastal sage scrub and in habitats of low shrubs (three to six feet tall), generally dominated by California sagebrush, buckwheat, salvia, and prickly-pear cactus.³⁴
- *Willow flycatcher*: The willow flycatcher is State-listed as an endangered bird species. This bird is small and has a fairly long, thin tail and wings. Its body is brownish olive with a slight yellow wash to the belly. They have two whitish wingbars and a white throat. They typically breed in shrubby areas with standing water or along streams.³⁵

³¹ National Audubon Society. Guide to North American Birds. *Swainson's Hawk*. <https://www.audubon.org/field-guide/bird/swainsons-hawk>. California, State of. California Department of Fish and Wildlife. *Swainson's Hawks in California*. <https://www.wildlife.ca.gov/Conservation/Birds/Swainson-Hawks>.

³² National Geographic Society. *California Condor*. <https://www.nationalgeographic.com/animals/birds/c/california-condor/>. San Diego Zoo. *California Condor*. <http://animals.sandiegozoo.org/animals/california-condor>. The Cornell Lab of Ornithology. All About Birds. *California Condor*. https://www.allaboutbirds.org/guide/California_Condor/lifehistory.

³³ U.S. Department of the Interior. National Park Service. *Western Yellow-billed Cuckoo*. <https://www.nps.gov/articles/western-yellow-billed-cuckoo.htm>.

³⁴ United States Fish & Wildlife Service. Environmental Conservation Online System (ECOS). *Coastal California gnatcatcher (Poliophtila californica californica)*. <https://ecos.fws.gov/ecpo/profile/speciesProfile?spcode=Bo8X>. Secondary source: National Audubon Society. *Coastal California gnatcatcher (Poliophtila californica)*. <http://www.audubon.org/field-guide/bird/california-gnatcatcher>.

³⁵ National Audubon Society. *Willow Flycatcher*. <http://www.audubon.org/field-guide/bird/willow-flycatcher>. The Cornell Lab of Ornithology. All About Birds. *Willow Flycatcher*. https://www.allaboutbirds.org/guide/Willow_Flycatcher/id.

- *Least Bell's vireo*: The least Bell's vireo is federally listed and State-listed as an endangered bird species. Least Bell's vireos are small birds, approximately 4.5 to 5.0 inches long. They have short rounded wings and short, straight bills. Feathers are mostly gray above and pale below. This species is known or believed to occur along California coast. Highly territorial, least Bell's vireos establish breeding territories, ranging in size from one to four acres. Nesting habitat typically consists of well-developed overstories and understories and low densities of aquatic and herbaceous cover.³⁶
- *Santa Ana sucker*: The Santa Ana sucker is federally listed as a threatened species. The Santa Ana sucker is a small fish averaging about three inches in length. It is grey in color and has dark blotches on their sides. Most notably it is characterized by the downward orientation of its mouthparts. The Santa Ana Sucker is endemic to southern California and is native to only the Los Angeles, San Gabriel, Santa Ana, and Santa Clara River systems. The Santa Ana Sucker is found within clear, small to medium size streams with rock and vegetation on the side.³⁷
- *Riparian brush rabbit*: The riparian brush rabbit is federally listed and State-listed as an endangered species. This rabbit species used to be found living along the San Joaquin River and its tributaries on the valley floor. The riparian brush rabbit is a small cottontail rabbit with a pale color, gray sides and a darker back. This rabbit species is found in riparian oak forests with a dense understory of wild roses, grapes and blackberries.³⁸
- *Nevin's barberry*: The Nevin's barberry is federally listed and State-listed as an endangered plant species. Nevin's barberry is an evergreen shrub, historically found at scattered locations in San Fernando, San Bernardino, Riverside, and possibly San Diego Counties. It is found within chaparral, foothill woodland, and coastal sage scrub communities and within a riparian habitat.³⁹
- *California Orcutt grass*: California Orcutt grass is federally listed and State-listed as an endangered plant species. This plant species is a small, hairy annual grass with prostrate stems, rarely exceeding six inches tall. It is bright green with leaves one or two centimeters long. It is native to southern California and northern Baja California, where it grows in scattered locations in vernal pool habitats.⁴⁰

³⁶ United States Fish & Wildlife Service. Environmental Conservation Online System (ECOS). *Least Bell's vireo (Vireo bellii pusillus)*. <https://ecos.fws.gov/ecpo/profile/speciesProfile?spcode=B067>. Secondary source: The National Wildlife Federation. *Showcase Species: California/Nevada, Least Bell's Vireo*. <https://www.nwf.org/~media/PDFs/Wildlife/LeastBellsVireo.ashx>.

³⁷ Los Padres Forest Watch. *Santa Ana Sucker*. <https://lpfw.org/our-region/wildlife/santa-ana-sucker/>.

³⁸ U.S. Fish & Wildlife Service, Sacramento Fish & Wildlife Office. *Riparian Brush Rabbit Recovery*. <https://www.fws.gov/sacramento/es/Recovery-Planning/Riparian-Brush-Rabbits/>. December 6, 2017.

³⁹ California Department of Fish & Wildlife. *Nevin's Barberry (Berberis nevinii)*. <https://www.wildlife.ca.gov/Conservation/Plants/Endangered/Berberis-nevinii>.

⁴⁰ California Native Plant Society. *Calscape. California Orcutt Grass*. <http://calscape.org/Orcuttia-californica-O>.

- *San Fernando Valley spineflower*: The San Fernando Valley spineflower is proposed to be federally listed as threatened and is State-listed as endangered. This plant species is found only in Newhall Ranch (Los Angeles County) and Laskey Mesa (Ventura County). This spineflower is a small, sprawling herb with hairy stems, white flowers, and reddish leaves that stand two to three inches off the ground, found in chaparral and scrub plant communities.⁴¹
- *Slender-horned spineflower*: The slender-horned spineflower is federally listed and State-listed as an endangered species. This plant species is a small annual plant in the buckwheat family with distinctive basal leaves and small clusters of flowers. It is found in areas prone to drought, and plants usually occur in isolated patches of large floodplain habitats categorized as alluvial scrub. The slender-horned spineflower is endemic to southwestern California, and occurs in Los Angeles, San Bernardino, and Riverside Counties.⁴²

As previously mentioned, the project site is occupied by a single-family home and garage. The project site does not contain suitable habitat for any of the aforementioned species. The proposed project will not have an impact on the aforementioned species since there are no natural sources of water and therefore no suitable riparian or native habitat located within, or in the vicinity of, the project site. In addition, there are no areas of undeveloped open space in the vicinity of the project site that would contain native vegetation nor does the site appear to serve as a buffer between existing development and more natural habitat areas. Although the Pacoima Wash is located 0.25 miles south of the project site, the wash is vertical-walled and concrete-lined. Furthermore, the portion of the site that is not occupied by any structures (the southern portion) is closed off by chain-link fences, concrete block walls, and barbed wire. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.

The project site and the level of development in the surrounding area, the project site does not offer a suitable habitat for any species. There are no local or regional plans, policies, or regulations that identify any riparian habitat or other sensitive natural community, nor does the California Department of Fish and Wildlife identify any such habitat. No wetlands were observed on the project site or in the surrounding areas.⁴³

A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitats present on-site or in the adjacent properties. The nearest wetland to the project site is the Pacoima Wash, which is located 0.25 miles south of the

⁴¹ County of Los Angeles. Significant Ecological Areas Program. *San Fernando Valley Spineflower*. <http://planning.lacounty.gov/site/sea/2018/01/25/dolor-sit-amet/>.

⁴² California, State of. California Department of Fish & Wildlife. *Slender-horned Spineflower*. <https://www.wildlife.ca.gov/Conservation/Plants/Endangered/Dodecahema-leptoceras>.

⁴³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on October 12, 2018.

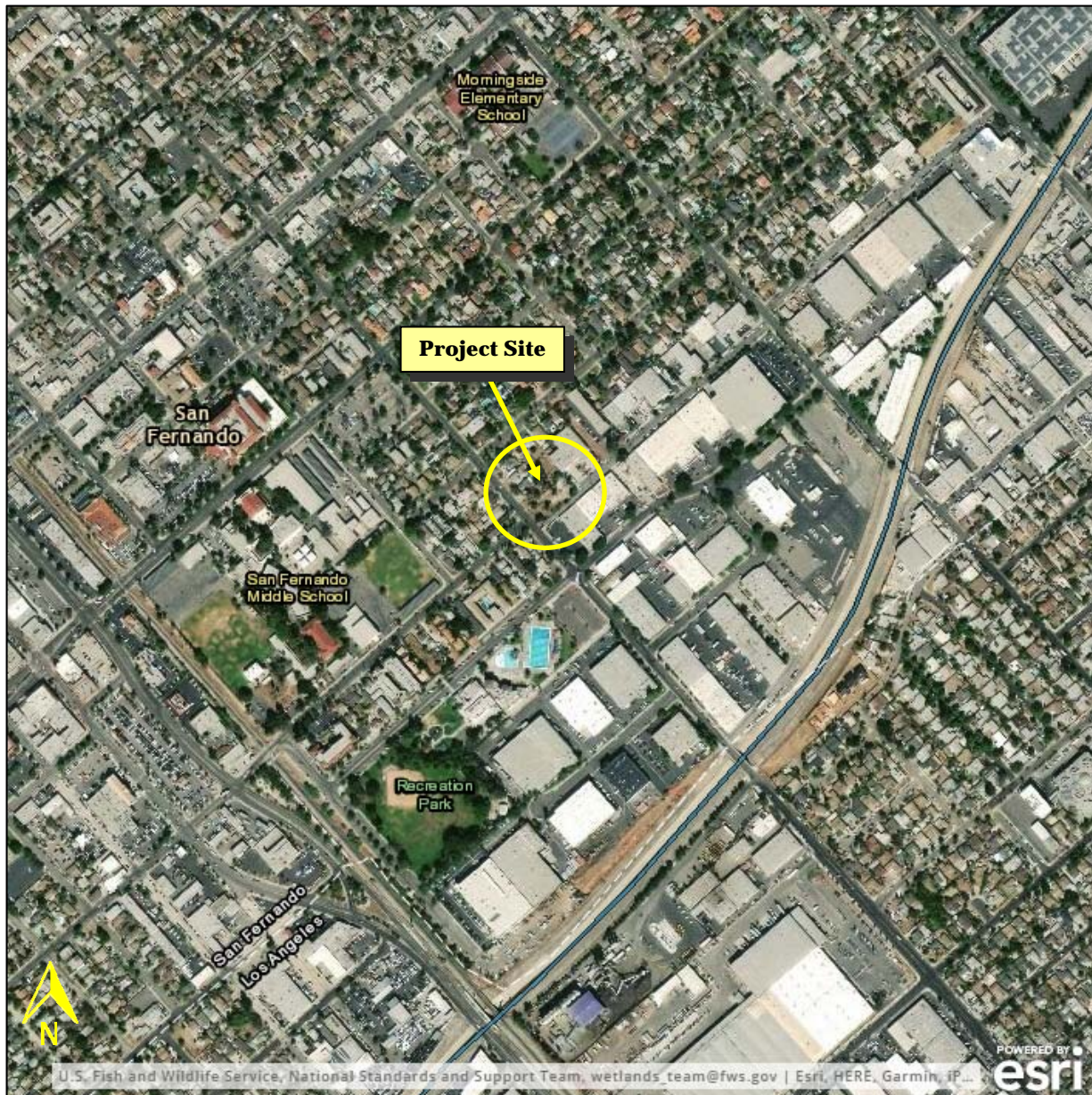


EXHIBIT 3-2
WETLANDS MAP
SOURCE: U.S. FISH AND WILDLIFE SERVICE, WETLANDS MAPPER

project site (refer to Exhibit 3-2).⁴⁴ Although the Pacoima Wash is located adjacent to the project site, the wash is vertical-walled and concrete-lined. The proposed project will be limited to the project site and will not affect the aforementioned designated wetlands. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

C. Would the project have a substantial adverse effect on State or federally protected wetlands as defined (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? • No Impact.

As indicated in the previous subsection, the project site and adjacent developed properties do not contain any natural wetland and/or riparian habitat.⁴⁵ As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.

The site is surrounded by development and lacks suitable habitat for wildlife habitat. Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from vehicles traveling on the adjacent roadways limit the site's utility as a migration corridor. Since the site is surrounded by development on all sides and lacks suitable habitat, the site's utility as a migration corridor is restricted. Therefore, no impacts will result from the proposed project.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than Significant Impact.

Approximately 20 trees are located on-site. These trees are of a species commonly used in urban landscaping and are not protected by any regional or local policy or ordinance. All of the existing trees will be removed though they will be replaced as part of the new development. As a result, the potential impacts are considered to be less than significant.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans? • No Impact.

The nearest Significant Ecological Areas to the project site are the Tujunga Valley/Hansen Dam Significant Ecological Area (SEA #25), located approximately two miles to the southeast; and, the Santa Susana Mountains/Simi Hills Significant Ecological Area (SEA #23), located approximately five miles to the northwest.⁴⁶ The project will be restricted to the project site and will not impact these SEAs. As a result, no impacts are anticipated to occur with the implementation of the proposed project.

⁴⁴ United States Fish and Wildlife Service. *National Wetlands Inventory*. <https://www.fws.gov/Wetlands/data/Mapper.html>. Website accessed October 9, 2018.

⁴⁵ Ibid.

⁴⁶ Google Earth. Website accessed October 9, 2018.

3.4.3 MITIGATION MEASURES

The analysis of biological resources impacts indicated that no impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.5 CULTURAL RESOURCES

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The disturbance of any human remains, including those interred outside of dedicated cemeteries.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the State CEQA Guidelines?* • *No Impact.*

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local General Plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. A search through the California Office of Historic Preservation, California Historical Resources database indicated that the project site does not contain any historic structures listed in the National or California Registrar.⁴⁷ Upon review of the specific criteria listed above, it was determined that the building occupying the project site does not qualify for listing in either the National or California registrar. As a result, no impacts to historic structures will occur.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local General Plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal

⁴⁷ California Office of Historic Preservation. *California Historical Resources*.
<http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=30>. Website accessed October 9, 2018.

guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.⁴⁸ To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in the past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

⁴⁸ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Website accessed October 9, 2018.

- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.⁴⁹

The entire project site has been disturbed as part of the previous development. Various locations in the City are recorded on the National Register of Historic Places. However, these historic locations do not include the project site. The project site is presently occupied by a single-family home and garage, which does not meet any of the aforementioned criteria. In addition, the project site is not listed on the National or State Historic Register.⁵⁰ The project site and the structures currently on-site are not subject to any federal, State, or local preservation guidelines or restrictions. As a result, no impacts are associated with the proposed project's implementation.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? • Less Than Significant Impact.

The greater Los Angeles Basin was previously inhabited by the Gabrieleño-people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years.⁵¹ Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.⁵² The project site is currently occupied by a single-family home and garage. Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. As a result, a mitigation measure is provided in Section 3.17 (Tribal Cultural Resources) to ensure that a tribal representative is present during construction-related ground-disturbing activities. Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? • Less Than Significant Impact.

There are no dedicated cemeteries located within the vicinity of the project site.⁵³ The proposed project will be restricted to the designated project site and will not affect any dedicated cemeteries. In addition, the proposed construction is not likely to neither discover nor disturb any on-site burials due to the level of urbanization present and the amount of disturbance sustained to accommodate the surrounding development. Notwithstanding, in the unlikely event that remains are uncovered by

⁴⁹ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Website accessed October 9, 2018.

⁵⁰ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Website accessed October 9, 2018. Secondary Source: California Department of Parks and Recreation. *California Historical Resources*. <http://ohp.parks.ca.gov/ListedResources>. Website accessed October 9, 2018.

⁵¹ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html.

⁵² Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>.

⁵³ Google Earth. Website accessed October 9, 2018.

construction crews, all excavation and grading activities shall be halted and the City of San Fernando Department of Police Services will be contacted (the Department will then contact the County Coroner). In addition, a mitigation measure is provided in Section 3.17 (Tribal Cultural Resources) to ensure that a tribal representative is present during construction-related ground-disturbing activities. As a result, the proposed construction activities are not anticipated to impact any interred human remains and the impacts are considered to be less than significant.

3.5.3 MITIGATION MEASURES

The analysis of potential cultural resources impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation is required.

3.6 ENERGY

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- A potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation; and,
- A conflict with or obstruction of a State or local plan for renewable energy or energy efficiency.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation? • Less than Significant Impact with Mitigation.

The proposed industrial building will be consistent with the City's Building Code and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. The project will include new light standards and fixtures that will be used as operational and security lighting and interior lighting and appliances. In order to prevent inefficient consumption of energy, the following mitigation is required:

- The Applicant must install ENERGY STAR appliances wherever appliances are installed.
- The Applicant must install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.
- The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.

- All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency? • Less than Significant Impact.

As indicated previously, the project will be involved in industrial uses. A majority of the energy that will be consumed by daily operations will be related to lighting and limited industrial equipment. The California Public Utilities Commission prepared an updated Energy Efficiency Strategic Plan in 2011 with the goal of promoting energy efficiency and a reduction in Greenhouse Gasses (GHG). According to the Energy Efficiency Strategic Plan, lighting comprises approximately one-fourth of California's electricity use while nonresidential sector exterior lighting (parking lot, area, walkway and security lighting) usage comprises 1.4% of California's total electricity use, much of which occurs during limited occupancy periods.⁵⁴ Mitigation was proposed in the previous subsection that would be effective in reducing wasteful energy consumption. Adherence to the aforementioned mitigation measures will ensure conformance with the State's goal of promoting energy and lighting efficiency. As a result, the potential impacts are considered to be less than significant.

3.6.3 MITIGATION MEASURES

The analysis determined that the following mitigation would be required:

Mitigation Measure No. 3 (Energy). The Applicant must install ENERGY STAR appliances wherever appliances are installed.

Mitigation Measure No. 4 (Energy). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.

Mitigation Measure No. 5 (Energy). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.

Mitigation Measure No. 6 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.

⁵⁴ California Public Utilities Commission. *Energy Efficiency Strategic Plan*. Plan updated January 2011.

3.7 GEOLOGY & SOILS

3.7.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- Direct or indirect cause of potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial direct or indirect risks to life or property;
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; or,
- Direct or indirect destruction of a unique paleontological resource or site or unique geological feature.

3.7.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides? • Less than Significant Impact.*

Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. The City of San Fernando is located in a seismically active region (refer to Exhibit 3-3). Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents including those who reside in the City. The Sylmar Fault, part of the larger Sierra Madre Fault, is the closest known fault to the project site. This fault is located

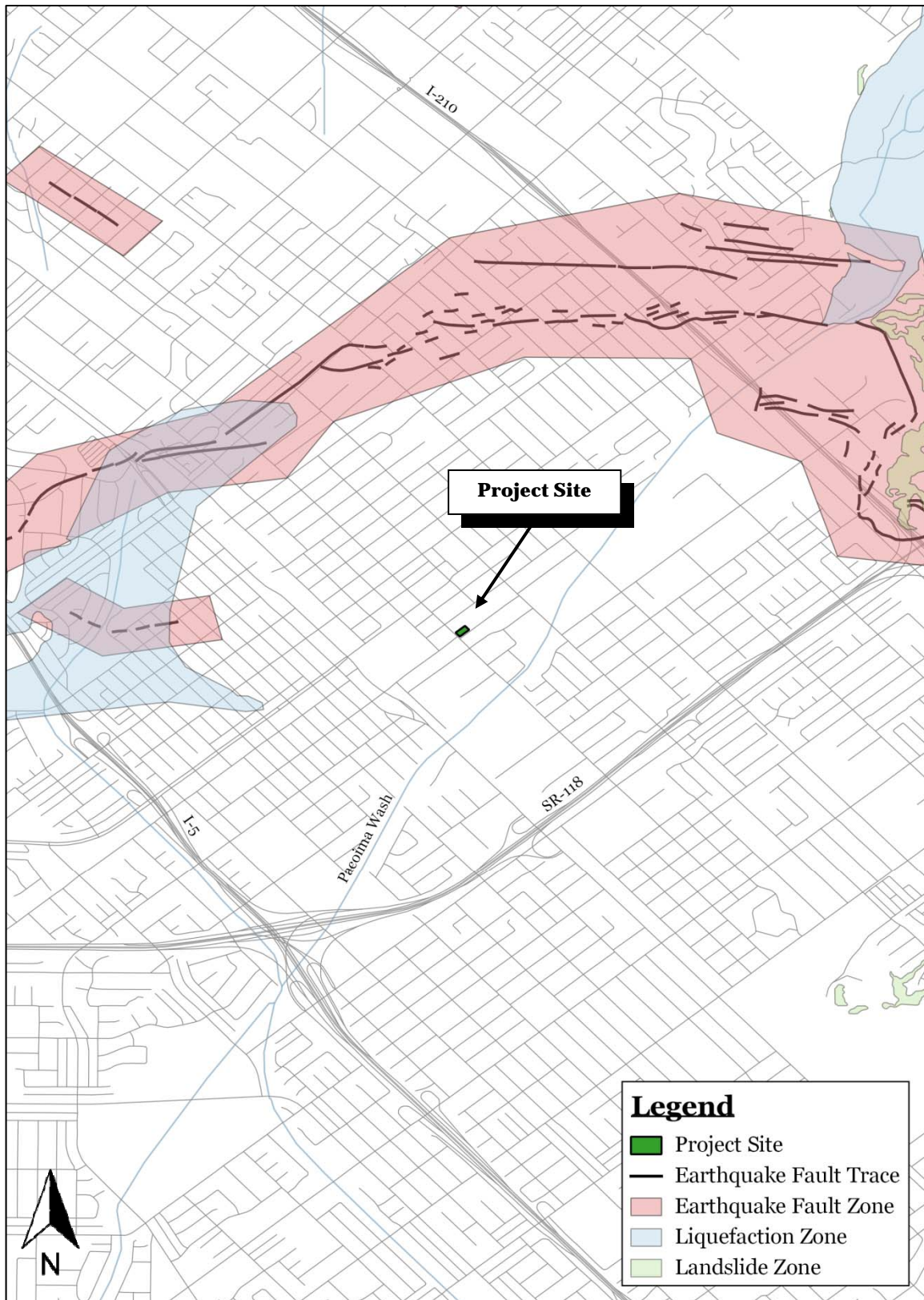


EXHIBIT 3-3
SEISMIC HAZARDS MAP
SOURCE: UNITED STATES GEOLOGICAL SURVEY

approximately 1.12 miles to the north of the site.⁵⁵ The project site is not located within the fault zone of the Sylmar Fault (refer to Exhibit 3-3). The potential impacts in regards to ground shaking and fault rupture are less than significant since the risk is no greater in and around the project site than for the rest of the area. Compliance with the most recent State and local building codes will minimize potential impacts related to earthquakes. Construction is regulated by the California Building Standards Code and the Building Regulations within Chapter 18 of the San Fernando Municipal Code. These building codes provide requirements for construction, grading, excavations, use of fill, and foundation work including type of materials, design, procedures, etc., which are intended to limit the probability of occurrence and the severity of consequences from geological hazards. Liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. According to the California Geological Survey, the project site is not located in an area that is at risk for liquefaction (refer to Exhibit 3-3). In addition, the project site is not at risk for landslides (refer Exhibit 3-3). Therefore, the impacts are expected to be less than significant.

B. Would the project result in substantial soil erosion or the loss of topsoil? • Less than Significant Impact.

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. According to the USDA Web Soil Survey, the site is underlain by soils belonging to the *Urban land – Palmview – Tujunga complex*. These soils have a moderate runoff and erosion hazard; however, construction activities and the placement of permanent vegetative cover will reduce the soil's erosion risk.⁵⁶ The site is, and will continue to be level and no slope failure or landslide impacts are anticipated to occur. In addition, construction activities are regulated by the California Building Standards Code and the Building Regulations within Chapter 18 of the San Fernando Municipal Code. The San Fernando Municipal Code outlines regulations pertaining to the completion of a grading design plan for the purpose of minimizing soil erosion and runoff. Section 94-310 of the San Fernando Municipal Code states that grading of a project site that contains a landscaped area shall be designed to minimize soil erosion and runoff and that "the project Applicant shall submit to community development director a grading design plan that meets the criteria set forth in this section and the criteria set forth in the landscape regulations." In addition, all irrigation and normal rainfall is required to remain within the property lines so as not to drain onto non-permeable hardscapes. As a result, the impacts will be less than significant.

C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • No Impact.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction-induced or can be the result of excess moisture within the underlying soils. Liquefaction-induced lateral spreading will not affect the proposed project because the new building will not be located within a liquefaction zone (refer to Exhibit 3-4) and

⁵⁵ Google Earth. Website accessed October 9, 2018.

⁵⁶ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

because it will be constructed with the strict adherence to the most pertinent State and City building codes. The site is also flat and level. Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.⁵⁷ Shrinking and swelling is influenced by the amount of clay present in the underlying soils. The soils that underlie the project site are not prone to shrinking and swelling (refer to section 3.6.D), thus no impacts related to unstable soils and subsidence are expected.

D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial direct or indirect risks to life or property? • No Impact.

According to the USDA Web Soil Survey, the soils that underlie the project site possess a low shrink swell potential. Shrinking and swelling is influenced by the amount of clay present in the underlying soils.⁵⁸ Clay is not a significant component of soils of the Urban land – Palmview – Tujunga complex.⁵⁹ As a result, no impacts related to expansive soils are anticipated.

E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.

No septic tanks will be used as part of proposed project. The project will continue to be connected to the existing sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature? • No Impact.

The potential for fossil occurrence depends on the rock type exposed at the surface in a given area. Rocks are classified into three principal types: igneous, metamorphic, and sedimentary. Sedimentary rocks contain the bulk of fossils in the region, although metamorphic rocks may also contain fossils. Igneous rocks do not typically contain fossils. The older sedimentary rocks are exposed in the hills and mountains, while younger rock units are present in low-lying and flat valley and basin floors. The majority of igneous rocks in the region are found in the Santa Monica Mountains and the northern San Fernando Valley (the City of San Fernando is within northern San Fernando Valley). The site is underlain by Quaternary (Recent) age marine and non-marine sedimentary rocks consisting of alluvium, lake, playa, and terrace deposits. Therefore, fossils are not expected to occur underneath the project site.⁶⁰

Direct destruction of fossils within fossil-bearing rock units may result from grading or excavation associated with a project, particularly during the construction phase. Indirect destruction or loss of

⁵⁷ Subsidence Support. *What Causes House Subsidence?* <http://www.subsidencesupport.co.uk/what-causes-subsidence.htm>.

⁵⁸ Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083.

⁵⁹ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

⁶⁰ Los Angeles, City of. *L.A. CEQA Thresholds Guide. Section D.1 Paleontological Resources*. 2006.

fossils exposed at the surface may result from increased erosion, human access, or other activity in a project area. Increased access could result from the opening of private or otherwise closed lands, new access routes through sensitive areas, or through excavation or the removal of vegetation. Although the construction of the proposed project will result in the disturbance of surface and subsurface soils, the project site and the surrounding project areas are fully developed and have undergone disturbance as part of previous development. For this reason, the likelihood of discovering near surface paleontological resources is considered remote. As a result, no impacts will occur.

3.7.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impacts related to geology and soils. As a result, no mitigation measures are required.

3.8 GREENHOUSE GAS EMISSIONS

3.8.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

3.8.2 ENVIRONMENTAL ANALYSIS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.*

The proposed project will involve the demolition of a single-family home and garage and the construction of an industrial building. The SCAQMD has established a single quantified threshold of 10,000 metric tons of CO₂E (MTCO₂E) per year for new development.⁶¹ Table 3-4 summarizes annual greenhouse gas (CO₂E) emissions from build-out of the proposed project. Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouses gases in a common and collective unit. As indicated in Table 3-4, the CO₂E total for the project is 246.70 pounds per day or 0.11 MTCO₂E per day. This translates into an annual emission of 40.15 MTCO₂E, which is below the aforementioned threshold.

⁶¹ SCAQMD. *Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group Meeting #15*. https://planning.lacity.org/eir/8150Sunset/References/4.E.%20Greenhouse%20Gas%20Emissions/GHG.39_SCAQMD%20GHG%20Meeting%2015.pdf.

**Table 3-4
Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-term Area Emissions	--	--	--	--
Long-term Energy Emissions	3.45	--	--	3.47
Long-term Mobile Emissions	242.93	0.01	--	243.22
Total Long-term Emissions	246.38	0.01	--	246.70
Total Long-term Emissions (MTCO ₂ E)				40.15 MTCO₂E per year
Thresholds of Significance				10,000 MTCO₂E per year

Source: CalEEMod V.2016.3.2

As indicated in the table, the great majority of the GHG emissions will be generated from mobile sources. The project's operational GHG emissions were calculated using the CalEEMod version 2016.3.2. The type of activities that may be undertaken once the project is operational have been predicted and accounted for in the model for the selected land use type. It is important to note that the project is an "infill" development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).⁶² Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. Since the project's operational emissions will be below the quantified threshold of significance, the potential impacts are considered to be less than significant.

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.

The City of San Fernando has not adopted any climate change policies or plans. As indicated previously, the operation of the proposed project will result in an incremental increase in GHG emissions though these operational GHG emissions will be below SCAQMD thresholds of significance. The proposed project will not introduce any conflicts with adopted initiatives that are designed to control future GHG emissions. The project is an "infill" development and is seen as an important strategy in reducing regional GHG emissions. As a result, the impacts related to conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are considered to be less than significant.

⁶² California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Focusing growth toward infill areas takes development pressure off conservation lands and working lands; it increases transit rider-ship and reduces vehicle trips; it requires less per capita energy and water use than less space-efficient development; it improves public health by promoting active transportation and active lifestyles; and it provides a more equitable mix of housing choices, among other benefits.

3.8.3 MITIGATION MEASURES

The analysis of potential impacts related to GHG emissions indicated that the proposed project would not result in any adverse impacts. As a result, no mitigation measures are required.

3.9 HAZARDS & HAZARDOUS MATERIALS

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact regarding hazards or hazardous materials if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport that would result in a safety hazard or excessive noise for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild land fire.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.

The proposed project will involve the construction and operation of an industrial development. Due to the nature of the proposed project, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. If any of the proposed project's future tenants are involved

in the transport, use, storage, and disposal of hazardous materials, the tenant would need to comply with Federal and State regulations regarding hazardous materials. The tenant would need to comply with the EPA's Hazardous Materials Transportation Act, Title 42, Section 11022 of the United States Code and Chapter 6.95 of the California Health and Safety Code which requires the reporting of hazardous materials when used or stored in certain quantities. Additionally, the future tenant will need to file a Hazardous Materials Disclosure Plan and a Business Emergency Plan to ensure the safety of the employees and citizens of San Fernando. As a result, the impacts from the proposed project are expected to be less than significant.

B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact with Mitigation.

Due to the nature of the proposed project, no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. If any of the proposed project's future tenants are involved in the transport, use, storage, and disposal of hazardous materials, the tenant would need to comply with Federal and State regulations regarding hazardous materials. The tenant would need to comply with the EPA's Hazardous Materials Transportation Act, Title 42, Section 11022 of the United States Code and Chapter 6.95 of the California Health and Safety Code which requires the reporting of hazardous materials when used or stored in certain quantities. Additionally, the future tenant will need to file a Hazardous Materials Disclosure Plan and a Business Emergency Plan to ensure the safety of the employees and citizens of San Fernando.

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).⁶³ In addition, the project is not listed within the U.S. Environmental Protection Agency's Envirofacts database.⁶⁴

Based on the age of the buildings on the project site, potential asbestos containing materials (ACMs) and lead-based paint (LBP) may be present. Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Prior to the late 1970's, building products and insulation materials commonly contained asbestos. In 1989, the U.S. Environmental Protection Agency (EPA) banned all new uses of asbestos; however, uses developed before 1989 are still allowed. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. The Los Angeles County Assessor website indicates that the existing on-site buildings were built in between the years 1935 and 1940.⁶⁵ Based on the age of the existing on-site buildings, ACMs may be present. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to demolition.

⁶³ CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

⁶⁴ United States Environmental Protection Agency. *Envirostor*. <https://www3.epa.gov/enviro/index.html>. Website accessed October 10, 2018.

⁶⁵ Los Angeles County Office of the Assessor. *Property Assessment Information System*. Website accessed October 4, 2018.

Based upon the age of the existing on-site buildings, it is possible that painted building surfaces contain LBP. LBP was used extensively in buildings constructed before 1950. In 1978, LBP was banned by the Federal government. Lead may cause a range of health defects, from behavioral problems and learning disabilities, to seizures and death. As a result of the project site conditions, the following mitigation is required:

- An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.
- The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

The aforementioned mitigation will reduce the potential impact to levels that are considered to be less than significant.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • Less than Significant Impact.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include residences, board and care facilities, schools, playgrounds, hospitals, parks, childcare centers, and outdoor athletic facilities, and other facilities where children or the elderly may congregate.⁶⁶ These population groups are generally more sensitive to poor air quality. The nearest sensitive receptors to the project site include the single-family homes located to the north and west of the project site. These nearby sensitive receptors are shown in Exhibit 3-2 within the Air Quality section herein.

As previously mentioned, due to the nature of the proposed project, the use of any hazardous materials will be limited to those that are commercially available and typically used for routine cleaning and maintenance. If any of the proposed project's future tenants are involved in the transport, use, storage, and disposal of hazardous materials, the tenant would need to comply with Federal and State regulations regarding hazardous materials. In addition, the mitigation measures previously listed in

⁶⁶ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

Section 3.9.2.B will ensure that asbestos and lead-based paint are contained to the project site and are properly handled. Therefore, impacts will be less than significant.

D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section §65962.5, and, as a result, would it create a significant hazard to the public or the environment? • No Impact.

The *Cortese List*, also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on annually basis. The list is maintained as part of the DTSC's Brownfields and Environmental Restoration Program referred to as EnviroStor. A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project site is listed in the database as a Cortese site. The project site is not identified as a Cortese site.⁶⁷ Therefore, no impacts will occur.

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 a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? • No Impact.

The Whiteman Airport is located in Pacoima approximately 1.57 miles southeast of the project site, the Van Nuys Airport is located approximately 5.43 miles southwest of the project site, the Bob Hope Airport in Burbank is located approximately 6.3 miles southeast of the project site, and the Los Angeles International Airport (LAX) is located approximately 23 miles south of the project site.⁶⁸ The proposed project is industrial in nature. The industrial building will have a maximum height of 45 feet and will not present a safety hazard. As a result, no impacts will occur.

F. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time will Fourth Street or Jessie Street be completely closed to traffic. All construction staging areas will be located within the project site. As a result, the project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and no impacts are associated with the proposed project's implementation.

⁶⁷ CalEPA. DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).
http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

⁶⁸ Google Earth. Website accessed October 10, 2018.

- G. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?* • No Impact.

The area surrounding the project site is urban and there are no areas containing natural vegetation that could lead to a wildfire.⁶⁹ As a result, there are no impacts associated with potential wildfires from off-site locations.

3.9.3 MITIGATION MEASURES

The following mitigation is required to address potential impacts regarding a release of hazardous materials:

Mitigation Measure No. 7 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

Mitigation Measure No. 8 (Hazards & Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

3.10 HYDROLOGY & WATER QUALITY

3.10.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on hydrology and water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality;

⁶⁹ Blodgett Baylosis Environmental Planning. Site Survey was completed on October 12, 2018.

- A substantial decrease of groundwater supplies or interference with groundwater recharge such that the project may impede sustainable groundwater management of the basin;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner that would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows;
- Flood hazard, tsunami, or seiche zones risk release of pollutants due to project inundation; or,
- Conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? • Less than Significant Impact.

The project site is currently occupied by a single-family home and garage. According to the site plan, the proposed project will include 3,425 square feet of landscaping translating into 15.47% coverage of the project site in pervious surfaces. Section 94-310 of the San Fernando Municipal Code outlines regulations pertaining to the completion of a grading design plan for the purpose of minimizing soil erosion and runoff. The Code also states that all irrigation and normal rainfall is required to remain within the property lines so as not to drain onto non-permeable hardscapes. The proposed amount of landscaping will fulfill this requirement. As a result, the potential impact will be less than significant.

B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge in such a way that the project may impede sustainable groundwater management of the basin? • Less than Significant Impact.

A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any natural underground water wells within the project site. The search yielded no results.⁷⁰ In addition, the proposed project will be connected to the City's utility lines and will not deplete groundwater supplies.

The City of San Fernando is one of 14 retail water agencies served by the Metropolitan Water District of Southern California (MWD) and receives imported water to supplement its groundwater supplies on an as-needed basis only. Typically, the City has been able to meet 100% of its demand from its groundwater wells. Occasionally, the City experiences high water demand which causes the City to

⁷⁰ Geotracker GAMA. <http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp>. Website accessed October 10, 2018.

purchase imported water.⁷¹ The proposed project does not include the installation of production water wells or a permanent groundwater extraction system. The project will continue to be connected to the City's water lines and will not result in a direct decrease in underlying groundwater supplies.

Furthermore, the project Applicant will be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As previously mentioned, Section 94-310 of the San Fernando Municipal Code outlines regulations pertaining to the completion of a grading design plan for the purpose of minimizing soil erosion and runoff. The code also states that all irrigation and normal rainfall is required to remain within the property lines so as not to drain onto non-permeable hardscapes. The proposed amount of landscaping will fulfill this requirement. As a result, the impacts are anticipated to be less than significant.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows? • No Impact.

The project site is presently occupied by a single-family home and garage. According to the site plan, the proposed project will include 3,425 square feet of landscaping, resulting in 15.47% coverage of the project site in pervious surfaces. Although the impervious surfaces (asphalt, building slabs, etc.) that will be constructed will result in the generation of storm water runoff, the project will be properly drained and is not expected to result in erosion or siltation on- or off-site. In the absence of mitigation, the new impervious surfaces (buildings, internal driveways, parking areas, etc.) that would be constructed may result in the generation of urban pollutants. The site will be graded so that storm water runoff will be directed to the curbs and gutters on the local streets. The proposed project will be restricted to the project site and will not alter the course of the Pacoima Wash, which is concrete-lined. As a result, no impacts are anticipated.

D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? • No Impact.

The project site is not located in an area that is subject to inundation by seiche or tsunami. A seiche in the Pacoima Wash is not likely to happen due to the current level of channelization. In addition, the project site is located inland approximately 18 miles from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami.⁷² As a result, no impacts are expected.

⁷¹ San Fernando, City of. 2015 *Urban Water Management Plan*, City of San Fernando. June 2016.

⁷² Google Earth. Website accessed October 10, 2018.

E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • No Impact.

Section 94-310 of the San Fernando Municipal Code outlines regulations pertaining to the completion of a grading design plan for the purpose of minimizing soil erosion and runoff. The code also states that all irrigation and normal rainfall is required to remain within the property lines so as not to drain onto non-permeable hardscapes. The proposed amount of landscaping will fulfill this requirement. Furthermore, the abovementioned mitigation within Section 3.10.2.A will further reduce any potential impacts. As a result, no impacts are anticipated.

3.10.3 MITIGATION MEASURES

The analysis of potential impacts related to hydrology and water quality indicated that the proposed project would not result in any adverse impacts. As a result, no mitigation measures are required.

3.11 LAND USE & PLANNING

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on land use and planning if it results in any of the following:

- The physical division and disruption of an established community; or,
- Causing a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project physically divide an established community? • No Impact.

The proposed project involves the construction and operation of an industrial building. The proposed project site is currently zoned R-1 (*Single-family Residential*) (refer to Exhibit 3-4) and has a general plan land use designation of *Low Density Residential* (refer to Exhibit 3-5). The project will require the approval of a Zone Change (ZC 2018-001) to change the current zone from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone, and the approval of a General Plan Amendment (GPA 2018-001) to change the current land use designation from *Low Density Residential* to *Industrial*.

The proposed project will also require the approval of Site Plan Review (SPR 2018-018) for the construction of a new industrial building approximately 93 feet by 90 feet (12,300 square feet); Set Back Variance (VAR 2018-001) for a side yard variance along the north side of the new industrial building; and a Lot Merger to merge the two lots that comprise the project site (APNs 2519-021-014 and 2519-021-015). The project site is located within an urban area within the City of San Fernando. The northern portion of the project site is presently occupied by a single-family home and garage and

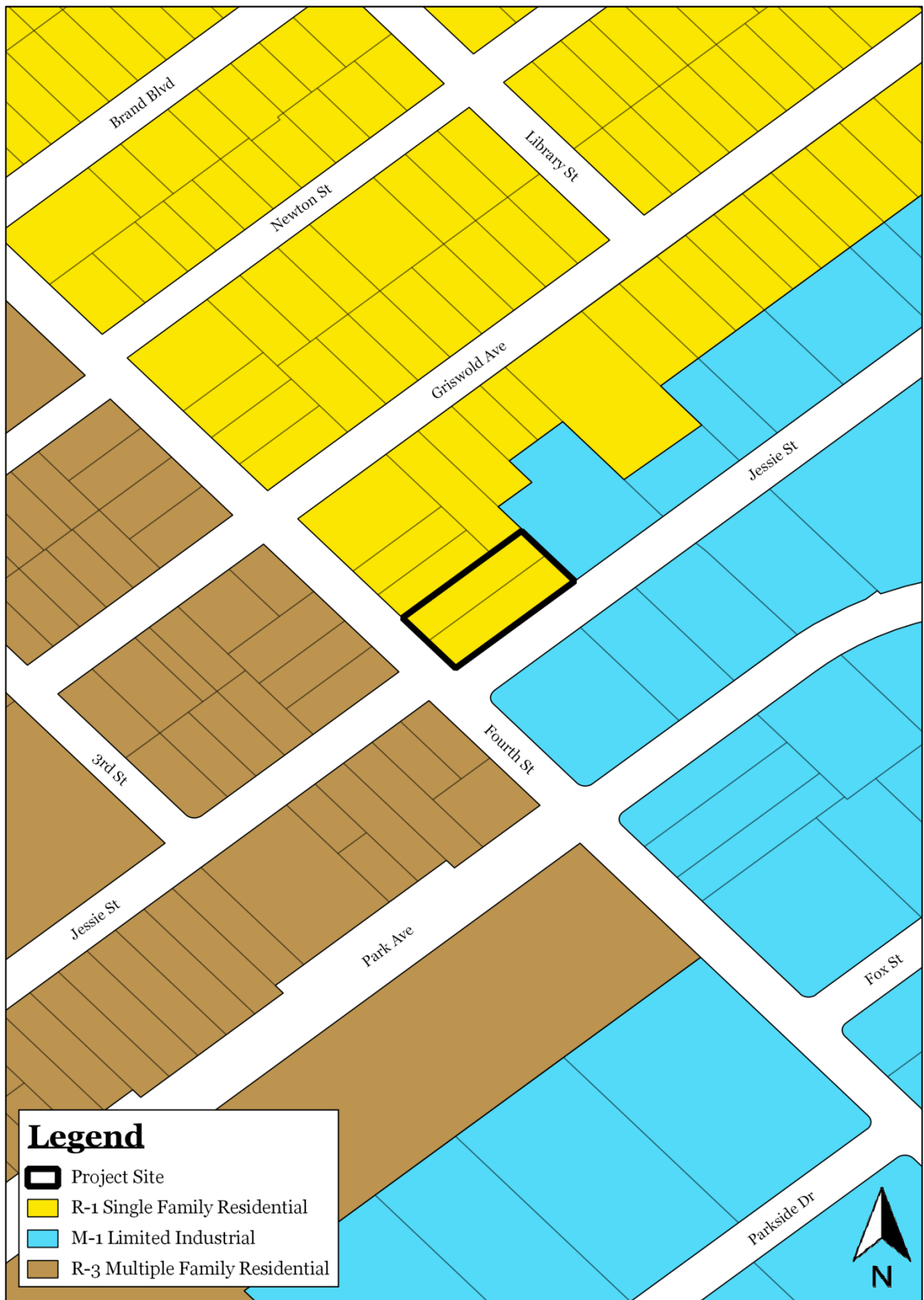


EXHIBIT 3-4
ZONING MAP
SOURCE: CITY OF SAN FERNANDO

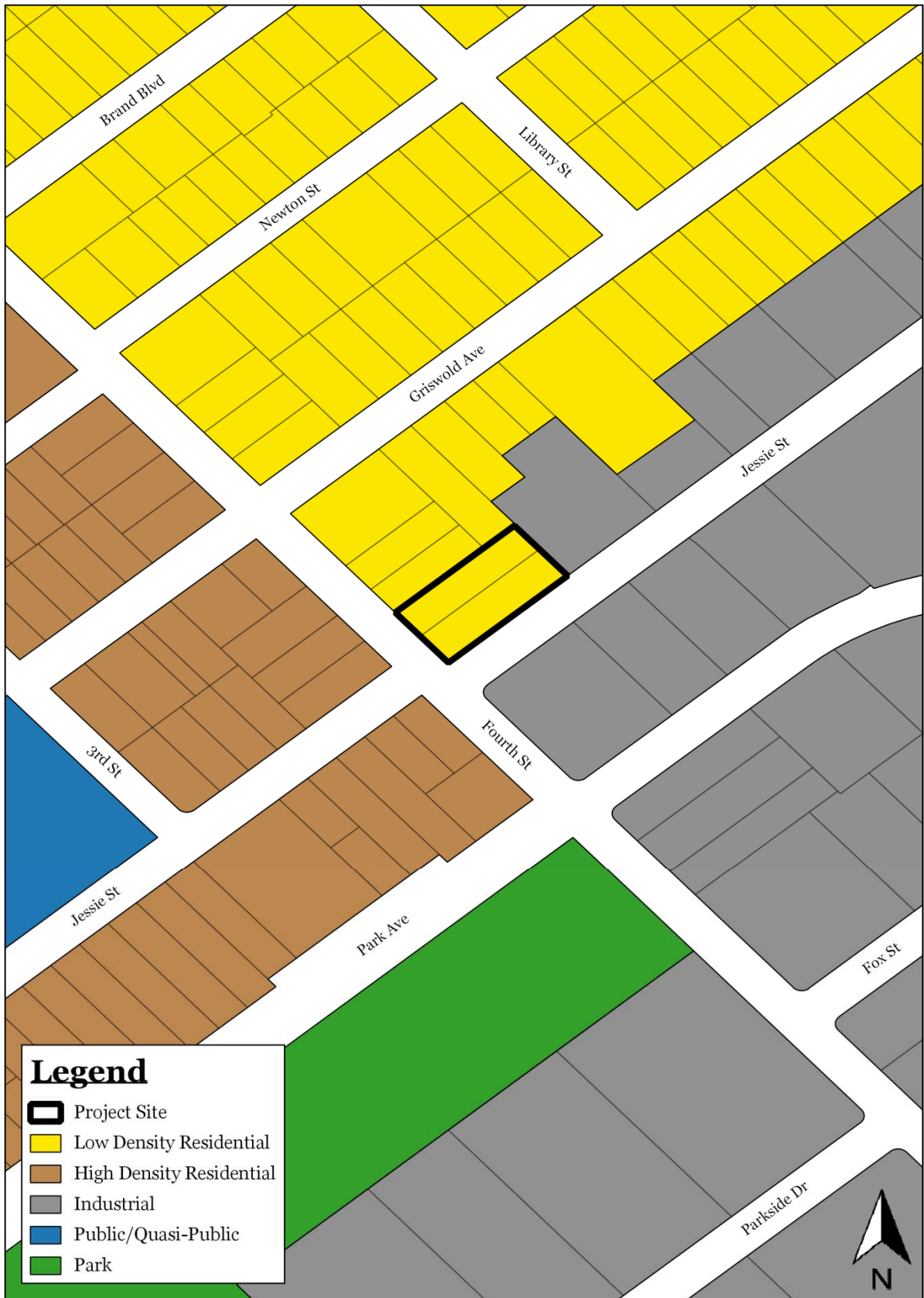


EXHIBIT 3-5
GENERAL PLAN LAND USE ELEMENT MAP

SOURCE: CITY OF SAN FERNANDO

the southern portion of the project site is vacant.⁷³ The project site is surrounded by both residential and industrial uses. Since the proposed project is located next to an industrial zone, the project will not lead to any division of an existing established neighborhood and no impacts will occur.

B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? • No Impact.

The proposed project involves the construction and operation of an industrial building. The proposed project site is currently zoned R-1 (*Single-family Residential*) (refer to Exhibit 3-4) and has a general plan land use designation of *Low Density Residential* (refer to Exhibit 3-5). The project will require the approval of a Zone Change (*ZC 2018-001*) to change the current zone from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone, and the approval of a General Plan Amendment (*GPA 2018-001*) to change the current land use designation from *Low Density Residential* to *Industrial*. The proposed project will also require the approval of Site Plan Review (*SPR 2018-018*) for the construction of a new industrial building approximately 93 feet by 90 feet (12,300 square feet); Set Back Variance (*VAR 2018-001*) for a side yard variance along the north side of the new industrial building; and Lot Merger to merge the two lots that comprise the project site (APNs 2519-021-014 and 2519-021-015).

The project site is located within an urban area within the City of San Fernando. Various industrial uses are located east of the project site and residential uses are located to the west of the project site. The construction and operation of an industrial use on the proposed project site would not conflict with the surrounding uses since the project site abuts industrial uses. The operation of an industrial use on the proposed project site would create a contiguous strip of industrial uses along Jessie Street, as the project site is currently the only residential use along that block of Jessie Street. Since the proposed project is located next to an industrially zoned area and will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and no impacts will occur.

3.11.3 MITIGATION MEASURES

The analysis determined that no significant impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

3.12 MINERAL RESOURCES

3.12.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,

⁷³ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on October 12, 2018.

- 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.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?* • No Impact.

According to the California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder, there are no existing or former oil wells and/or oil extraction activities located within the project site.⁷⁴ The nearest recorded well to the project site is located approximately 0.40 miles southeast of the project site. The project area is not an area with active mineral extraction activities. According to the California Department of Conservation study area maps, the project site and the majority of the City of San Fernando is located within an MRZ-3 zone. The definition of an MRZ-3 zone is an area containing mineral deposits the significance of which cannot be evaluated from available data.⁷⁵ Nevertheless, the proposed project will not involve extensive excavation; the proposed project will only involve grading for a one-story building. As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

- B. *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?* • No Impact.

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

3.12.3 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

⁷⁴ California Department of Conservation. *Division of Oil, Gas & Geothermal Resources Well Finder*. <http://maps.conservation.ca.gov/doggr/index.html#close>. Website accessed October 11, 2018.

⁷⁵ California Department of Conservation. *Mineral Land Classification Map, Aggregate Resources Only, San Fernando Quadrangle*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_143/PartII/Plate_2-17.pdf.

3.13 NOISE

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies; or,
- The generation of excessive ground-borne vibration or ground-borne noise levels.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less Than Significant Impact with Mitigation.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.⁷⁶ Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-6. The ambient noise environment in the vicinity of the proposed industrial development is dominated by noise emanating from vehicles traveling down the intersecting streets and noise typically associated with the adjacent uses, which include both industrial and residential uses. Future sources of noise generated on-site will include noise typically associated with smaller industrial uses and noise emanating from vehicles traveling to and from the development.

The proposed use will be required to adhere to all pertinent noise control regulations outlined by the City of San Fernando. After the proposed zone change from an R-1 (*Single-family Residential*) zone to an M-1 (*Limited Industrial*) zone, the future tenants will be required to adhere to all pertinent noise control regulations outlined by the City of San Fernando for M-1 (*Limited Industrial*) zones. The City of San Fernando Municipal Code has established the following noise control standards for development within industrial zones:⁷⁷

⁷⁶ Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

⁷⁷ San Fernando, City of. Municipal Code. Chapter 34 Environment, Article II Noise, Sections 34-27 Definitions, 34-29 Exterior Noise Standards, and 34-30 Interior Noise Standards.

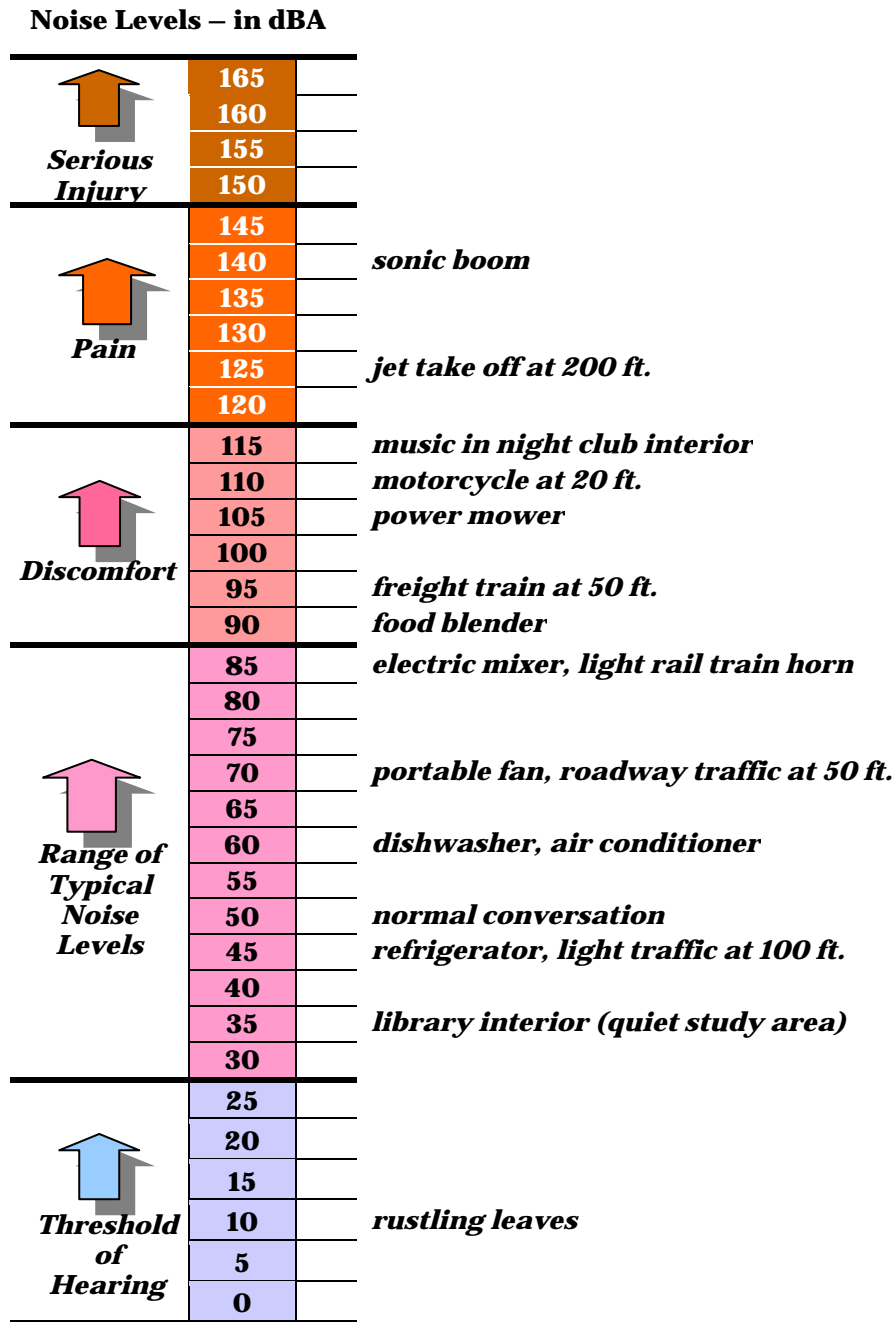


EXHIBIT 3-6 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *Industrial Zones:* The maximum permissible ambient noise level shall be no greater than 70 dBA in between the hours of 7:00 AM to 10:00 PM and 70 dBA in between the hours of 10:00 PM to 7:00 AM.
- *Exterior Noise Standards:* It shall be unlawful for any person, at any location within the incorporated area of the city, to create any noise or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured by a sound level meter on any other property, to exceed the permitted ambient noise level more than ten minutes per hour.
- *Interior Noise Standards:* It shall be unlawful for any person at any location within the incorporated area of the city to create any noise or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured within any other dwelling unit on any residential property, either incorporated or unincorporated, to exceed the following: (1) The interior ambient noise level plus five dBA for a cumulative period of more than five minutes in any hour; (2) The interior ambient noise level plus ten dBA for a cumulative period of more than one minute in any hour; or, (3) The interior ambient noise level plus 15 dBA for any period of time.

In addition, the City has also adopted the following additional requirements that are applicable to certain special noise sources:⁷⁸

- *Construction or repair of buildings.* Noise sources associated with construction, repair, remodeling or grading of any real property are allowed up to 70 dBA measured at the property line, provided such activities do not take place between the hours of 6:00 PM and 7:00 AM on weekdays and 6:00 PM and 8:00 AM on Saturdays, or at any time on Sundays or on Federal holidays.
- *Maintenance.* Noise sources associated with the maintenance of real property, provided the activities take place between the hours of 7:00 AM and 6:00 PM on any day except Saturdays, Sundays, or on Federal holidays, or between the hours of 9:00 AM and 6:00 PM on Saturdays, Sundays or on Federal holidays.

The abovementioned provisions related to construction and maintenance will apply to the proposed project. A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. As indicated in Section 3.17, the proposed project will not result in a doubling of traffic volumes on Fourth Street. Therefore, the proposed project's traffic generation will not result in a perceptible increase in mobile noise.

During construction, the project may result in a temporary increase in ambient noise levels in the absence of mitigation. Noise levels associated with various types of construction equipment are

⁷⁸ San Fernando, City of. Municipal Code. Chapter 34 Environment, Article II Noise, Sections 34-31 Exclusions.

illustrated in Exhibit 3-7. The noise levels that are indicated in the exhibit illustrate the typical noise levels at a distance of 50 feet from the noise source. Composite construction noise is best characterized by Bolt, Beranek, and Newman.⁷⁹ In this study, the noisiest phases of construction for non-residential development is presented as 89 dBA as measured at a distance of 50 feet from the construction effort.

To ensure that the neighboring residential uses are protected from excessive amounts of construction noise, the following mitigation measures are required:

- The Applicant must notify residents in the area regarding construction times and local contact information. This notice must be placed along the west and south sides of the project site along Fourth Street and Jessie Street, respectively, and shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Department.
- The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

The implementation of the above-mentioned mitigation measures will reduce potential noise impacts to levels that are less than significant.

B. Would the project result in the generation of excessive ground-borne vibration or ground-borne noise levels? • Less than Significant Impact with Mitigation.

The background vibration velocity level in residential is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources of vibration within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground though the degree of vibration will diminish in strength with distance.

Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several

⁷⁹ USEPA. *Protective Noise Levels*. 1971.

			Typical noise levels in dBA 50 ft. from source				
				70	80	90	100
Equipment Powered by Internal Combustion Engines	Earth Moving Equipment	Compactors (Rollers)					
		Front Loaders					
		Backhoes					
		Tractors					
		Scrapers, Graders					
		Pavers					
		Trucks					
	Materials Handling Equipment	Concrete Mixers					
		Concrete Pumps					
		Cranes (Movable)					
		Cranes (Derrick)					
	Stationary Equipment	Pumps					
		Generators					
		Compressors					
Impact Equipment	Pneumatic Wrenches						
	Jack Hammers						
	Pile Drivers						
Other Equipment	Vibrators						
	Saws						

EXHIBIT 3-7

TYPICAL CONSTRUCTION NOISE LEVELS

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore has a lower potential for structural damage.

The project may result in a temporary increase in ambient noise and vibration levels during the project's construction phase. Since there are sensitive receptors located adjacent to the project site to the north, the following mitigation is required:

- The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

3.13.3 MITIGATION MEASURES

The following mitigation is required to address potential impacts related to long-term (operational) and short-term (construction) noise impacts:

Mitigation Measure No. 9 (Noise). The Applicant must notify residents in the area regarding construction times and local contact information. This notice must be placed along the west and south sides of the project site along Fourth Street and Jessie Street, respectively, and shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Department.

Mitigation Measure No. 10 (Noise). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 11 (Noise). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

3.14 POPULATION & HOUSING

3.14.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the unplanned population within an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure) related to a project; or,
- The displacement of a substantial number of existing people or housing units, necessitating the construction of replacement housing.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial unplanned population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of new homes or infrastructure related to a project)? • Less Than Significant Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- New development in an area presently undeveloped and economic factors which may influence development;
- Extension of roadways and other transportation facilities;
- Extension of infrastructure and other improvements;
- Major off-site public projects (treatment plants, etc.);
- The removal of housing requiring replacement housing elsewhere;
- Additional population growth leading to increased demand for goods and services; and,
- Short-term growth-inducing impacts related to the project's construction.

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of San Fernando is projected to add a total of 1,800 new jobs through the year 2040.⁸⁰ The number of jobs that will be added within the City as a result of the proposed project will be approximately 12 jobs.⁸¹ Although the proposed project will not lead to a direct increase in population, the new employment generation may result in a local increase in population. As a result, less than significant impacts will occur.

⁸⁰ Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2016-2040*. Adopted on April 7, 2016.

⁸¹ Southern California Association of Governments. *Employment Density Report, Summary Report*. October 31, 2001.

B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? • Less than Significant Impact.

As previously mentioned, the project site is currently occupied by a single-family home and garage. During the site visit, the unit appeared to be occupied. As part of the proposed project's implementation, this unit will be demolished to accommodate the proposed new industrial development. As a result, the impact will be less than significant.

3.14.3 MITIGATION MEASURES

The analysis of population and housing impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.15 PUBLIC SERVICES

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other *public facilities*.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The City of San Fernando is served by the Los Angeles Fire Department. No fire stations are located within the City limits of San Fernando. Three fire stations are located nearby within the City of Los Angeles. Fire Station 91 is located at 14430 Polk Street in Sylmar, approximately two miles northwest of the project site; Fire Station 75 is located at 15345 San Fernando Mission Boulevard in Mission Hills, approximately two miles southwest of the project site; and Fire Station 98 is located at 13035 Van Nuys Boulevard in Pacoima, approximately 1.25 miles southeast of the project site.⁸² Fire Station 98 is the closest fire station to the project site. The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project will involve the construction of a modern structure that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the above-mentioned requirement, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant.

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

Law enforcement services are provided by the San Fernando Police Department, which operates out of its station located near the Civic Center approximately 0.31 miles west of the project site. To ensure the proposed industrial project elements adhere to the City's security requirements, the San Fernando Police Department will review the site plan for the proposed project to ensure that the development adheres to the Department requirements, including, but not limited to, photometric plan review. Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.

⁸² Los Angeles, City of. Los Angeles Fire Department. <https://www.lafd.org/fire-stations/station-results?address=san%20fernando>.

- C. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios or other performance objectives relative to school services?* • *No Impact.*

The City is served by the Los Angeles Unified School District (LAUSD), which serves kindergarten through twelfth grades. No direct student generation will occur with the operation of the proposed industrial development. In addition, the project will be required to pay all pertinent school district fees. As a result, no impacts will occur with the proposed project's implementation.

- D. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in other governmental services?* • *No Impact.*

No new governmental services will be needed to implement the proposed project since the proposed project will not introduce any new development. As a result, no impacts are anticipated.

3.15.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on public services. As a result, no mitigation is required.

3.16 RECREATION

3.16.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- 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; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- 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?* • *No Impact.*

The City of San Fernando Recreation and Community Services Department operates seven park facilities to help provide recreational and community services. The nearest park to the project site is the San Fernando Recreational Park located approximately 275 feet to the southwest. The proposed

industrial development will not result in any development that would potentially increase the demand for public park facilities and services. In addition, the proposed development would not result in any physical impacts to existing or potential park facilities. As a result, no impacts are anticipated to occur as part of the proposed project's implementation.

B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? • No Impact.

The proposed project will not result in a direct demand for park facilities. As a result, no changes in the demand for local parks and recreation facilities are anticipated and no impacts are anticipated.

3.16.3 MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on recreational facilities and services. As a result, no mitigation is required.

3.17 TRANSPORTATION & CIRCULATION

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with a plan, ordinance, or policy establishing measures for addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths;
- A conflict or inconsistency with CEQA Guidelines §15064.3 subdivision (b)(1) for a land use project;
- A conflict with or inconsistency with CEQA Guidelines §15064.3 subdivision (b)(2) for a transportation project;
- Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or,
- Results in inadequate emergency access

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a conflict with a plan, ordinance, or policy establishing measures of effectiveness addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?* • *Less than Significant Impact.*

Regional access to the site is provided by SR-118 Freeway, I-5 Freeway and I-210 Freeway. Roadways in the area include Fourth Street, which abuts the project site to the south and extends in a northwest-southeast orientation; and, Jessie Street, which abuts the project site to the east and extends in a northeast-southwest orientation. Direct vehicular access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street.

As indicated in Section 2 herein, the new industrial building will replace the single-family home and garage that are currently on-site. The projected traffic generation will increase with the operation of the proposed industrial use. Trip generation estimates for the project were developed using the trip rates contained in the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition based on the industrial land use category (ITE Code 150). This ITE information was used to estimate future traffic generated and this information is summarized in Table 3-5. As indicated in Table 3-5, the new industrial building is anticipated to generate approximately 21 daily trips, with approximately 4 trips occurring during the AM peak hour, and 4 trips occurring during the PM peak hour.

Table 3-5
Trip Generation by Proposed Project

ITE Code	Size	Trip Generation Rate							Average Traffic Volume						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			%in	%out	total	%in	%out	total		%in	%out	total	%in	%out	total
150	12,300 square feet	1.74	77%	23%	0.17	27%	73%	0.19	21	3	1	4	1	3	4

Source: Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition

Considering the average daily volume on Fourth Street (8,270 vehicles per day), the addition of 4 AM peak hour trips and 4 PM peak hour trips will not add a significant amount of vehicles to the road nor alter the Level of Service (LOS) of any of the nearby roadway intersections.⁸³ Therefore, the potential impacts are anticipated to be less than significant.

⁸³ Crown City Engineers, Inc. *Traffic Impact Study, San Fernando Industrial Warehouse, 510 Park Avenue, San Fernando, California.* June 18, 2018.

B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)? • Less Than Significant Impact.

According to CEQA Guidelines §15064.3 subdivision (b)(1), vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.

The proposed project involves the construction and operation of an industrial building. It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC).⁸⁴ Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant.

C. For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)? • No Impact.

CEQA Guidelines §15064.3 subdivision (b)(2) focuses on impacts that result from certain transportation projects. Subdivision (b)(2) clarifies that projects that reduce VMT, such as pedestrian, bicycle and transit projects, should be presumed to have a less than significant impact. As previously mentioned, projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact. The proposed project involves the construction and operation of an industrial building. It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. As a result, no impacts will occur.

D. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • No Impact.

Access to the project site will be provided by two 19-foot-wide full-access driveways. The first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. Considering existing low traffic volumes on the surrounding roadways, the ingress/egress of trucks at the project driveways will not be impacted.

⁸⁴ California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>.

E. Would the project result in inadequate emergency access? • No Impact.

The proposed project would not impede emergency access to any neighboring properties during construction. At no time will Fourth Street or Jessie Avenue be closed to traffic during the project's construction. The Los Angeles County Fire Department will review the on-site circulation to ensure that sufficient emergency access and clearance is provided. As a result, no impacts related to emergency access will occur.

3.17.4 MITIGATION MEASURES

The analysis determined that no significant traffic and circulation impacts would result from the proposed project's implementation. As a result, no mitigation is required.

3.18 TRIBAL CULTURAL RESOURCES

3.18.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,
- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

3.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? • Less Than Significant Impact with Mitigation.*

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

The project site is located within the cultural area that was formerly occupied by the Gabrieleño-Kizh. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the removal of the existing foundations and the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

- The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or

auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

B. Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? • Less Than Significant Impact.

As previously mentioned, the project site is located within the cultural area that was formally occupied by the Gabrieleño-Kizh and it was determined that the site may be situated in an area of high archaeological significance. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. The grading and excavation will involve the installation of the new building footings and utility connections. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in the previous subsection. With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant.

3.18.3 MITIGATION MEASURES

Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

Mitigation Measure No. 12 (Tribal Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

3.19 UTILITIES & SERVICE SYSTEMS

3.19.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- The relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts;
- Insufficient water supplies to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The generation of solid waste in excess of State or local standards or in excess of the capacity of local infrastructure;
- A negative impact on the provision of solid waste services or impair the attainment of solid waste reduction goals; or,
- Compliance with Federal, State, and local management and reduction statutes and regulations related to solid waste.

3.19.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or relocation of which could cause significant environmental impacts?* • *Less than Significant Impact.*

The wastewater generated within the City is conveyed to the Hyperion Treatment Plant.⁸⁵ The Hyperion Treatment Plant is located at 12000 Vista Del Mar in Playa Del Rey, California. The plant has been operating since 1894. In 1950, the Hyperion Water Reclamation Plant opened a full secondary treatment system and biosolids processing to produce a heat-dried fertilizer. It was among the first facilities in the world to capture energy from biogas by operating anaerobic digesters, which have yielded a fuel gas by-product for over 50 years. On average 275 million gallons of wastewater enters the Hyperion Water Reclamation Plant on a dry weather day with a maximum daily flow of 450 million gallons of water per day (MGD) and peak wet weather flow of 800 MGD. The plant has a capacity of 1,000 MGD.⁸⁶ As indicated in Table 3-6, the future development is projected to generate

⁸⁵ San Fernando, City of. *2015 Urban Water Management Plan, City of San Fernando*. June 2016.

⁸⁶ Los Angeles, City of. LA Sanitation. *Hyperion Water Reclamation Plant*.

369 gallons of effluent on a daily basis which is well under the capacity of the Hyperion Water Reclamation Plant.⁸⁷

Table 3-6
Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Manufacturing/Warehouse	12,300 sq. ft.	0.03 gals/day/sq. ft.	369 gals/day
Total Consumption			369 gals/day

Source: Blodgett Baylosis Environmental Planning.

In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project. The existing sewer lines will continue to serve the project site. As a result, the impacts are expected to be less than significant.

B. Would the project have sufficient water supplies available to serve the project and the reasonably foreseeable future development during normal, dry, and multiple dry years? • Less than Significant Impact.

The City of San Fernando is one of 14 retail water agencies served by the Metropolitan Water District of Southern California (MWD) and receives imported water to supplement its groundwater supplies on an as-needed basis only. Typically, the City has been able to meet 100% of its demand from its groundwater wells. Occasionally, the City experiences high water demand which causes the City to purchase imported water. The City receives imported water from MWD on an as-needed basis for emergency purposes to meet Federal and State standards. MWD is committed to developing and maintaining high-capacity storage reservoirs, such as Diamond Valley Lake, to meet the needs of the region during times of drought and emergency. In addition, MWD operates several additional storage reservoirs in Riverside, San Bernardino, and San Diego Counties to store water obtained from the State Water Project (SWP) and the Colorado River Aqueduct (CRA).⁸⁸ Table 3-7 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 615 gallons of water on a daily basis. The existing water supply facilities can accommodate this additional demand.

Table 3-7
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Manufacturing/Warehouse	12,300 sq. ft.	0.05 gals/day/sq. ft.	615 gals/day
Total Consumption			615 gals/day

Source: Blodgett Baylosis Environmental Planning.

⁸⁷ The utility calculations are included in Appendix C.

⁸⁸ San Fernando, City of. 2015 *Urban Water Management Plan, City of San Fernando*. June 2016.

The proposed project will not require any upgrading of existing off-site facilities or the construction of new off-site facilities. As a result, the impacts will be less than significant.

C. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • No Impact.

On average 275 million gallons of wastewater enters the Hyperion Water Reclamation Plant on a dry weather day with a maximum daily flow of 450 million gallons of water per day (MGD) and peak wet weather flow of 800 MGD. The plant has a capacity of 1,000 MGD.⁸⁹ As indicated in Table 3-6, the future development is projected to generate 369 gallons of effluent on a daily basis which is well under the capacity of the Hyperion Water Reclamation Plant.⁹⁰ No increase in wastewater treatment capacity and/or water supply commitments is required to accommodate the proposed project. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project. The existing sewer lines will continue to serve the project site. As a result, no impacts will occur.

D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure? • Less than Significant Impact.

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.⁹¹ The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Republic Services. As indicated in Table 3-8, the future daily solid waste generation is projected to be 109.8 pounds per day.

Table 3-8
Solid Waste Generation (pounds/day)

Use	Unit	Factor	Generation
Manufacturing/Warehouse	12,300 sq. ft.	8.93 lbs/day/1,000 sq. ft.	109.8 lbs/day
Total Generation			109.8 lbs/day

Source: Blodgett Baylosis Environmental Planning.

The proposed project will contribute a limited amount to the waste stream. As a result, no impacts on solid waste generation are anticipated. The proposed project will not require any upgrading of existing

⁸⁹ Los Angeles, City of. LA Sanitation. *Hyperion Water Reclamation Plant*.

⁹⁰ The utility calculations are included in Appendix C.

⁹¹ Los Angeles County Sanitation Districts. *Solid Waste Facilities*. <http://www.lacsd.org/solidwaste/swfacilities/default.asp>.

solid waste collection and/or disposal services. Due to the nature of the proposed project, minimal amounts of solid waste will be produced and the impacts will be less than significant.

E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals? • No Impact.

As indicated in Table 3-8, the future daily solid waste generation is projected to be 109.8 pounds per day. The proposed project, like all other development in San Fernando, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? • No Impact.

The proposed project, like all other development in San Fernando, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

3.19.3 MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.20 WILDFIRES

3.20.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact if it results in any of the following located in or near State responsibility areas or lands classified as very high fire hazard severity zones:

- Impairment of an adopted emergency response plan or emergency evacuation plan;
- Due to slope, prevailing winds, and other factors, exacerbation of wildfire risks, and thereby exposure to project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
- The requirement of 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; or,
- Exposure of people or structures to significant risks, including down slope of downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes.

3.20.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project impair an adopted emergency response plan or emergency evacuation plan? • No Impact.*

The proposed project site is located within an urbanized area and no areas containing natural fire climax vegetation is located near the project site. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes. As a result, no impacts will occur.

- B. *Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a potential wildfire. In addition, the proposed industrial warehouse will not change the nature of the project site since the project site is currently developed. As a result, no impacts will occur.

- C. *Would the project 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? • No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. As a result, no impacts will occur.

- D. *Would the project expose people or structures to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? • No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. In addition, the project site and the surrounding area is level and completely developed. As a result, no impacts will occur.

3.20.3 MITIGATION MEASURES

The analysis of wildfires impacts indicated that no significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- 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. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.



THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this 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.
- A Mitigation Reporting and Monitoring Program *will be* required.

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

SECTION 5 REFERENCES

5.1 PREPARERS

Blodgett Baylosis Environmental Planning
2211 South Hacienda Boulevard, Suite 107
Hacienda Heights, CA 91745
(626) 336-0033

Alejandra Rocha, Project Manager
Marc Blodgett, Project Principal
Liesl Sullano, Project Planner
Bryan Hamilton, Project Planner

5.2 REFERENCES

Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

California Division of Mines and Geology, *Seismic Hazards Mapping Program*, 2012.

California Department of Parks and Recreation, *California Historical Landmarks*, 2011.

California Department of Water Resources, *Progress Report on Groundwater Geology of the Coastal Plain of Orange County*, 1967.

California Environmental Protection Agency, *Hazardous Material Users/Generators in Orange County*, 2004.

California Office of Planning and Research, *California Environmental Quality Act and the CEQA Guidelines*, as amended 2009.

California, State of California Public Resources Code Division 13, *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069*. 1998.

Crown City Engineers, Inc. *Traffic Impact Study, San Fernando Industrial Warehouse, 510 Park Avenue, San Fernando, California*. June 18, 2018.

Federal Emergency Management Agency, *Flood Insurance Rate Map*, 2010.

Google Earth.

San Fernando, City of. *2015 Urban Water Management Plan, City of San Fernando*. June 2016.

San Fernando, City of. *San Fernando General Plan*. 1987.

San Fernando, City of. *Zoning Ordinance*.

Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040*. April 2016.

South Coast Air Quality Management District, *CEQA Air Quality Handbook*, April 1993.

South Coast Air Quality Management District, *Air Quality Management Plan*, March 2017.



MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

MITIGATION MONITORING AND REPORTING PROGRAM

**CITY OF SAN FERNANDO
655 FOURTH STREET
INDUSTRIAL DEVELOPMENT**



LEAD AGENCY:

**CITY OF SAN FERNANDO
COMMUNITY DEVELOPMENT DEPARTMENT
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

DECEMBER 4, 2018

SANF 031

MITIGATION MONITORING AND REPORTING PROGRAM
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1. Overview of the Project	3
2. Findings of the Environmental Assessment	3
3. Findings Related to Mitigation Monitoring	3
4. Mitigation Measures	4
5. Mitigation Monitoring	6

MITIGATION MONITORING AND REPORTING PROGRAM
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

1. OVERVIEW OF THE PROJECT

The proposed project involves the construction and operation of an industrial building within the City of San Fernando. The new industrial building will have a total floor area of 12,300 square feet. Of the total square footage, 8,370 square feet will be dedicated to the first floor warehouse area and 3,930 square feet will be dedicated to the mezzanine. The proposed project will involve a street dedication of the portion of the project site that is adjacent to Jessie Street. The street dedication will widen the portion of Jessie Street that is adjacent to the project site, which will convert that portion of Jessie Street from an alley-like street to a wider, more complete street. After the street dedication, the project site will have a total land area of 0.51 acres (22,146 square feet). A total of 16 parking spaces will be provided. Access to the site will be provided by two driveways; the first driveway will be located along Fourth Street and the second driveway will be located along Jessie Street. In addition, the proposed project will provide a total of 3,425 square feet of landscaping.

2. FINDINGS OF THE ENVIRONMENTAL ASSESSMENT

The attached Initial Study prepared for the proposed project indicated that the proposed project will not result in significant environmental impacts upon implementation of the required mitigation measures. The following Mandatory Findings of Significance can be made as set forth in Section 15065 of the CEQA Guidelines, as amended, based on the results of this environmental assessment:

- The approval and subsequent implementation of 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 approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

3. FINDINGS RELATED TO MITIGATION MONITORING

Section 21081(a) of the Public Resources Code states that findings must be adopted by the decision-makers coincidental to the approval of a Mitigated Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the following additional findings may be made:

- A mitigation reporting or monitoring program will be required;

MITIGATION MONITORING AND REPORTING PROGRAM
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

- Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigations adopted as part of the decision-maker's final determination.

4. MITIGATION MEASURES

The following mitigation measure is required in order to minimize the potential light trespass impacts to the greatest extent possible:

Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking areas, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.

In order to ensure that all construction staging occurs on-site and that the proposed project does not cause off-site particulate emissions, the following mitigation is required:

Mitigation Measure No. 2 (Air Quality). The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.

The analysis determined that the following mitigation would be required:

Mitigation Measure No. 3 (Energy). The Applicant must install ENERGY STAR appliances wherever appliances are installed.

Mitigation Measure No. 4 (Energy). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.

Mitigation Measure No. 5 (Energy). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.

Mitigation Measure No. 6 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

MITIGATION MONITORING AND REPORTING PROGRAM
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

The following mitigation is required to address potential impacts regarding a release of hazardous materials:

Mitigation Measure No. 7 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an *Asbestos Operations and Maintenance Program* should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.

Mitigation Measure No. 8 (Hazards & Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.

The following mitigation is required to address potential impacts related to long-term (operational) and short-term (construction) noise impacts:

Mitigation Measure No. 9 (Noise). The Applicant must notify residents in the area regarding construction times and local contact information. This notice must be placed along the west and south sides of the project site along Fourth Street and Jessie Street, respectively, and shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Department.

Mitigation Measure No. 10 (Noise). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure No. 11 (Noise). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

MITIGATION MONITORING AND REPORTING PROGRAM
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

Although the project area has been subject to disturbance to accommodate the existing buildings, the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

Mitigation Measure No. 12 (Tribal Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.

5. MITIGATION MONITORING

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified below in Table 1.

TABLE 1 MITIGATION-MONITORING PROGRAM			
Measure	Enforcement Agency	Monitoring Phase	Verification
Mitigation Measure No. 1 (Aesthetics). The Applicant must ensure that appropriate light shielding is provided for the lighting equipment in the parking areas, buildings, and security as a means to limit glare and light trespass. An interior parking and street lighting plan and an exterior photometric plan indicating the location, size, and type of existing and proposed lighting shall also be prepared by the Applicant. The plan for the lighting must be submitted to the Planning Department, Police Services Department, and the Chief Building Official for review and approval prior to the issuance of any building permits.	Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)	During the project's construction phase. • Mitigation ends when construction is completed.	Date: Name & Title:
Mitigation Measure No. 2 (Air Quality). The project contractors must submit a construction and staging plan to the City for approval before commencing any construction activity. The construction and staging plan must establish an on-site construction equipment staging area and construction worker parking lot, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments.	Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)	Prior to the start of any construction related activities. • Mitigation ends upon the submittal and approval of the construction and staging plan.	Date: Name & Title:
Mitigation Measure No. 3 (Energy). The Applicant must install ENERGY STAR appliances wherever appliances are installed.	Planning Manager and the Chief Building Official • (Applicant is responsible for implementation)	Prior to the issuance of building permits. • Mitigation ends when construction is completed.	Date: Name & Title:

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

MITIGATION MONITORING AND REPORTING PROGRAM
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

<p>Mitigation Measure No. 4 (Energy). The Applicant shall install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.</p>	<p>Planning Manager and the Chief Building Official • (Applicant is responsible for implementation)</p>	<p>Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 5 (Energy). The Applicant must install ENERGY STAR rated Compact Florescent Lights (CFLs) in all indoor areas that require continuous lighting. CFLs should not be used in rooms or areas that are subject to frequent on/off cycling, as the lifespan of CFLs diminishes when frequently turned off.</p>	<p>Planning Manager and the Chief Building Official • (Applicant is responsible for implementation)</p>	<p>Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 6 (Energy). All security lighting must be motion sensor controlled. This will prevent the continuous use of lighting.</p>	<p>Planning Manager and the Chief Building Official • (Applicant is responsible for implementation)</p>	<p>Prior to the issuance of a Certificate of Occupancy. • Mitigation ends when construction is completed.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 7 (Hazards & Hazardous Materials). An ACM/LBP survey shall be completed prior to the building demolition to assess the occurrence of these hazardous materials. Pursuant to Federal and State regulations, all suspect ACMs should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb these material(s). In addition, an Asbestos Operations and Maintenance Program should be implemented by the owner to manage the suspect ACMs in-place, and required notices should be provided to tenants, employees and contractors.</p>	<p>Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)</p>	<p>Prior to demolition of existing buildings. • Mitigation ends when surveys are complete.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 8 (Hazards & Hazardous Materials). The Applicant and the contractors must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Documentation as to the amount, type, and evidence of disposal of materials at an appropriate hazardous material landfill site shall be provided to the Chief Building Official prior to the issuance of any building permits. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed in accordance with applicable laws prior to the issuance of any building permit.</p>	<p>Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)</p>	<p>Prior to the issuance of any building permits • Mitigation ends at the completion of the construction phase.</p>	<p>Date: Name & Title:</p>

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

MITIGATION MONITORING AND REPORTING PROGRAM
655 FOURTH STREET INDUSTRIAL DEVELOPMENT • CITY OF SAN FERNANDO

<p>Mitigation Measure No. 9 (Noise). The Applicant must notify residents in the area regarding construction times and local contact information. This notice must be placed along the west and south sides of the project site along Fourth Street and Jessie Street, respectively, and shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Department.</p>	<p>Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)</p>	<p>During the project's construction phase. • Mitigation ends at the completion of the construction phase.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 10 (Noise). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.</p>	<p>Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)</p>	<p>During the project's construction phase. • Mitigation ends at the completion of the construction phase.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 11 (Noise). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.</p>	<p>Planning Manager and the Chief Building Official • (The Applicant is responsible for implementation)</p>	<p>During the project's construction phase. • Mitigation ends at the completion of the construction phase.</p>	<p>Date: Name & Title:</p>
<p>Mitigation Measure No. 12 (Tribal Cultural Resources). The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.</p>	<p>Planning Manager and the Los Angeles County Natural History Museum (LACNHM) • (The Applicant is responsible for implementation)</p>	<p>Prior to the start of any construction related activities. • Mitigation ends when ground disturbance is completed or otherwise noted by the appointed Native American Monitor(s).</p>	<p>Date: Name & Title:</p>



THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

AIR QUALITY WORKSHEETS

Date: 10/9/2018 8:30 AM

Page 1 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

655 Fourth Street Industrial

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	12.30	1000s:qft	0.51	12,300.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	12			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - per site plan
- Construction Phase - per ISMND
- Demolition -
- Construction Off-road Equipment Mitigation -

Date: 10/9/2018 8:30 AM

Page 2 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	44.00
tblConstructionPhase	NumDays	100.00	80.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	NumDays	5.00	21.00
tblConstructionPhase	NumDays	1.00	20.00
tblConstructionPhase	PhaseEndDate	6/20/2019	11/30/2019
tblConstructionPhase	PhaseEndDate	6/6/2019	8/31/2019
tblConstructionPhase	PhaseEndDate	1/14/2019	1/31/2019
tblConstructionPhase	PhaseEndDate	1/17/2019	4/30/2019
tblConstructionPhase	PhaseEndDate	6/13/2019	9/30/2019
tblConstructionPhase	PhaseEndDate	1/15/2019	2/28/2019
tblConstructionPhase	PhaseStartDate	6/14/2019	10/1/2019
tblConstructionPhase	PhaseStartDate	1/18/2019	5/1/2019
tblConstructionPhase	PhaseStartDate	1/18/2019	3/1/2019
tblConstructionPhase	PhaseStartDate	6/7/2019	9/1/2019
tblConstructionPhase	PhaseStartDate	1/15/2019	2/1/2019
tblGrading	Acres Of Grading	10.00	0.50
tblLandUse	Lot/Acreage	0.28	0.51

2.0 Emissions Summary

CalEEMod Version: CalEEMod.2016.3.2

Page 3 of 24

Date: 10/9/2018 8:30 AM

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
2019	2.8627	10.0666	8.3809	0.0166	0.8645	0.6073	1.4718	0.4434	0.5568	0.9952	0.0000	1,642,255	1,642,255	0.3623	0.0000	1,648,497
Maximum	2.8627	10.0666	8.3809	0.0166	0.8645	0.6073	1.4718	0.4434	0.5568	0.9952	0.0000	1,642,255	1,642,255	0.3623	0.0000	1,648,497

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
2019	2.8627	10.0666	8.3809	0.0166	0.4054	0.6073	0.9433	0.1910	0.5568	0.7043	0.0000	1,642,255	1,642,255	0.3623	0.0000	1,648,497
Maximum	2.8627	10.0666	8.3809	0.0166	0.4054	0.6073	0.9433	0.1910	0.5568	0.7043	0.0000	1,642,255	1,642,255	0.3623	0.0000	1,648,497

Percent Reduction	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	53.11	0.00	32.74	56.92	0.00	26.38	0.00	0.00	0.00	0.00	0.00	0.00

Date: 10/9/2018 8:30 AM

Page 4 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
Area	0.2749	1.0000e-005	1.2600e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6000e-003	2.6000e-003	1.0000e-005		2.6700e-003
Energy	3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004		3.4492	3.4492	7.0000e-005	6.0000e-005	3.4697
Mobile	0.0464	0.2438	0.6858	2.3900e-003	0.1883	2.3300e-003	0.1906	0.0504	2.1800e-003	0.0526		242.9321	242.9321	0.0117		243.2249
Total	0.3216	0.2467	0.6895	2.4100e-003	0.1883	2.3500e-003	0.1909	0.0504	2.4000e-003	0.0528		244.3840	244.3840	0.0118	6.0000e-005	244.6974

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
Area	0.2749	1.0000e-005	1.2600e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6000e-003	2.6000e-003	1.0000e-005		2.6700e-003
Energy	3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004		3.4492	3.4492	7.0000e-005	6.0000e-005	3.4697
Mobile	0.0464	0.2438	0.6858	2.3900e-003	0.1883	2.3300e-003	0.1906	0.0504	2.1800e-003	0.0526		242.9321	242.9321	0.0117		243.2249
Total	0.3216	0.2467	0.6895	2.4100e-003	0.1883	2.3500e-003	0.1909	0.0504	2.4000e-003	0.0528		244.3840	244.3840	0.0118	6.0000e-005	244.6974

CalEEMod Version: CalEEMod.2016.3.2

Page 5 of 24

Date: 10/9/2018 8:30 AM

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBo-CO2	Total CO2	CH4	N2O	CO2e
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Percent Reduction															

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2019	1/31/2019	5	23	
2	Site Preparation	Site Preparation	2/1/2019	2/28/2019	5	20	
3	Grading	Grading	3/1/2019	4/30/2019	5	43	
4	Building Construction	Building Construction	5/1/2019	8/31/2019	5	88	
5	Paving	Paving	9/1/2019	9/30/2019	5	21	
6	Architectural Coating	Architectural Coating	10/1/2019	11/30/2019	5	44	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 18,450; Non-Residential Outdoor: 6,150; Striped Parking Area: 0
(Architectural Coating – sqft)

OffRoad Equipment

Date: 10/9/2018 8:30 AM

Page 6 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Load Factor
Architectural Coating	Air Compressors	1	6.00	78			0.48
Paving	Cement and Mortar Mixers	4	6.00	9			0.56
Demolition	Concrete/Industrial Saws	1	8.00	81			0.73
Grading	Concrete/Industrial Saws	1	8.00	81			0.73
Building Construction	Cranes	1	4.00	231			0.29
Building Construction	Forklifts	2	6.00	89			0.20
Site Preparation	Graders	1	8.00	187			0.41
Paving	Pavers	1	7.00	130			0.42
Paving	Rollers	1	7.00	80			0.38
Demolition	Rubber Tired Dozers	1	1.00	247			0.40
Grading	Rubber Tired Dozers	1	1.00	247			0.40
Building Construction	Tractor/Loaders/Backhoes	2	8.00	97			0.37
Demolition	Tractor/Loaders/Backhoes	2	6.00	97			0.37
Grading	Tractor/Loaders/Backhoes	2	6.00	97			0.37
Paving	Tractor/Loaders/Backhoes	1	7.00	97			0.37
Site Preparation	Tractor/Loaders/Backhoes	1	8.00	97			0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	99.00	14.70	6.90	20.00	LD_Mix	HOT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HOT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HOT_Mix	HHDT
Building Construction	5	5.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HOT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HOT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HOT_Mix	HHDT

CalEEMod Version: CalEEMod.2016.3.2

Page 7 of 24

Date: 10/9/2018 8:30 AM

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.1 Mitigation Measures Construction

Use Soil Stabilizer
Replace Ground Cover
Water Exposed Area

3.2 Demolition - 2019

Unmitigated Construction On-Site

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-CO2	Total CO2	CH4	N2O	CO2e
b/day																
Off-Road	0.9530	8.0039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	1,159.657	0	1,159.657	0.2211		1,165.184
Total	0.9530	8.0039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	1,159.657	0	1,159.657	0.2211		1,165.184

Date: 10/9/2018 8:30 AM

Page 8 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.2 Demolition - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Hauling	0.0354	1.2531	0.2398	3.3600e-003	0.0752	4.0600e-003	0.0799	0.0206	4.4500e-003	0.0251		364.4996	364.4996	0.0249		365.1212
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0490	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		118.0989	118.0989	3.6900e-003		118.1912
Total	0.0843	1.2872	0.6892	4.5700e-003	0.1870	5.5200e-003	0.1925	0.0503	5.2500e-003	0.0555		482.5985	482.5985	0.0298		483.3124

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBx CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Off-Road	0.9530	8.0039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159,657	1,159,657	0.2211		1,165,184
Total	0.9530	8.0039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159,657	1,159,657	0.2211		1,165,184

Date: 10/9/2018 8:30 AM

Page 9 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.2 Demolition - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Hauling	0.0354	1.2531	0.2398	3.3600e-003	0.0752	4.6500e-003	0.0799	0.0206	4.4500e-003	0.0251		364.4996	364.4996	0.0249		365.1212
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0490	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		118.0989	118.0989	3.6930e-003		118.1912
Total	0.0843	1.2872	0.6892	4.5700e-003	0.1870	5.5200e-003	0.1925	0.0503	5.2500e-003	0.0555		482.5985	482.5985	0.0298		483.3124

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Fugitive Dust					0.0265	0.0000	0.0265	2.8600e-003	0.0000	2.8600e-003			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378		965.1690	965.1690	0.3054		972.8032
Total	0.7195	8.9170	4.1407	9.7500e-003	0.0265	0.3672	0.3937	2.8600e-003	0.3378	0.3407		965.1690	965.1690	0.3054		972.8032

Date: 10/9/2018 8:30 AM

Page 10 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0245	0.0170	0.2247	5.9000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		59.0495	59.0495	1.8500e-003		59.0956
Total	0.0245	0.0170	0.2247	5.9000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		59.0495	59.0495	1.8500e-003		59.0956

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.0103	0.0000	0.0103	1.1200e-003	0.0000	1.1200e-003			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378	0.0000	965.1690	965.1690	0.3054		972.8032
Total	0.7195	8.9170	4.1407	9.7500e-003	0.0103	0.3672	0.3776	1.1200e-003	0.3378	0.3390	0.0000	965.1690	965.1690	0.3054		972.8032

Date: 10/9/2018 8:30 AM

Page 11 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2019 Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0045	0.0170	0.2247	5.9000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		59.0495	59.0495	1.8500e-003		59.0956
Total	0.0045	0.0170	0.2247	5.9000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		59.0495	59.0495	1.8500e-003		59.0956

3.4 Grading - 2019 Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.9500	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159,657.0	1,159,657.0	0.2211		1,165,184.7
Total	0.9500	8.6039	7.6917	0.0120	0.7528	0.5371	1.2898	0.4138	0.5125	0.9263		1,159,657.0	1,159,657.0	0.2211		1,165,184.7

Date: 10/9/2018 8:30 AM

Page 12 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.4 Grading - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0490	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		118.0989	118.0989	3.6900e-003		118.1912
Total	0.0490	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		118.0989	118.0989	3.6900e-003		118.1912

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.2930	0.0000	0.2930	0.1614	0.0000	0.1614			0.0000			0.0000
Off-Road	0.9500	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159.6570	1,159.6570	0.2211		1,165.1847
Total	0.9500	8.6039	7.6917	0.0120	0.2930	0.5371	0.8307	0.1614	0.5125	0.6738		1,159.6570	1,159.6570	0.2211		1,165.1847

Date: 10/9/2018 8:30 AM

Page 13 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.4 Grading - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0490	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		118.0989	118.0989	3.6900e-003		118.1912
Total	0.0490	0.0341	0.4493	1.1900e-003	0.1118	8.7000e-004	0.1127	0.0296	8.0000e-004	0.0305		118.0989	118.0989	3.6900e-003		118.1912

3.5 Building Construction - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Off-Road	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569		1,127.6696	1,127.6696	0.3568		1,136.5892
Total	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569		1,127.6696	1,127.6696	0.3568		1,136.5892

Date: 10/9/2018 8:30 AM

Page 14 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.5 Building Construction - 2019
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	7.7100e-003	0.2289	0.0503	5.2000e-004	0.0128	1.5200e-003	0.0143	3.6000e-003	1.4500e-003	5.1400e-003		5.52439	55.2439	3.6600e-003		55.3353
Worker	0.0045	0.0170	0.2247	5.9000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		5.90495	59.0495	1.8500e-003		59.0956
Total	0.0322	0.2459	0.2800	1.1100e-003	0.0687	1.9500e-003	0.0706	0.0185	1.8500e-003	0.0204		114.2934	114.2934	5.5100e-003		114.4309

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.9576	9.0207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569	0.0000	1,127.669	1,127.669	0.3568		1,136.569
Total	0.9576	9.0207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569	0.0000	1,127.669	1,127.669	0.3568		1,136.569

CalEEMod Version: CalEEMod.2016.3.2

Page 15 of 24

Date: 10/9/2018 8:30 AM

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.5 Building Construction - 2019
Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	7.7100e-003	0.2289	0.0503	5.2000e-004	0.0128	1.5200e-003	0.0143	3.6000e-003	1.4500e-003	5.1400e-003		5.52439	55.2439	3.6600e-003		55.3353
Worker	0.0045	0.0170	0.2247	5.9000e-004	0.0559	4.3000e-004	0.0563	0.0148	4.0000e-004	0.0152		5.90495	59.0495	1.8500e-003		59.0956
Total	0.0322	0.2459	0.2800	1.1100e-003	0.0687	1.9500e-003	0.0706	0.0185	1.8500e-003	0.0204		114.2934	114.2934	5.5100e-003		114.4309

3.6 Paving - 2019
Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106		1,055.1823	1,055.1823	0.3016		1,062.7231
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106		1,055.1823	1,055.1823	0.3016		1,062.7231

CalEEMod Version: CalEEMod.2016.3.2

Page 16 of 24

Date: 10/9/2018 8:30 AM

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.6 Paving - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0882	0.0613	0.8088	2.1400e-003	0.2012	1.5700e-003	0.3028	0.0634	1.4000e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442
Total	0.0882	0.0613	0.8088	2.1400e-003	0.2012	1.5700e-003	0.3028	0.0634	1.4000e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Off-Road	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106	0.0000	1,055,182	1,055,182	0.3016		1,062,723
Paving	0.0000					0.0000	0.0000		0.0000	0.0000		3	3	0.0000		0.0000
Total	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106	0.0000	1,055,182	1,055,182	0.3016		1,062,723

CalEEMod Version: CalEEMod.2016.3.2

Page 17 of 24

Date: 10/9/2018 8:30 AM

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.6 Paving - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0882	0.0613	0.8088	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0634	1.4000e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442
Total	0.0882	0.0613	0.8088	2.1400e-003	0.2012	1.5700e-003	0.2028	0.0634	1.4000e-003	0.0548		212.5780	212.5780	6.6500e-003		212.7442

3.7 Architectural Coating - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Archit. Coating	2.5914					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2064	1.0354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	2.8578	1.0354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

CalEEMod Version: CalEEMod.2016.3.2

Page 18 of 24

Date: 10/9/2018 8:30 AM

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2019
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	4.9000e-003	3.4100e-003	0.0449	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	8.0000e-005	3.0400e-003		11.8099	11.8099	3.7000e-004		11.8191
Total	4.9000e-003	3.4100e-003	0.0449	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	8.0000e-005	3.0400e-003		11.8099	11.8099	3.7000e-004		11.8191

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	MBio CO2	Total CO2	CH4	N2O	CO2e
Bldg																
Archit. Coating	2.5914					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2064	1.0354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	2.8578	1.0354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

CalEEMod Version: CalEEMod.2016.3.2

Page 19 of 24

Date: 10/9/2018 8:30 AM

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2019 Mitigated Construction Off-Site

Category	Daily										End Day				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	SB+ CO2	NBS+ CO2	Total CO2	CH4	N2O
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-003	3.4100e-003	0.0449	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	8.0000e-005	3.0400e-003	11.8099	11.8099	11.8099	3.7000e-004	11.8191
Total	4.9000e-003	3.4100e-003	0.0449	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	8.0000e-005	3.0400e-003	11.8099	11.8099	11.8099	3.7000e-004	11.8191

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

CalEEMod Version: CalEEMod.2016.3.2

Page 20 of 24

Date: 10/9/2018 8:30 AM

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

Category	Bldg										Bldg				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	SBx CO2	NBx CO2	Total CO2	CH4	N2O
Mitigated	0.0464	0.2438	0.6858	2.3900E-003	0.1883	2.3300E-003	0.1906	0.0504	2.1800E-003	0.0526		242.9321	242.9321	0.0117	
Unmitigated	0.0464	0.2438	0.6858	2.3900E-003	0.1883	2.3300E-003	0.1906	0.0504	2.1800E-003	0.0526		242.9321	242.9321	0.0117	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Unrefrigerated Warehouse-No Rail	20.66	20.66	20.66	88,560	88,560
Total	20.66	20.66	20.66	88,560	88,560

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diversified	Pass-by
Unrefrigerated Warehouse-No Rail	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHH	OBUS	UBUS	MCY	SBUS	MH
	Unrefrigerated Warehouse-No Rail	0.547828	0.043645	0.199882	0.122280	0.016774	0.005982	0.020637	0.032653	0.002037	0.001844	0.004777	0.000705
													0.000656

5.0 Energy Detail

Category	b/day										b/day						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Site CO2	Net CO2	Total CO2	CH4	N2O	CO2e	
Natural Gas Misigated	3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	3.4492	3.4492	3.4492	7.0000e-005	6.0000e-005	3.4697	
Natural Gas Unmisigated	3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	3.4492	3.4492	3.4492	7.0000e-005	6.0000e-005	3.4697	

5.2 Energy by Land Use - Natural Gas

Land Use	ABTUs/yr	Air Quality										GHG					
		NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	HLBio-CO2	Total CO2	CH4	N2O	CO2e	
Unrefrigerated Warehouse-No Seal	29.3178	3.2000e-004	2.4100e-003	2.0000e-005		2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004			3.4492	7.0000e-005		6.0000e-005	3.4697
Total		3.2000e-004	2.4100e-003	2.0000e-005		2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004	2.2000e-004			3.4492	7.0000e-005		6.0000e-005	3.4697

Date: 10/9/2018 8:30 AM

Page 22 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Net CO2	CH4	N2O	CO2e	
Land Use	MBTU/yr																
Unrefrigerated Warehouse-No Roof	10,029,317	3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004			3.4492	7.0000e-005	6.0000e-005	3.4697
Total		3.2000e-004	2.8700e-003	2.4100e-003	2.0000e-005		2.2000e-004	2.2000e-004		2.2000e-004	2.2000e-004			3.4492	7.0000e-005	6.0000e-005	3.4697

6.0 Area Detail

6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Net CO2	CH4	N2O	CO2e
Mitigated	0.2749	1.0000e-005	1.2600e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6900e-003	1.0000e-005	2.6700e-003
Unmitigated	0.2749	1.0000e-005	1.2600e-003	0.0000		0.0000	0.0000		0.0000	0.0000			2.6900e-003	1.0000e-005	2.6700e-003

Date: 10/9/2018 8:30 AM

Page 23 of 24

CalEEMod Version: CalEEMod.2016.3.2

655 Fourth Street Industrial - South Coast AQMD Air District, Summer

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.0312					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2435					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2000e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6900e-003	2.6900e-003	1.0000e-005		2.6700e-003
Total	0.2749	1.0000e-005	1.2000e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6900e-003	2.6900e-003	1.0000e-005		2.6700e-003

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	Non-Biogenic CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.0312					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2435					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2000e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6900e-003	2.6900e-003	1.0000e-005		2.6700e-003
Total	0.2749	1.0000e-005	1.2000e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.6900e-003	2.6900e-003	1.0000e-005		2.6700e-003

7.0 Water Detail

CalEEMod Version: CalEEMod.2016.3.2
655 Fourth Street Industrial - South Coast AQMD Air District, Summer
Page 24 of 24
Date: 10/9/2018 8:30 AM

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation