

**INLAND STAR DISTRIBUTION CENTERS, INC.
2132-A EAST DOMINQUEZ STREET
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

For Compliance with the
California Environmental Quality Act

Prepared for:
CITY OF CARSON
Department Community Development
701 East Carson Street
Carson, CA 90745

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1.0 INTRODUCTION

1.1 PROJECT OVERVIEW

Inland Star Distribution Center, Inc. (applicant) is requesting approval of Conditional Use Permit (CUP) No. 978-15 for the storage of hazardous materials and to continue operations at its existing warehouse facility (proposed project) at 2132-A East Dominquez Street in the City of Carson (proposed site). The existing warehouse facility is currently operating without a CUP for the storage of hazardous materials.

1.2 ENVIRONMENTAL COMPLIANCE REQUIREMENTS

This report is prepared in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000–21189.3) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Chapter 3, Sections 15000–15387). The purpose of this document is to inform the City of Carson, acting as Lead Agency for the proposed project in accordance with CEQA; public agencies; adjacent property owners; and the general public of the potential environmental effects resulting from implementation of the proposed project.

The City has determined that an Initial Study/Mitigated Negative Declaration (IS/MND) is required in order for the proposed project to obtain environmental clearance. An IS/MND must identify any potential significant adverse effects and recommend measures to mitigate these impacts to a less-than-significant level (CEQA Guidelines Sections 15070–15075). This IS/MND provides the basis for the declaration that, with the implementation of mitigation measures as prescribed herein, the proposed project would not have a significant adverse effect on the environment.

This document alone does not determine whether the proposed project will be approved. Rather, it is a disclosure document aimed at informing all concerned parties equally and fostering informed discussion and decision-making regarding all aspects of the proposed project.

1.3 DISCRETIONARY ACTIONS

Discretionary actions include those approvals necessary in order to implement a project. The approval of CUP No. 978-15 is necessary for the storage of hazardous materials and to allow the existing warehouse facility to continue to operate in its current location. A certificate of building occupancy is also required of the applicant.

2.0 PROJECT DESCRIPTION

The applicant is requesting approval of CUP No. 978-15 for high-piled, non-regulated, combustible, flammable and hazardous storage at 2132-A East Dominquez Street in the City of Carson (Los Angeles County Assessor's Parcel No. 7316-026-025). The existing warehouse facility currently receives, stores, and ships various regulated and non-regulated packaged chemicals and industrial materials at the project site and has been operating for approximately one year without a CUP for the storage of hazardous materials; as such, the proposed project consists solely of a request for approval of the CUP as it would not involve the demolition, construction, or other alterations to the project site.

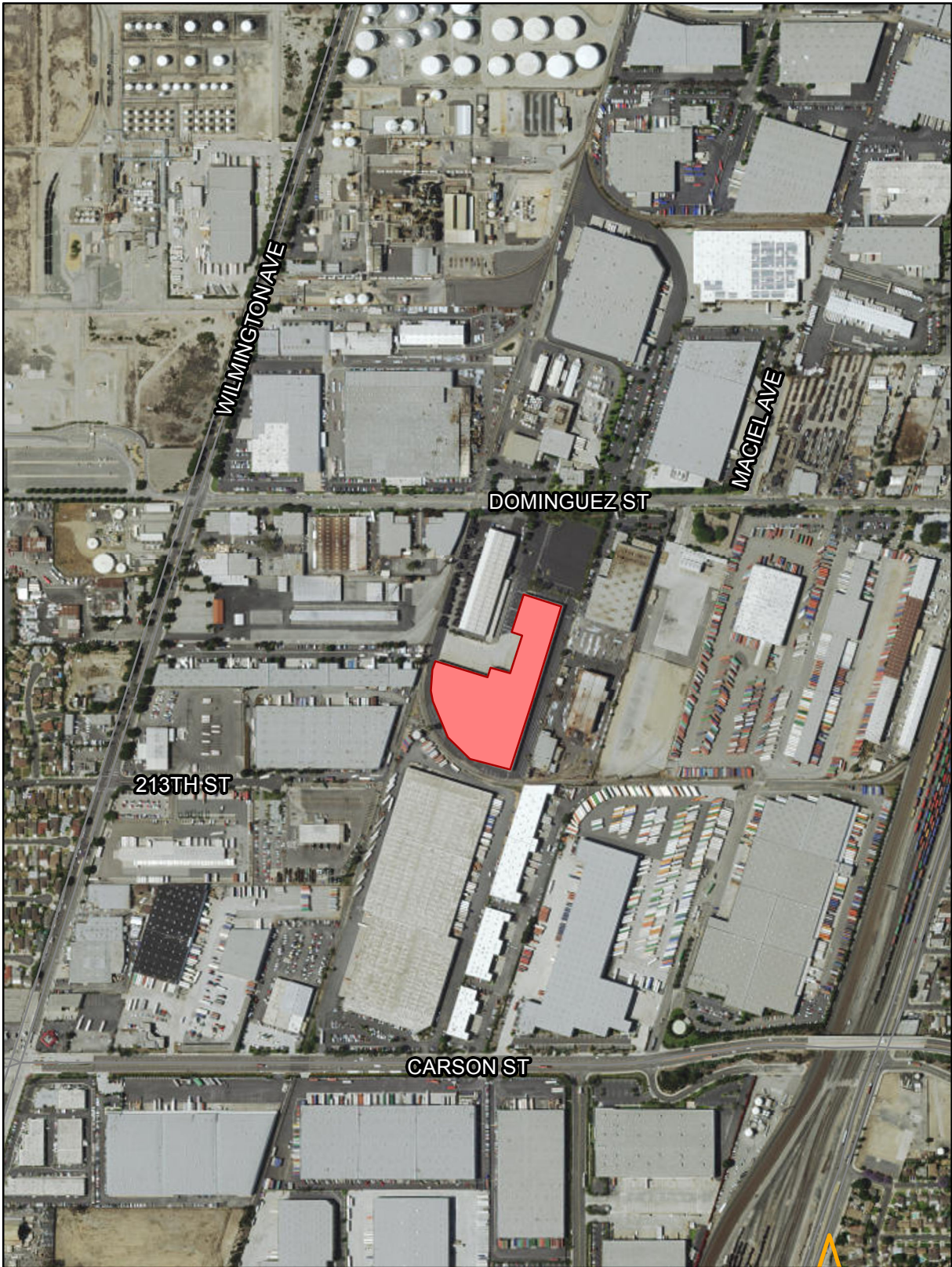
2.1 PROJECT SITE

The applicant is a lessee and selected the project site for its operations due to the availability of a modern, existing building constructed specifically for industrial warehousing purposes. **Figure 1** depicts the location of the project site. The project site is located at 2132-A East Dominquez Street in the City of Carson (Los Angeles County Assessor's Parcel No. 7316-026-025). The project site consists of an existing warehouse facility which encompasses approximately 254,411 square feet within an established industrial park adjacent to other heavy industrial uses. The project site and surrounding uses are designated as Heavy Industrial in the City's General Plan and are zoned M-H (Manufacturing Heavy). The closest residential land use is approximately 0.3 miles to the east and separated from the project site by the Southern Pacific railroad right-of-way.

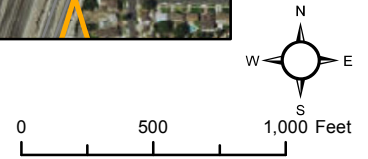
The existing warehouse facility has been designed for compliance and efficiency to include segregated storage rooms. As depicted in **Figure 2**, the storage areas are classified by the 2013 Editions of the California Building Code (CBC) and the California Fire Code (CFC) as follows: Group S-1 occupancy for non-regulated (non-hazardous) material and materials under the Maximum Allowable Quantity permitted by the CBC, Group H-3 occupancy for primarily flammable and combustible liquids and flammable solids, and Group H-4 occupancy for corrosive and toxic materials. As depicted in **Figure 2**, the area classified Group S-1 consists of 85,248 square feet; areas classified Group H-3 include two storage areas totaling 28,450 square feet; and storage areas classified Group H-4 consists of 46,687 square feet. These storage areas are permitted for high-piled non-regulated, combustible, flammable and hazardous storage by the Los Angeles County Fire Department (LACFD). All storage infrastructures and operational practices also meet all applicable sections of CBC and CFC.

EXISTING SAFETY FEATURES

Based on an independent fire and risk evaluation, the applicant installed multiple safety features including: a 2,500 gallons per minute (gpm) firewater booster pump, a second water service line to provide a redundant water service to the project site in the event the main service line and/or the supplemental water pressure pump fails, and fire suppression/extinguishing sprinkler systems throughout the building including foam-water sprinkler systems in the Group H-3 areas. An early suppression fast response (ESFR) system was installed in portions of the warehouse building as shown in Figure 2. Twenty minutes of containment of fire suppression water is provided through a series of impermeable curbing and barriers in the Group H-3 and Group H-4 areas. With these improvements, the system exceeds the CFC requirements for water volume and required fire protection schemes. The fire protection schemes for the protection of flammable or combustible liquids also meet the applicable requirements of the 2015 Edition of the National Fire Protection Association (NFPA) Code. The NFPA is a global nonprofit organization that promulgates codes and standards for international use by partnering with industrial fire experts and interested agencies. The existing facility is compliant with the following federal and State regulations:

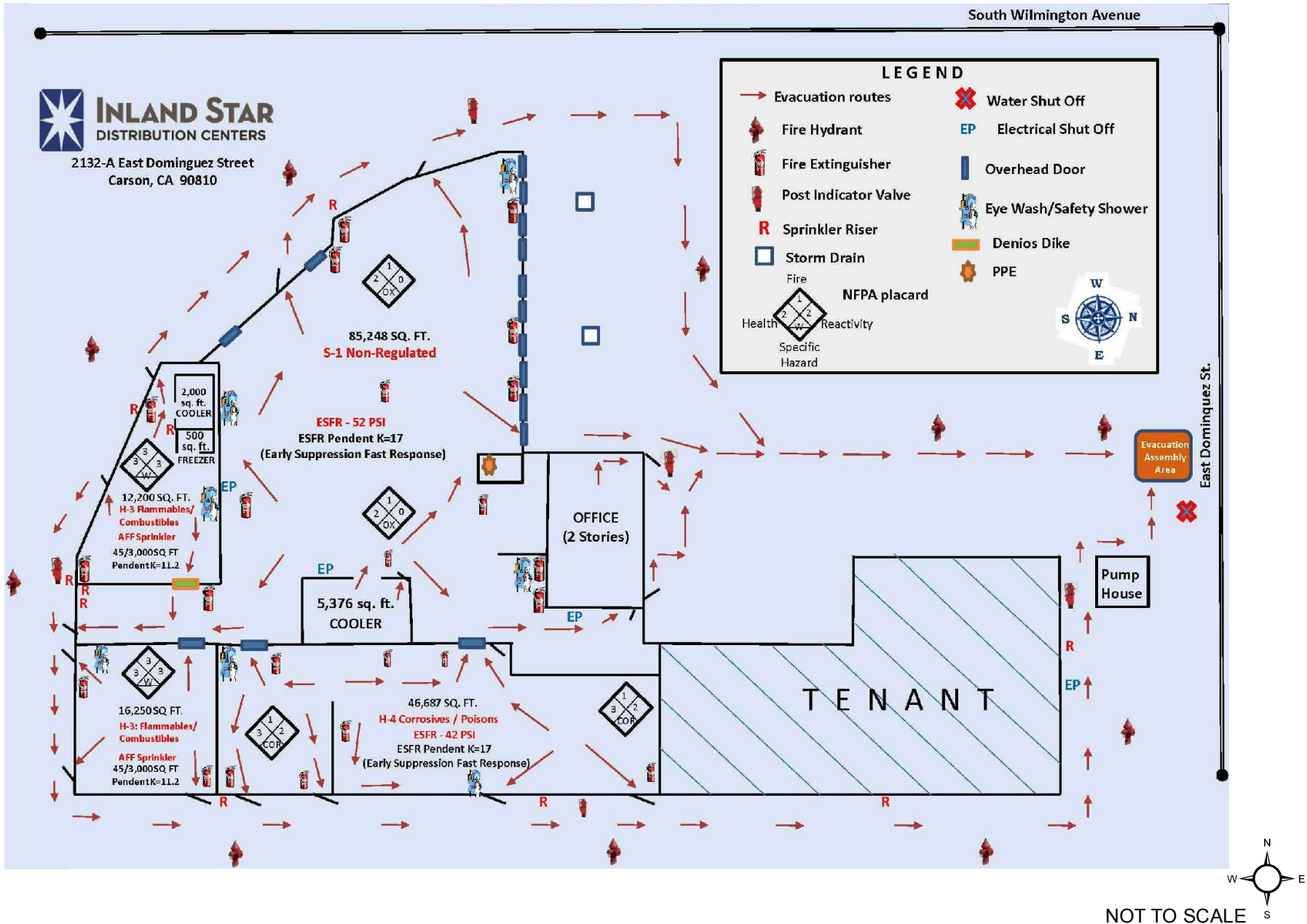


LEGEND:
Project Site



SOURCE: TAHA, 2016.

FIGURE 1
PROJECT LOCATION



SOURCE: Inland Star Distribution Centers 2016, TAHA, 2016.

FIGURE 2
SITE PLAN

OSHA Standards: 1910.106 – Flammable Liquids; 1910.120 – Hazardous Materials Waste Operations and Emergency Response; and 1910.1200 – Hazard Communication.

NFPA Codes: 10, Standard for Portable Fire Extinguishers; 13, Standard for the Installation of Sprinkler Systems; 16, Standard for the Installation of Foam-Water Sprinkler and Foam Water Spray Systems; 20, Standard for Stationary Pumps for Fire Protection; 25, Standard for the Inspection, Testing, and Maintenance of Water Based Fire Protection Systems; 30, Flammable and Combustible Liquids Code; 30B, Standard for the Manufacturing and Storage of Aerosol Products; 70, National Electrical Code; 72, National Fire Alarm and Signaling Code; and 400, Hazardous Material Code.

2.2 PROJECT OPERATIONS

The existing warehouse facility receives, stores, and ships various packaged chemicals and industrial materials for manufactures and distributors. The applicant performs storage and distribution services only. Company operations do not include: blending, mixing, formulating, transferring materials from one container to another, or opening of containers. All materials are pre-approved based on a thorough review and analysis of each product by the applicant to ensure that the warehouse infrastructure is compliant to store the materials. This analysis is performed by a licensed and certified fire protection engineer and all materials are received in approved Department of Transportation (DOT) packaging. Inbound trucks are directed to the inbound receiving dock, where materials are unloaded and counted. Material is then moved to the appropriate warehouse area and placed into storage in pallet racking or floor stack schemes.

The existing warehouse facility has approximately 20 employees comprised of customer service representatives, warehouse specialists, supervision, and management. The applicant has developed an Emergency Action Plan (EAP) for the purpose of protecting employees and the surrounding community. The EAP covers procedures for: 1) evacuating and accounting for visitors and employees, 2) dealing with a chemical release and other foreseeable emergencies could occur on-site, 3) notifying external agencies and emergency response personnel, and 4) administering first aid measures for chemical exposure. Employees are informed of the elements of the EAP initially and annually. In the event of a chemical release, employees will evacuate or shelter-in-place, depending on the nature of the release, and the facility will contact the City's Public Safety Manager and the LACFD for assistance as necessary.

2.3 REGULATORY FRAMEWORK

Operations at the project site are regulated through federal and State programs. The applicant maintains an Emergency Preparedness Contingency Plan (EPCP) developed in accordance with Title 40 Code of Federal Regulations (CFR) Part 262, Title 29 CFR Section 1910.120 and 191.38 and the California Environmental Protection Agency (EPA). As required by law, an EPCP was developed for the project site to assist the onsite emergency coordinator or his or her designee in determining appropriate response procedures. The applicant is compliant with standards set by the American Chemistry Council's Responsible Care Management System process, the Chemical Process Safety Institute of Chemical Engineers, and the National Association of Chemical Distributors for Responsible Distribution. Due to the storage need of manufacturers and distributors, the project site is subject to 40 CFR, Part 355, Appendix A and require a Hazardous Material Business Plan (HMBP).

Hazardous Material Business Plan (HMBP): The purpose of the HMBP is to provide basic information necessary for use by first responders in order to prevent or mitigate damage to public health and safety and/or to the environment from release of a hazardous material. Any business that handles a hazardous material and/or hazardous waste of quantities at any one time during a year equal to, or greater than a total volume of 55 gallons, a total weight of 500 pounds, or 200 cubic feet of a compressed gas is a hazardous materials handler and must report submit a HMBP, which consists of the following: Owner/Operator, Business

Activities, Inventory, Site Map, and Emergency Response and Contingency Plan and Employee Training Plan information in the California Environmental Reporting System (CERS). The HMBP for the proposed project was submitted initially to the LACFD, Health Hazardous Materials Division, on June 27, 2016. Since that date, the plan has been revised to more accurately reflect site-specific procedures and current chemical inventories. Currently, the HMBP has been re-submitted and the applicant is awaiting acceptance.

Fire Prevention Strategy

Each permitted fire suppression system installed in the Carson facility was carefully engineered to protect a wide range of product and storage configurations. Four (4) distinct suppression systems (described in the chart below) establish a Highly Protected risk (HPR) occupancy for the site.

Area	Occupancy	Storage Classification	Fire Suppression System
A A - Cooler	S-1	Non Regulated, Combustibles (Flash Points above 200 degrees F), Class 1 Oxidizers & Aerosals (L-1, L-2 & L-3) & Class I through Class IV Commodities, cartooned Group A nonexpanded plastics per NFPA 13	Pendent K=17 ESFR* Sprinkler design @ 52-PSI
B B- Cooler B-Freezer	H-3	Flammables	AFFF** .45/3,000 with In-Rack Sprinklers; Pendent K=11.2
C	H-3	Class 2 Oxidizers	AFFF** .45/3,00; Pendent K=11.2
D	H-4	Corrosives & Poisons	Upright K=17 ESFR* Sprinkler design @ 42-PSI

*ESFR = Early Suppression Fast Response

**AFFF = Aqueous Film Forming Foam

The suppression system is supported by a back-up diesel Fire Pump. The pump is supported from street pressure of 133 PSI and puts out at 63 PSI with no static discharge. At 64 PSI it puts out 1,250 gallons per minute. At maximum capacity it can put out 3,750 GPM. The only sprinkler heads that would open would be those that are heated enough to melt the solder. This fire system is state of the art, and we the suppression infrastructures are configures based on the nature of the product requiring extinguishing. There are ten (10) easily accessible fire hydrants on site.

3.0 INITIAL STUDY CHECKLIST AND EVALUATION

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION: (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

Signature

Date

Printed Name

For

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project developed structures that permanently obstruct or are visually incompatible with a scenic vista. The project site is within an established industrial area and is not within or proximate to a scenic vista. Furthermore, the proposed project consists solely of a request for approval of the CUP for the storage of hazardous materials. Implementation of the proposed project would not involve the demolition, construction, or any other alterations to the project site. Therefore, no impact would occur.				
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The project site is not located within or adjacent to a State Scenic Highway, nor would the proposed project involve the demolition, construction, or any other alterations to the project site. Therefore, no impact would occur.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. The project site is within an existing building that is designated and zoned for industrial manufacturing and warehousing uses, in an established industrial area. No modifications or new development activities are proposed under the proposed project. Therefore, no impact would occur.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if light and glare substantially interfered with off-site activity. The project site is developed with an existing building in an existing industrial park with security and way-finding lighting typical of this use type. There are no viewsheds or sensitive uses that could be affected by light or glare at the project site; further, no new light or glare sources are proposed under the proposed project. Therefore, no impact would occur.				
II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is within an established industrial park in an urbanized area. No farmland or agricultural uses occur on or near the project site. Therefore, no impact would occur.				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. As discussed above, the project site is within an established industrial park in an urbanized area, and there are no agriculture uses or Williamson Act lands on or surrounding the project site. Therefore, no impact would occur.				
c) Conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project conflicted with existing zoning for, or caused rezoning of forestland or timberland. No forestland or timberland uses are located in the project site's urban, industrial setting. Therefore, no impact would occur.				
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project resulted in the loss of forestland or in the conversion of forestland to non-forest use. No forestland or timberland uses are located at the project site or within the surrounding urban, industrial setting. Therefore, no impact would occur.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The proposed project would not involve changes to the existing environment which could result in the conversion of farmland or forestland and these uses are not proximate to the project site. Therefore, no impact would occur.				
III. AIR QUALITY. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The South Coast Air Quality Management District (SCAQMD) and Southern California Association of Governments (SCAG) have responsibility for preparing the Air Quality Management Plan (AQMP), which details goals, policies, and programs for improving air quality in the South Coast Air Basin. According to the SCAQMD, there are two key indicators of consistency with the AQMP: 1) whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP; and 2) whether the project will exceed the assumptions in the AQMP based on the year of project build out. The first consistency criterion refers to violations of the California Ambient Air Quality Standards. As further discussed below, operational emissions (e.g., mobile sources and utilities demand) do not exceed the SCAQMD significance thresholds, and would not interfere with attainment or maintenance of ambient air quality standards. Therefore, the existing warehouse facility complies with Consistency Criterion No. 1.</p> <p>The second consistency criterion requires that the existing warehouse facility not exceed the assumptions in the AQMP. A project is consistent with the AQMP if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP. The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) provides growth forecasts for the SCAG</p>				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
<p>region. The facility is located in the City of Carson, and the City’s employment was forecasted to grow by approximately 5,500 jobs between 2012 and 2020. The existing warehouse facility has approximately 20 employees, which constitutes approximately 0.3 percent of the forecasted growth within the City between 2012 and 2020 and does not significantly change employment projections. The facility has no effect on local population and housing projections. The facility is consistent with growth assumptions included in the AQMP, and complies with Consistency Criterion No. 2. The proposed project would not increase employment. Therefore, this impact would be less than significant.</p>				

<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Air quality is defined by ambient air concentrations of seven specific pollutants identified by the United States Environmental Protection Agency to be of concern with respect to health and welfare of the general public. These specific pollutants, known as criteria air pollutants, are defined as pollutants for which the federal and State governments have established ambient air quality standards, or criteria, for outdoor concentrations to protect public health. Criteria air pollutants include carbon monoxide (CO), ground-level ozone (O₃), nitrogen oxides (NO_x), sulfur oxides (SO_x), particulate matter 2.5 microns or less in diameter (PM_{2.5}), particulate matter ten microns or less in diameter (PM₁₀), and lead (Pb). The SCAQMD is responsible for regulatory oversight of air quality in the South Coast Air Basin and has established significance thresholds associated with assessing the potential for impacts under CEQA. The SCAQMD recommends the use of the California Emissions Estimator Model (CalEEMod, version 2013.2.2) as a tool for quantifying emissions. Operational emissions at the facility are produced primarily by vehicular travel and energy use. No construction activities are proposed, and the air quality analysis focuses on operational emissions.

Based on the applicant’s inbound and outbound trip logs, the existing facility generates 75 total truck trips per day and 78 total worker vehicle trips. Trip distances were based on CalEEMod default values. Mobile source emissions were calculated using EMFAC2014 and utilities demand emissions were calculated using CalEEMod. As shown in **Table 2**, facility emissions do not exceed the SCAQMD operational significance thresholds. The proposed project would not increase operational activities above existing conditions. Therefore, this impact would be less than significant.

TABLE 2: ESTIMATED DAILY OPERATIONAL EMISSIONS						
Operational	Pounds Per Day					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	6.7	0.00	0.03	0.00	0.00	0.00
Energy Sources	0.03	0.28	0.23	0.00	0.02	0.02
Mobile Sources	0.72	18	4.6	0.00	0.18	0.17
<i>Total</i>	7.5	18	4.9	0.00	0.20	0.19
Regional Threshold	55	55	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No
SOURCE: TAHA, 2016.						

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Because the South Coast Air Basin is designated as State and/or federal nonattainment for various pollutants, including O₃, PM_{2.5}, and PM₁₀, there is an ongoing regional cumulative impact associated with these pollutants. An individual project can emit these pollutants on a regional level without significantly contributing to this cumulative impact depending on the magnitude of emissions. The SCAQMD has indicated that the project-level thresholds may be used as an indicator to determine if project emissions contribute to a cumulative impact. As discussed above, the existing warehouse facility does not generate emissions that exceed the SCAQMD thresholds. The proposed project would not increase criteria pollutants over existing conditions. Therefore, this impact would be less than significant.</p>				
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The SCAQMD has established localized significance thresholds for identifying significant increases in pollutant concentrations. The thresholds account for the distance from the source to the receptor, and include a maximum screening distance of 1,640 feet (500 meters). The nearest sensitive land uses are residences located approximately 2,150 feet (655 meters) to the east. Trucks associated with the facility generate particulate matter and toxic air containers. However, based on the SCAQMD screening criteria and the distance to the nearest sensitive receptor, the existing warehouse facility does not generate excessive localized pollutant emissions. The proposed project would not increase pollutant emissions over existing conditions. Therefore, this impact would be less than significant.</p> <p>In addition, the applicant consulted with the SCAQMD regarding potential air quality permits. An SCAQMD letter provided on June 9, 2016 states that the facility is exempt from permit requirements per Rule 203(a) as a facility that stores and distributes industrial materials without the use of polluting equipment. Therefore, this impact would be less than significant.</p>				
<p>e) Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. None of these uses are located at the project site and the proposed project would not generate noxious odors. In addition, the proposed project is required to comply with SCAQMD Rule 402 (Nuisance), which controls noxious odors. Therefore, this impact would be less than significant.</p>				
<p>IV. BIOLOGICAL RESOURCES. Would the project:</p>				
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if the proposed project resulted in the loss or destruction of individuals of a species or through the degradation of sensitive habitat. No candidate, sensitive, or special status species habitats or related plans, policies, or regulations occur on or in proximity to the project site. Therefore, no impact would occur.</p>				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site is within an established industrial park in an urbanized area. No riparian habitat or other sensitive natural communities have been identified on or proximate to the project site. Therefore, no impact would occur.</p>				
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. As discussed above, the project site is within an established industrial park. No wetlands protected or otherwise, exist on or proximate to the project site. Therefore, no impact would occur.</p>				
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. The project site is fully improved and does not contain trees or waterways that could serve as wildlife corridors or nursery sites. As it is within an established industrial area, no such biological resources are located in proximity to the project site. Therefore, no impact would occur.</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. As discussed above, the project site is fully improved and does not contain protected biological resources. Further, no tree removal or other landscape modifications are proposed. Thus, the proposed project would not interfere with local biological preservation policies or ordinances. Therefore, no impact would occur.</p>				
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if the proposed project would be inconsistent with any adopted habitat conservation plan. The project site and surrounding uses are designation as industrial land, and no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan applies to the project site. Therefore, no impact would occur.</p>				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would substantially alter the environmental context of or remove identified historical resources. The project site does not contain nor is it adjacent to any identified historic resources. Further, no demolition or construction activities are proposed. Therefore, no impact would occur.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Though project site does not contain any known archaeological resource, it is possible that unknown archaeological resources occur under the project site. However, no grading, excavation, demolition, or construction activities are proposed. Therefore, no impact would occur.				
c) Directly or indirectly destroy a unique paleontological resource or site; archaeological or historical site, structure, or object; or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. The project site does not contain any known unique paleontological resource; archaeological or historical site, structure, or object; or unique geological feature. It is possible that unknown subsurface resources occur under the project site; however, no grading, excavation, demolition, or construction activities are proposed. Therefore, no impact would occur.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. It is possible that as yet undiscovered human remains occur under the project site. However, no grading, excavation, demolition, or construction activities are proposed. Therefore, no impact would occur.				
VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project site is located in the seismically active Southern California region; however, it is not within an Alquist-Priolo Zone. The City's General Plan Regional Fault Map indicates that the project site is in the Newport Inglewood structural zone and states that surface faulting does not appear to be a significant potential hazard. The industrial park wherein the project site is located was constructed in accordance with the CBC, which includes requirements for structures that reduce the potential for exposure of people or				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
structures to seismic risks to the maximum extent possible. In addition, the improvements previously constructed by the applicant are in compliance with all applicable building regulations including the City's zoning code and the CBC. Furthermore, no new construction is proposed; as such, it would not expose additional people or structures to potential substantial adverse effects. Therefore, no impact would occur.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region, including the project site, is susceptible to strong ground shaking from severe earthquakes. As discussed above, the industrial park wherein the project site is located was constructed in accordance with the CBC, which includes requirements for structures that reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. In addition, the improvements previously constructed by the applicant are in compliance with all applicable building regulations and no new construction is proposed; as such, it would not expose additional people or structures to potential substantial adverse effects. Therefore, no impact would occur.				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of liquefaction or other ground failure. According to the City's General Plan, the site is located in an area where historic occurrences of liquefaction or local geological geotechnical or ground water conditions indicate a potential for permanent ground displacements. However, the industrial park wherein the project site is located was constructed in accordance with the CBC, which includes requirements for structures that reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The improvements previously constructed by the applicant are also in compliance with all applicable building regulations, and no new construction is proposed. As such, the proposed project would not expose additional people or structures to potential substantial adverse effects. Therefore, no impact would occur.				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of a landslide. The project site would not expose people or structures to potential landslides due to the relatively flat topography of the project site and surrounding area. Furthermore, no new construction is proposed; as such, it would not expose additional people or structures to potential substantial adverse effects. Therefore, no impact would occur.				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. The project site is located within an existing building in a fully urbanized area that does not contain exposed soil. Furthermore, no grading excavation, or other soil-disturbing activities are proposed. Therefore, no impact would occur.				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> <p>A significant impact would occur if the proposed project would be located in a hillside area with unstable geological conditions. The project site is located within an existing building in a fully urbanized area with relatively flat topography. The existing industrial park was constructed in accordance with all applicable building codes to reduce the potential for exposure of people or structures to such to the maximum extent possible. Furthermore, no grading, excavation, or other soil-disturbing activities are proposed under the project. Therefore, no impact would occur.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p> <p>A significant impact would occur if the proposed project occurred on a site with expansive soils without the implementation of proper site preparation or design features. The project site is located within an existing building. Prior to construction, a geotechnical study was performed, in part, to identify the presence of expansive soil. Building construction complied with all applicable building codes, which reduce the potential for exposure of people or structures to such risks to the maximum extent possible. Therefore, no impact would occur.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Have 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?</p> <p>A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located within an existing building and is served by community water and sewer service. Furthermore, no septic tanks or alternative wastewater disposal systems are in use or would be required under the proposed project. Therefore, no impact would occur.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>VII. GREENHOUSE EMISSIONS. Would the project:</p>				
<p>a) Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>GHG emissions refer to a group of emissions that are generally believed to affect global climate conditions. The greenhouse effect compares the Earth and the atmosphere surrounding it to a greenhouse with glass panes. The glass panes in a greenhouse let heat from sunlight in and reduce the amount of heat that escapes. GHGs, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), keep the average surface temperature of the Earth close to 60°F. CO₂ is the most abundant pollutant that contributes to climate change through fossil fuel combustion. The other GHGs are less abundant but have higher global warming potential than CO₂. To account for this higher potential, emissions of other GHGs are frequently expressed in the equivalent of CO₂, denoted as CO₂e.</p> <p>The existing facility generates GHG emissions from vehicular traffic and utilities demand. According to the applicant's inbound and outbound trip logs, the project site generate 75 total truck trips per day and 78 total worker vehicle trips. Based on EMFAC2014 emission rates, these trips generate 5,349 metric tons per year of CO₂ emissions. The approximately 254,411 square foot warehouse facility includes roughly 77,000 square feet of office space and 177,500 square feet of warehouse space. Based on CalEEMod, utilities demand generates 1,644 metric tons per year of CO₂ emissions. The total CO₂ emissions are approximately 6,993 metric tons per year.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
<p>The CEQA Guidelines require lead agencies to adopt GHG thresholds of significance. When adopting these thresholds, the Guidelines allows lead agencies to consider thresholds of significance adopted or recommended by other public agencies, or recommended by experts, provided that the thresholds are supported by substantial evidence, and/or to develop their own significance threshold. Neither the City nor the SCAQMD has officially adopted a quantitative threshold value for determining the significance of GHG emissions that will be generated by projects under CEQA. The SCAQMD convened a GHG CEQA Significance Threshold Stakeholder Working Group beginning in April of 2008 to examine alternatives for establishing quantitative GHG thresholds within the district’s jurisdiction. The Working Group proposed a tiered screening methodology for assessing the potential significance of GHG emissions generated by CEQA projects. Under the Tier III methodology, the Working Group proposed a 10,000 metric tons year threshold for industrial projects. The total GHG emissions at the project site are approximately 6,993metric tons per year, which is less than the 10,000 metric ton per year threshold. The proposed project would not change or increase activities at the project site and GHG would remain the same as under existing conditions. Therefore, this impact would be less than significant.</p>				
<p>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The City has not adopted a Greenhouse Gas Reduction Plan and the General Plan does not include a Greenhouse Gas Element. On a State level, Assembly Bill 32 focuses on reducing GHG emissions in California, and requires the California Air Resources Board (CARB) to adopt rules and regulations that achieve GHG emissions equivalent to Statewide levels in 1990 by 2020. Assembly Bill 32 set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner. On December 11, 2008, CARB adopted the Scoping Plan, which sets forth the framework for facilitating the State’s goal of reducing GHG emissions to 1990 levels by 2020. The First Update of the Scoping Plan was adopted on May 22, 2014 and CARB is drafting the next update of the Scoping Plan. The Second Update is expected to include strategies to meet a 2030 GHG reduction goal of 40 percent below 1990. Neither Assembly Bill 32 nor the updated Scoping Plan establishes regulations implementing, for specific projects, the Legislature’s Statewide goals for reducing GHGs. The Scoping Plan outlines a series of technologically feasible and cost-effective measures to reduce Statewide GHG emissions, including expanding energy efficiency programs, increasing electricity production from renewable resources (at least 33 percent of the statewide electricity mix), and increasing automobile efficiency, implementing the Low-Carbon Fuel Standard, and developing a cap-and-trade program. These measures are designed to be implemented by State agencies. The facility would not interfere with implementation of the Assembly Bill 32 measures, and would not interfere with a local GHG reduction plans. Therefore, this impact would be less than significant.</p>				
<p>VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The applicant receives and re-distributes packaged hazardous materials but does not use or dispose of hazardous materials at the project site. The applicant performs storage and distribution services only. Company operations do not include: blending, mixing, formulating, transferring materials from one container to another, or opening of containers. All materials are pre-approved based on a thorough review and analysis each product by the</p>				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
<p>applicant to ensure that the warehouse infrastructure is compliant to store the materials. Title 49 of the CFR that grants the DOT responsibility to ensure the safety of the public, as well as the people directly involved in handling hazardous materials. In January 1988, the DOT gave local law enforcement agencies the authority to write a citation for travel violation or a citation for the improper transportation of shipping containers. Under the proposed project, all materials would be received in approved DOT packaging and pre-approval based on a thorough review.</p> <p>As described in detail under Section 2.0, Project Description, the project site and operational activities are regulated through a variety of federal and State programs as well as local mandates. All hazardous materials storage infrastructures and operational practices meet all applicable sections of CBC and CFC. The Applicant has also submitted a HMBP to provide the information necessary for use by first responders in order to prevent or mitigate damage to public health and safety and/or to the environment from release of a hazardous material. The HMBP for the proposed project was submitted initially to the LACFD, Health Hazardous Materials Division, on June 27, 2016. Since that date, the plan has been revised to more accurately reflect site-specific procedures and current chemical inventories. Currently, the HMBP has been re-submitted and the applicant is awaiting acceptance.</p> <p>The LACFD conducts annual inspections of the facility familiarizing itself with the site and surrounding community, and in the event of an emergency, the LACFD will perform community evacuation. The applicant has also developed an Emergency Action Plan (EAP) for the purpose of protecting employees and the surrounding community. In the event of a chemical release, employees will evacuate or shelter-in-place, depending on the nature of the release, and the City's Public Safety Manager and the LACFD will be contacted for assistance, as necessary.</p> <p>Mitigation Measures HAZ-1 and HAZ-2 are set forth to reduce potential impacts of the proposed project to a less than significant level.</p> <p>HAZ-1 An Emergency Action Plan (EAP) identifying the procedures for: 1) evacuating and accounting for visitors and employees, 2) dealing with a chemical release and other foreseeable emergencies could occur on-site, 3) notifying external agencies and emergency response personnel, and 4) administering first aid measures for chemical exposure shall be implemented for the proposed project.</p> <p>HAZ-2 A Hazardous Material Business Plan (HMBP) providing the information necessary for first responders to prevent or mitigate damage to public health and safety from the release of hazardous materials shall be prepared and submitted to the Los Angeles County Fire Department (LACFD), Health Hazardous Materials Division to aid in response efforts (facility and surrounding community) in the event of an emergency.</p>				
<p>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. As discussed above under checklist question VIII (a), compliance with the above-discussed regulations and the implementation of Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts of the proposed project to a less-</p>				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
than-significant level.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the project emits hazardous emissions or handles hazardous materials within one-quarter mile of an existing or proposed school. There is no known existing or proposed schools with one-quarter mile of the project site. Del Amo Elementary School represents the nearest school located roughly 0.4 miles from the project site across South Wilmington Avenue to the southwest. Various urban and industrial uses occupy the properties between the project site and the school. Therefore, no impact would occur. Additionally, compliance with the above-discussed regulations and the implementation of Mitigation Measures HAZ-1 and HAZ-2 would reduce potential impacts of the proposed project to a less-than-significant level.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous materials site associated with address of the project site. However, EnviroStor listed two remediation sites associated with the following uses are adjacent to the project site: metal galvanizing (2226 East Dominguez Street) and light steel manufacturing (2160 East Dominguez Street). Both sites have received achieved cleanup certification. Therefore, no impact would 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 public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project exposed persons residing or working in the area to risks associated with the proximity of an airport or in an airport plan area. The project site is approximately 3.6 miles south of the Compton Airport, 3.9 miles west of the Long Beach Airport, and 6.2 miles northeast of the Torrance Airport – Zamperini Field. The project site is not located within the land use plan for these three airports. Therefore, no impact would occur.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project exposed persons residing or working in the area to risks associated with the proximity of a private airstrip. The Goodyear Blimp base is located approximately 2.6 miles northwest of the project site. The Blimp typically travels west towards the coast and does not typically create audible noise at the facility. The project site is not within the vicinity of a private airstrip. Therefore, no impact would occur.				

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g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if the proposed project impaired the implementation of an emergency response or evacuation plan or blockage of an emergency route. The City's has adopted the Multi-Hazard Functional Plan (1996) identifies emergency protocol, critical meeting areas, and emergency evacuation routes. The four major freeways (I-405, SR-91, I-110, and I-710) as well arterial streets with right-of-way widths of from 80 to 100 feet at one-half mile intervals would serve as potential evacuation routes during a disaster. Potential evacuation routes that occur near the site include: Carson Street, Del Amo Boulevard, Alameda Street, and Wilmington Avenue. The project site is not located directly along an evacuation route and operations under the proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, no impact would occur.</p>				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if the proposed project exposed people and structures to wildfire risks. The project site is located in a highly urbanized area of the City. The area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, no impacts related to exposure of people or structures to a risk of loss, injury, or death involving wildland fires would occur.</p>				
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems. The project does not propose modifications that would affect water quality and it would not discharge waste such that a violation would occur. As previously stated, the existing warehouse facility complies with applicable building standards. Therefore, no impact would occur.</p>				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The project site is served by California Water Service (CalWater) and the proposed project would not require the direct use of groundwater at the project site. In addition, the existing project site is almost entirely impermeable and does provide for percolation of surface water into the groundwater table. Therefore, no impact would occur.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. No streams or rivers occur on or in</p>				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
proximity to the project site. The project site is fully improved and does not contain exposed soil. Surface runoff is currently directed to the existing stormwater infrastructure (e.g., gutters, storm drains). As no grading or other construction activities are proposed, drainage patterns would be maintained. Therefore, no impact would occur.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. No streams or rivers occur on or in proximity to the project site. Surface runoff is currently directed to the existing stormwater infrastructure (e.g., gutters, storm drains). As no construction activities are proposed, the proposed project would not result increased runoff rates or amounts and drainage patterns would be maintained. Therefore, no impact would occur.				
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase polluted runoff. Surface runoff is currently directed to the existing stormwater infrastructure, which adequately serves the project site. As no new development is proposed, the proposed project would not increase runoff or generate substantial additional sources of polluted runoff. Therefore, no impact would occur.				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would substantially degrade water quality in manner not previously addressed. The proposed project would not degrade water quality beyond the scope of the above checklist question IX (a-e). Therefore, no impact would occur.				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would be located within a 100-year floodplain. According to the City's General Plan, the project site is not within 100-year flood hazard area. Further, the proposed project does would not include a housing component. Therefore, no impact would occur.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would be located within a 100-year floodplain and would impede or redirect flood flows. As stated above, checklist question IX (e), the project site is not within 100-year flood hazard area. Further, the proposed project does would not include the development of any new structures or modification of the existing drainage patterns. Therefore, no impact would occur.				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. The project site is not in a flood zone and is not proximate to a dam or levee. Therefore, no impact would occur.				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. The project site is not located in a seiche, inundation zone, or tsunami hazard zone. In addition, the project site and the surrounding areas are not located downslope from any unprotected grade so as to be exposed to mudflows. Therefore, no impact would occur.				
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. The project site is located within an existing building in an established industrial area. Further, the proposed project does not include the development of any new structures and would not introduce a barrier into the community. Therefore, no impact would occur.				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A significant impact would occur if the proposed project would conflict with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project is consistent with the existing industrial land use and zoning designations set forth in the Carson Municipal Code and the General Plan. However, to operate in accordance with local planning regulations, the applicant is seeking approval of the aforementioned CUP and certificate of occupancy by way of this environmental document. With the City's approval of these actions, impacts would be less than significant.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is within an urbanized area and not subject to a habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.				
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources. The project site is not located in an area that contains known mineral resources. Under				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
the proposed project, no grading or excavation activities are proposed. Therefore, no impact would occur.				
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would result in the loss of availability of locally important mineral resources. The project site is not identified as an area that contains known mineral resources in the City's General Plan. Under the proposed project, no grading or excavation activities are proposed. Therefore, no impact would occur.				
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The City has adopted the Los Angeles Noise Control Ordinance with a few exceptions described in Chapter 6 (Noise Control Ordinance) of the Carson Municipal Code. The project site is surrounded on all sides by other industrial land uses, warehouses, and distribution facilities. These land uses are not sensitive to increased noise levels. The nearest sensitive land uses are residences separated from the project by a railroad right-of-way and major roadways. The Noise Control Ordinance limits noise generated on a property to 70 decibels at adjacent industrial land uses. Heating, Ventilation, and Air Conditioning equipment is located on the roof of the warehouse facility and does not generate audible noise at the property line. Section 12.08.460 (Loading and Unloading Operations) of the Carson Municipal Code limits loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 p.m. and 6:00 a.m. in such a manner as to not cause noise disturbance. There is no potential for the loading and unloading activities associated with the proposed project to disturb noise-sensitive land uses given that the adjacent land uses are also industrial facilities. These industrial facilities are not sensitive to increases noise levels. In addition, neither mechanical noise nor loading and unloading noise generated at the facility are audible at the residences to the east due to distance and intervening structures that shield noise. Therefore, this impact would be less than significant.				
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The proposed project would not operate heavy-duty equipment construction equipment that generates short-term increases in noise levels and no construction activities are proposed. Trucks associated with the existing warehouse facility have the potential to generate vibration. The Federal Transit Administration has stated that rubber-tired vehicles do not typically generate perceptible vibration levels outside of the right-of-way, and vibration from trucks is not perceptible beyond the project site. Regarding operations, the proposed project would not include mechanical equipment that is a perceptible source of vibration. Therefore, this impact would be less than significant.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A significant impact would occur if the proposed project caused a substantial permanent increase in noise levels above existing ambient levels. As stated in checklist question XII (a), the proposed project would not generate substantial permanent noise associated with mechanical equipment or truck loading and unloading.				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation	Less-Than-Significant Impact	No Impact
Therefore, this impact would be less than significant.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project resulted in substantial temporary or periodic increase in ambient noise levels. The proposed project would not utilize heavy-duty equipment construction equipment that generates short-term increases in noise levels. No construction activities are proposed. Therefore, the facility results in no impact would 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 public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The project site is approximately 3.6 miles south of the Compton Airport, 3.9 miles west of the Long Beach Airport, and 6.2 miles northeast of the Torrance Airport – Zamperini Field. The project site is not located within the land use plan for these three airports. Therefore, no impact related to excessive noise levels associated with public airports would occur.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a private airstrip. The project site is not within the proximity of a private airstrip. The Goodyear Blimp base is located approximately 2.6 miles northwest of the project site. The Blimp typically travels west towards the coast and does not typically create audible noise at the facility. Therefore, no impact would occur.				
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The project site is located within an existing building in an established industrial area. No new homes or business are proposed and the project site utilizes existing infrastructure. Therefore, no impact would occur.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would displace a substantial quantity of existing residences. The project site is located within an existing building in an established industrial area. No housing would be displaced and no changes to the existing building are proposed. Therefore, no impact would occur.				

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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would displace a substantial number of people. The project site is located within an existing building in an established industrial area. No housing or populations would be displaced as no changes to the existing building are proposed. Therefore, no impact would occur.				
XIV. PUBLIC SERVICES. Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A significant impact would occur if the LACFD could not adequately serve the proposed project, necessitating a new or physically altered station. The project site is currently served by and permitted for high-piled non-regulated, combustible, flammable and hazardous storage by the LACFD. As discussed above in Section 2.0, Project Description, Existing Safety Features, the applicant installed fire safety features to ensure fire suppression capabilities at the project site above established standards. All hazardous materials storage infrastructures and operational practices also meet all applicable sections of CBC and CFC. The project site's fire suppression system exceeds the CFC requirements for water volume and fire protection schemes. The Applicant has also submitted a Hazardous Materials Business Plan (HMBP) to the LACFD to provide the information necessary for use by first responders in order to prevent or mitigate damage to public health and safety and/or to the environment from release of a hazardous material. The HMBP for the proposed project was submitted initially to the LACFD, Health Hazardous Materials Division, on June 27, 2016. Since that date, the plan has been revised to more accurately reflect site-specific procedures and current chemical inventories. Currently, the HMBP has been re-submitted and the applicant is awaiting acceptance. The applicant has also developed an Emergency Action Plan (EAP) for the purpose of protecting employees and the surrounding community. The applicant also maintains operations safety protocols (e.g., EAP) also discussed above. In the event of a chemical release, employees will evacuate or shelter-in-place, depending on the nature of the release, and the City's Public Safety Manager and the LACFD will be contacted for assistance, as necessary. Further, the proposed project would not increase population or additional fire hazards above existing conditions. Therefore, impacts would be less than significant.				
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A significant impact would occur if the Los Angeles County Sheriff's Department could not adequately serve the proposed project, necessitating a new or physically altered station. The project site is served by local law enforcement. The proposed project would not include housing or other growth inducing features. Additionally, the applicant maintains 24-hour surveillance with monitored security cameras. As the proposed project would not increase population and includes security features, impacts would be less than significant.				
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the existing schools could not adequately serve the proposed project, necessitating new or physically altered facilities. The proposed project would not generate students as it				

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does not include housing or other growth inducing features. Therefore, no impact would occur.				
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the existing parks could not adequately serve the proposed project, necessitating new or physically altered facilities. The project site is roughly 0.8 miles walking distance to Dolphin Park located at 21205 Water Street. As no new development or population increase would occur, the proposed project would not result in increased use of parks. Therefore, no impact would occur.				
v) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the existing public facilities could not adequately serve the proposed project. The proposed project would not include any new development such as housing or other growth inducing features that could affect public facilities (e.g., libraries). Therefore, no impact would occur.				
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project increased 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. As no new development is proposed, the project would not result in increased use of recreational facilities. See also response to checklist question IXV (iv). Therefore, no impact would occur.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project included a recreational component. The proposed project would not include the construction or expansion of recreational facilities. Therefore, no impact would occur.				
XVI. TRANSPORTATION / TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A significant impact would occur if the proposed project would increase traffic above the existing traffic load of the street system. The project site is accessible via major transportation corridors in the City including four major freeways (I-405, SR-91, I-110, and I-710) as well as: Carson Street, Del Amo Boulevard, Alameda Street, and Wilmington Avenue. Based on an average of the applicant's inbound and outbound daily trip logs, the existing facility generates an average of 75 total truck trips and 78 total worker vehicle trips per day. These trips are distributed throughout the weekday and are not concentrated during peak hours when the circulation system would be most affected. Trucks, including those transporting shipping containers, would continue to make deliveries and pick-ups at the existing facility with ingress and egress located on East Dominguez Street. Additionally, due to the availability and location of the project site relative to the major corridors discussed above, trips associated with the project would not interfere with the performance of the circulation system. Because the proposed project would not increase development or intensify operations on the project site, no				

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additional trips beyond existing conditions would occur. Therefore, impacts would be less than significant.				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project individually or cumulatively exceeded the service standards of a Congestion Management Program (CMP). The CMP is a State-mandated program designed to address the impact urban congestion has on local communities and the region as a whole. The project site is not located adjacent to an active, adopted Los Angeles County CMP Intersection. Furthermore, the proposed project would not add 50 or more trips during the AM or PM peak hours any intersections in the City. The proposed project would not intensify existing operations that could increase trips over existing conditions. Therefore, no impact would occur.				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would cause a change in air traffic patterns that would result in a substantial safety risk. The proposed project does not include an aviation component or include features that would interfere with air traffic patterns. Therefore, no impact would occur.				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. The project site is located in a highly urbanized area developed with roadways and infrastructure. No modifications to the building structure or exterior improvements are proposed under the project. Trucks, including those transporting shipping containers, would continue to make deliveries and pick-ups at the existing facility with ingress and egress located on East Dominguez Street. As with existing conditions, access to the project site would occur via the major corridors discussed previously, avoiding residential streets and non-industrial neighborhoods. The movement of industrial materials to and from the project site is compatible with the surrounding industrial uses. The proposed project would not introduce any design features or alter the existing circulation or traffic patterns. Therefore, no impact would occur.				
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the design of the proposed project would not satisfy emergency access requirements of the LACFD. The existing facility meets all requirements for emergency access, which would continue to be the case under the proposed project. No changes to the existing emergency access routes are proposed or required. Therefore, no impact would occur.				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would conflict with programs supporting alternative transportation. According to the General Plan, the closest Class I bicycle path is located generally at the intersection of Wilmington Avenue and the Dominguez Channel. The General Plan indicates that bus Route "G" operates along Wilmington Avenue proximate to the project site and then turns west on Del Amo Boulevard. The proposed project would not include any development activities or affect alternative				

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transportation adopted policies, plans, or programs. Therefore, no impact would occur.				
XVII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a) <i>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). The project site and the activities proposed are not subject to the National Pollutant Discharge Elimination System (NPDES) General Permit per the facilities list provided therein (Order 2014-0057-DWQ – effective July 1, 2015). As the proposed project would not include any modifications, construction, or development activities, wastewater treatment requirements would be similar to the current conditions at the existing warehouse facility. Therefore, no impact would occur.				
b) <i>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. According to CalWater billing statements, monthly water usage is approximately 32,000 gallons per month. This falls below CalWater’s estimated demand for a similar building of this size is 77,792 gallons per day. The proposed project would not include any modifications, construction, or development activities which would generate additional water or wastewater demands above existing conditions. Therefore, no impact would occur.				
c) <i>Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. The proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City’s storm drain system. As the proposed project would not include any modifications, construction, or development activities, stormwater infrastructure demands would not be greater than under existing conditions. Therefore, no impact would occur.				
d) <i>Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A significant impact would occur if there were insufficient supply from existing entitlements. Though the entire region is experiencing drought conditions, the proposed project would not increase water demand such that new or expanded entitlements are needed. CalWater currently serves the project site and no improvements are proposed which would generate additional water demand. Therefore, this impact would be less than significant.				
e) <i>Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project would exceed the wastewater provider’s capacity due to existing commitments. The Joint Water Pollution Control Plant serves the project site. The capacity of this facility is limited to levels associated with approved growth identified by SCAG. As the proposed				

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project would not include development activities or increase population, it would not generate additional wastewater demands. Therefore, no impact would occur.				
f) <i>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. A substantial amount of solid waste is disposed of throughout the region, requiring ongoing landfill expansions. As under existing conditions, solid waste would be collected by Waste Management and taken to the appropriate Sanitation Districts of Los Angeles County landfill with remaining capacity. Landfills operated by Sanitation Districts of Los Angeles County are subject to federal and State programs that regulate operations and capacity. The proposed project would not include any construction or operations that would generate additional solid waste over existing conditions. Therefore, this impact would be less than significant.				
g) <i>Comply with federal, state, and local statutes and regulations related to solid waste?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A significant impact would occur if the proposed project was non-compliant with solid waste requirements. The project site is subject to State and City mandates with respect to solid waste to such as the City's Diversion and Recycling Program. No hazardous waste is disposed of at the project site or as part of operations and solid waste generated is typical of industrial/office uses. No changes in disposal type, quantity, or practices are proposed as compared to existing conditions. The proposed project would comply with all applicable solid waste requirements. Therefore, no impact would occur.				
XIX. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) <i>Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed project would not include any new development or modification of the project site; thus, it does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish, or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Further, as discussed previously in the above checklist, the project site does not contain, nor is it adjacent to, such resources. Therefore, no impact would occur.				
b) <i>Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are significant when taken together. The proposed project would have less than significant or no impact with respect to most environmental topics, as discussed in the above checklist. The transporting				

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and storage of materials to and from and within the project site is regulated to protect public safety and human health; however, potential impacts could occur. With the implementation of Mitigation Measures HAZ-1 and HAZ-2 agreed to by applicant, potentially significant impacts to human beings, either directly or indirectly, would be reduced to less than significant levels.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. The proposed project would comply with all applicable permits, regulations, and other conditions imposed by the City of Carson and responsible agencies. Upon implementation of Mitigation Measures HAZ-1 and HAZ-2 along with compliance to applicable regulations, the proposed project would not result in substantial adverse impacts on human beings either directly or indirectly.				

Mitigation Measures

- HAZ-1** An Emergency Action Plan (EAP) identifying the procedures for: 1) evacuating and accounting for visitors and employees, 2) dealing with a chemical release and other foreseeable emergencies could occur on-site, 3) notifying external agencies and emergency response personnel, and 4) administering first aid measures for chemical exposure shall be implemented for the proposed project.
- HAZ-2** A Hazardous Material Business Plan (HMBP) providing the information necessary for first responders to prevent or mitigate damage to public health and safety from the release of hazardous materials shall be prepared and submitted to the Los Angeles County Fire Department (LACFD), Health Hazardous Materials Division to aid in response efforts (facility and surrounding community) in the event of an emergency.