

Resolution

of the

California Highway Patrol (CHP)

as a

Lead Agency under the
California Environmental Quality Act
(Pub. Resources Code, § 21000 et seq.)

regarding the

Santa Fe Springs Area Office Replacement Project

Certifying the Environmental Impact Report

Adopting the Findings of Fact

and

Adopting the Mitigation Monitoring and Reporting Program

September 2020

INTRODUCTION

The Santa Fe Springs Area Office Replacement Project (Proposed Project) is part of a statewide effort to replace aging or inadequate California Highway Patrol (CHP) field offices and other facilities. The purpose of the Proposed Project is to relocate the Santa Fe Springs Area Office and replace it with new facilities that will provide adequate workspace, and vehicle and equipment storage for an increasing number of employees assigned to this office. The Proposed Project would consist of the design, construction and operation of buildings, auto service bays, a radio antenna tower, equipment enclosures and storage areas, a fuel island with gas tanks, an emergency generator, and other ancillary improvements.

CHP prepared an Environmental Impact Report (EIR) to provide a transparent and comprehensive evaluation of the Proposed Project. CHP has prepared this resolution to comply with the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.). CHP is a "lead agency" under CEQA.

MITIGATION MONITORING AND REPORTING PROGRAM

As noted above, and as consistent with CEQA and the CEQA Guidelines, a mitigation monitoring and reporting program (MMRP), has been prepared by CHP for the Proposed Project (Exhibit A). (See Pub. Resources Code, § 21081.6, subd. (a)(1); CEQA Guidelines, § 15097.) CHP will use the MMRP to track compliance with mitigation measures imposed by CHP and the MMRP will remain available for public review during the compliance period.

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT

CHP's Assistant Chief of Administrative Services Division (Assistant Chief) hereby finds and declares that he has reviewed and considered the EIR together with all comments received during the public review process in evaluating the Proposed Project, that the EIR is an accurate and objective statement that fully complies with CEQA and the State CEQA Guidelines and that the EIR reflects the independent judgment and analysis of CHP. The Assistant Chief further finds and declares that no new significant impacts as defined by State CEQA Guidelines section 15088.5 have been identified after circulation of the Draft EIR and that recirculation of the EIR is therefore not required. On behalf of CHP, the Assistant Chief certifies the EIR.

ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM

The Assistant Chief finds and declares that considering the record as a whole, although there are significant and avoidable impacts, and after weighing the benefits of

the Proposed Project against related unavoidable significant environmental impacts, the benefits of the Proposed Project outweigh its unavoidable adverse environmental effects so that the adverse environmental effects may be considered "acceptable" (CEQA Guidelines § 15093, subd. (a)). The Assistant Chief adopts the findings of fact and the Statement of Overriding Considerations set forth in Exhibit B. In addition, pursuant to Public Resources Code section 21081.6, CHP hereby adopts the MMRP attached to this Resolution as Exhibit A.

APPROVAL OF PROJECT

The Assistant Chief finds that the approval and implementation of the Proposed Project is necessary to fulfill the mandates and duties of CHP to protect public health, safety and welfare. Based on the entire record before CHP, including all written and oral evidence presented to CHP, the Assistant Chief hereby approves the Santa Fe Springs Area Office Replacement Project, with all the mitigation measures and the MMRP as set forth in this document.

CUSTODIAN OF DOCUMENTS

The Assistant Chief is the custodian of the records of the proceedings on which this decision is based. Records are located at the CHP offices located at 601 North 7th Street, Sacramento, CA 95811.

DIRECTION TO STAFF

The Assistant Chief directs CHP staff to prepare and file a Notice of Determination with the Office of Planning and Research as soon as practicable and no later than five (5) working days after the date of Proposed Project approval as set forth immediately below.

ADOPTED this 29 day of September, 2020.

 ASSISTANT CHIEF

BY:

ATTEST:



Exhibit A

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM SUMMARY TABLE

The following mitigation monitoring and reporting program (MMRP) summary table includes the mitigation measures identified in the California Highway Patrol (CHP) Santa Fe Springs Area Office Replacement Project Environmental Impact Report (EIR). For each mitigation measure, this table identifies monitoring and reporting actions that shall be carried out, the party responsible for implementing these actions, and the monitoring schedule. This table also includes a column where responsible parties can check off monitoring and reporting actions as they are completed. It is the responsibility of the Contractor to ensure that actions required for all of the mitigation measures listed herein are included in the project plans and specifications. It is the responsibility of the State to review and confirm that all of the mitigation measure actions described herein are in the project plans and specifications.

Acronyms and Abbreviations

CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CHP	California Highway Patrol
CRHR	California Register of Historical Resources
DGS	Department of General Services
EIR	Environmental Impact Report
MLD	Most Likely Descendant
MMRP	mitigation monitoring and reporting program
NAHC	Native American Heritage Commission
NRHP	National Register of Historic Places
NSHHD	Norwalk State Hospital Historic District
OSHA	Occupational Safety and Health Administration
SHPO	State Historic Preservation Office
TCR	tribal cultural resource
USFWS	U.S. Fish and Wildlife Service

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Mitigation Measure		Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
Biological Resources					
BIO-1	<p>Conduct Pre-construction Surveys for Nesting Birds and Implement Non-disturbance Buffer Areas.</p> <p>To the extent feasible, all vegetation removal, including trees, shall occur between September 1 and January 14, which is outside the bird/raptor nesting season, to avoid potential impacts on nesting birds. If construction activities (including staging and vegetation removal) will occur during the nesting season (January 15 through August 31), the Project proponent shall retain a qualified wildlife biologist to conduct focused surveys for active bird nests on the Project site and within a 250-foot buffer no more than 7 days before initiation of construction activities. If no work occurs for a period of 5 days during the nesting season, surveys must be performed before work within 250 feet of suitable nesting substrate is resumed. If the survey indicates that no active nests are present, no further mitigation shall be required.</p> <p>If an active bird or raptor nest is located during the preconstruction surveys, a qualified</p>	1. N/A	1. Retain a qualified biologist to conduct pre-construction surveys.	1. Prior to construction	
		2. Provide the State with advance notice of construction schedule and anticipated start date. Support site access for qualified biologist. Do not initiate construction activities until Step #4 occurs.	2. Ensure qualified biologist conducts pre-construction surveys of construction work area within 7 days before construction activity.	2. Prior to construction	
		3. Inform the State if no work occurs for a period of 5 days or more during the nesting season and follow Step #4.	3. If no construction work occurs for a period of 5 days during the nesting season, surveys must be performed before work is resumed.	3. During construction	

Mitigation Measure		Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	biologist shall establish appropriate species-specific non-disturbance buffer zones in consultation with USFWS and/or CDFW. No Project activity shall commence within the non-disturbance buffer until a qualified biologist confirms that the nest is no longer active.	4. Halt or do not initiate construction activities until receive authorization from the State (based on nesting bird survey results).	4. Authorize construction activities to proceed if a qualified biologist has confirmed that nests are no longer active.	4. During construction	
Cultural Resources					
CR-1	<p>Design the project to preserve contributing elements of the NSHHD.</p> <p>The project will be designed to preserve contributing elements to the historical resource within the project area, as feasible. Avoidance of existing interior paths and roadways (such as the sidewalk parallel to Cedar Street in the southwest part of the project area) and retention of existing mature trees (such as in the storm water retention areas, parking lots, and between the main building and Bloomfield Ave), where feasible, would partially mitigate the negative impact to the historical resource. The State will work with the SHPO to develop mitigation measures agreeable to all parties.</p>	1. Design the project to preserve some historical resources within the project area.	1. N/A	1. Prior to construction	
		2. Ensure preservation of some of the elements that contribute to historical resources (as discussed in this mitigation measure) within the project area.	2. Work with Contractor to ensure preservation of the contributing elements to historical resources as specified in this mitigation measure.	2. During construction	
		3. N/A	3. Work with the SHPO to review mitigation measures.	3. Prior to construction	

Mitigation Measure		Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
CR-2	<p>Implement landscaping to enhance the scenic feeling of the original grounds.</p> <p>Landscape design will attempt to minimize the impacts to the open and scenic feeling of the grounds by establishing new plantings, that are compatible with the historic district landscaping. In addition, landscaping will be designed to screen incompatible elements of the project (such as the 6-foot-tall concrete masonry unit wall) with compatible trees and shrubbery, to the degree feasible without compromising the safety and security of the facility.</p>	1. Incorporate landscaping into the project design that would retain the open and scenic feeling of the original grounds and screen incompatible elements.	1. N/A	1. Prior to construction	
		2. Work with the State to ensure that the new plantings fulfill the focus of this mitigation measure.	2. Ensure that landscaping meets the focus of this mitigation measure.	2. During/after construction	
CR-3	<p>Prepare documentation according to the standards of the Historic American Building Survey/Historic American Engineering Record and submit it to a local archive or repository for curation.</p> <p>Documentation in the form of a public report can be undertaken as mitigation. A typical documentation effort for a historical resource of this nature would include production of a historical narrative and accompanying photo-documentation. Photo-documentation would be undertaken with large-format black-and-white film according to the standards of the Historic American Building Survey/Historic American Engineering Record and submitted to</p>	1. N/A	1. Obtain a qualified historian to prepare a report that includes a historical narrative and photo documentation that meets the standards of the Historic American Building Survey/Historic American Engineering Record and submit it to a local archive	1. Prior to construction	

Mitigation Measure		Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	a local archive or repository for curation. (Submission of documentation materials to Library of Congress would not be required for historical resources of this nature). It is recommended that the mitigation measure of a public report establish specific production standards, reviewers and commenters, and final disposition of the public report if this option is undertaken. These specific requirements should be determined in consultation with interested local parties. Interested local parties include (but are not limited to) local preservation groups, and any local neighborhood groups that may express interest in the historical resources.	2. N/A	or repository for curation. 2. Ensure that the public report’s mitigation measures include the requirements specified in this mitigation measure.	2. Prior to construction	
CR-4	Conduct Archaeological Sensitivity Training and Construction Monitoring. A cultural resources awareness training program shall be provided to all construction personnel active on the project site during earth moving activities. The training shall be provided prior to the initiation of ground disturbing activities. The training will be developed and conducted in coordination with a qualified archaeologist meeting the United	1. Coordinate with the State to ensure that all construction personnel receive the archaeological sensitivity training prior to the initiation of ground disturbing activities.	1. Coordinate with the contractor to ensure that the archaeological sensitivity training is provided to all construction personnel prior to the initiation of ground disturbing activities.	1. Prior to construction	

Mitigation Measure		Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	<p>States Secretary of Interior guidelines for professional archaeologists and a representative or representatives from the Gabrieleno Band of Mission Indians – Kizh Nation, a tribe who participated in AB 52 consultations with DGS/CHP. The program will include relevant information regarding sensitive cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally appropriate treatment of any finds of significance to Native Americans and behaviors, consistent with Native American Tribal values.</p> <p>A qualified archaeological monitor and Native American monitor from the Gabrieleno Band of Mission Indians – Kizh Nation shall be retained to monitor all ground disturbing activities associated with the project, beginning with the demolition and removal of existing facilities such as the basketball and tennis courts, two shelters, the greenhouse, the existing paved areas, and other miscellaneous features, and all</p>	2. N/A	2. Ensure that the archaeological sensitivity training includes all of the specifications detailed in this mitigation measure.	2. Prior to construction	
		3. Ensure that no ground disturbing activities, clearing, grubbing, grading, and excavation activities occur unless an archaeological monitor and a Native American monitor are present at the project site.	3. Retain a qualified archaeological monitor and Native American monitor to monitor all ground disturbing activities.	3. Prior to construction/ during construction	
		4. Stop work should any cultural resources be found during construction activities. Do not start work until authorized by the archaeological monitor or Native American monitor.	4. Coordinate with the contractor, archaeological monitor, and Native American monitor to halt work should any cultural resources be found during construction, and ensure that the	4. During construction, if necessary	

	Mitigation Measure	Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	<p>clearing and grubbing (including the potential removal of all onsite vegetation and trees), grading, and excavation activities, as described in Chapter 2, Section 2.4.2. Ground disturbance during the installation of building foundations, and utility trenching shall also require the presence of monitors, as shall the installation of a new water pipeline, which would extend south on Bloomfield Avenue, within the roadway, for approximately 3,300 feet.</p> <p>If any cultural resources, including but not limited to structural features, bone or shell, flaked or ground stone artifacts, historic-era artifacts, human remains, or architectural remains, are encountered during any project construction activities, the archaeological monitor, in consultation with the Native American monitor, as appropriate, shall have the authority to stop work in the vicinity of the finds and implement the Unanticipated Discovery Plan and other actions identified in Mitigation Measure CR-5.</p>		<p>Unanticipated Discovery Plan and other actions identified in Mitigation Measure CR-5 are implemented.</p>		
<p>CR-5</p>	<p>Prepare an Unanticipated Discovery Plan, Immediately Halt Construction if Cultural Resources Are Discovered, Evaluate All Identified Cultural Resources for Eligibility for Inclusion in the CRHR, and Implement Appropriate Mitigation Measures for Eligible Resources.</p>	<p>1. N/A</p>	<p>1. Retain a qualified archaeologist to prepare an Unanticipated Discovery Plan that includes the protocols outlined in this mitigation measure.</p>	<p>1. Prior to construction</p>	

Mitigation Measure		Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	<p>An Unanticipated Discovery Plan shall be developed by the State prior to initiating construction. The Unanticipated Discovery Plan will outline protocols to be followed should there be unanticipated archaeological finds, provide for points of contact and present a timeline for notifications. Protocols for addressing Native American archaeological resources and tribal cultural resources that have been provided by the Gabrieleno Band of Mission Indians – Kizh Nation will be incorporated into the Unanticipated Discovery Plan, including the directives of Mitigation Measure TCR-1: Tribal Monitoring and Treatment of Tribal Cultural Resources.</p> <p>If any cultural resources, such as structural features, unusual amounts of bone or shell, flaked or ground stone artifacts, historic-era artifacts, human remains, or architectural remains, are encountered during any project construction activities, work shall be suspended immediately at the location of the find and within a radius of at least 100 feet and the State will be contacted. Tribal cultural resources will be treated in accordance with Mitigation Measure TCR-1.</p>	<p>2. Retain a copy of the Unanticipated Discovery Plan at the project site at all times and understand the protocols listed in the plan.</p>	<p>2. Ensure that the contractor understands the protocols outlined in the Unanticipated Discovery Plan and retains a copy of the plan at the project site at all times.</p>	<p>2. During construction</p>	
		<p>3. If any cultural resources are discovered, halt construction immediately within 100 feet of the find, and contact the State.</p>	<p>3. Confirm that any discoveries of archaeological finds are evaluated and addressed properly in accordance with the mitigation measure, and that tribal cultural resources are treated in accordance with TCR-1 and the Unanticipated Discovery Plan.</p>	<p>3. During construction, if necessary</p>	

	Mitigation Measure	Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	<p>All cultural resources accidentally uncovered during construction within the project site shall be evaluated for eligibility for inclusion in the NRHP/CRHR. Resource evaluations will be conducted by individuals who meet the U.S. Secretary of the Interior’s professional standards in archaeology, history, or architectural history, as appropriate. For finds that are of Native American concerns, local Native American tribes will be notified, if they have requested notification. If any of the resources meet the eligibility criteria identified in Public Resources Code § 5024.1 or CEQA § 21083.2(g), mitigation measures will be developed and implemented in accordance with CEQA Guidelines § 15126.4(b) or 21083.2(b), respectively, before construction resumes.</p> <p>The disposition of materials related to tribal cultural resources and Native American burials will be determined according to Mitigation Measure TCR-1. The disposition of historic era artifacts will be outlined in the Unanticipated Discovery Plan.</p>	<p>4. Do not resume construction in the vicinity of the finds until clearance is given by the State.</p>	<p>4. Provide clearance for construction activities to resume once appropriate.</p>	<p>4. Following any cultural resource discovery</p>	
<p>CR-6</p>	<p>Immediately Halt Construction if Human Remains Are Discovered and Implement Applicable Provisions of the California Health and Safety Code.</p> <p>If human remains, including cremations, are accidentally discovered during the Proposed Project’s construction activities, the</p>	<p>1. Include a stop work provision for the discovery of human remains, including cremations, in the project plans and specifications.</p>	<p>1. Confirm that a stop work measure for the discovery of human remains and cremations are included in project plans and specifications.</p>	<p>1. During preparation of plans and specifications</p>	

	Mitigation Measure	Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	<p>requirements of California Health and Human Safety Code § 7050.5 shall be followed. Potentially damaging excavation shall halt in the vicinity of the remains, with a minimum radius of 100 feet, and the Los Angeles County Coroner shall be notified. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (California Health and Safety Code § 7050.5[b]). If the Coroner determines that the remains are those of a Native American, he or she must contact NAHC by phone within 24 hours of making that determination (California Health and Safety Code § 7050[c]). Pursuant to the provisions of Pub. Res. Code § 5097.98, the NAHC shall identify a Most Likely Descendent (MLD). The MLD designated by the NAHC shall have at least 48 hours to inspect the site and propose treatment and disposition of the remains and any associated grave goods. The State shall work with the MLD to ensure that the remains are removed to a protected location and treated with dignity and respect. Native American human remains may also be determined to be tribal cultural resources. Details for the treatment of discovered human remains will be included in the Unanticipated Discovery Plan and will follow the protocols outlined by the Gabrieleno Band of Mission Indians – Kizh Nation. The County Coroner will contend with the human remains if they are not</p>	<p>2. In the event that human remains are encountered, halt work within 100 feet of the find and contact the State.</p>	<p>2. The State shall immediately contact the Los Angeles County Coroner upon notification of any findings of human remains.</p>	<p>2. During construction</p>	
		<p>3. Do not resume construction in the vicinity of the finds until clearance is given by the State.</p>	<p>3. Confirm that any discoveries of human remains are evaluated and addressed properly in accordance with the mitigation measure and the Unanticipated Discovery Plan.</p>	<p>3. During construction</p>	

Mitigation Measure		Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	of Native American origin or archaeological (early historic era) in nature.				
Hazards					
HAZ-1	<p>Management of Unknown Hazardous Materials.</p> <p>If hazardous materials, wastes, or suspected soil contamination is encountered during construction of the Proposed Project, Project activities in that area should stop until appropriate health and safety procedures are implemented. CHP and/or its contractors shall be required to conduct an investigation to determine the composition of the encountered material, including sampling by an OSHA trained individual and testing at a certified laboratory. Once the composition of the material is known, CHP and/or its contractors shall ensure that workers are provided with adequate personal protective equipment to prevent unsafe exposure and properly manage, remove, report, and dispose of any hazardous materials or contaminated soil in a hazardous waste landfill.</p>	1. Notify the State if any hazardous materials, wastes, or suspected soil contamination is encountered and halt work.	1. Confirm that work is halted upon notification from the contractor of a discovery of hazardous materials, wastes, or suspected soil contamination.	1. During construction	
		2. Implement appropriate health and safety procedures upon discovery.	2. Ensure that the contractor implements appropriate health and safety measures upon discovery.	2. During construction	
		3. Work with the State and an OSHA trained individual to determine the composition of the material.	3. Hire an OSHA certified contractor (if necessary) to determine the composition of the discovered material.	3. During construction	

Mitigation Measure		Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
		4. Ensure that workers are provided with the proper personal protective equipment in order to properly remove the hazardous materials.	4. Ensure that the hazardous materials are properly removed.	4. During construction	
		5. Resume work after receiving confirmation from the State that it is ok to do so.	5. After confirming that all hazardous materials have been removed, notify the contractor that work can be continued.	5. During construction	
Noise					
NOI-1	Implement Vibration-reducing Measures The State and its construction contractor will implement the following vibration-reducing measures during all construction activities, unless as specified below, to minimize impacts on nearby sensitive receptors:	1. Include vibration reduction measures in the project plans and specifications.	1. Confirm that vibration reduction measures are included in project plans and specifications.	1. During preparation of plans and specifications	

Mitigation Measure	Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
<ul style="list-style-type: none"> ▪ Ensure proper tuning of vibration-causing equipment. ▪ Vibration damping devices will be used to the extent feasible. ▪ Use of vibratory equipment will be limited to the extent feasible. ▪ Vibration shields, such as sound aprons or temporary enclosures with sound-absorbing material, will be used on or around construction equipment, particularly if construction activities are conducted after 7:00 pm. For all construction activities occurring within 40 feet of residences at any time of day a temporary vibration barrier will be installed between the Project site and the nearest sensitive receptors. Following the completion of construction activities within that distance, the barrier will be removed. ▪ The State will notify all residences and other sensitive receptors within 500 feet of the Project site prior to the initiation of the proposed construction activities. The notification will provide the name and contact information, including a phone number, of a State representative for use before and during construction activities to address any questions or concerns regarding the Project’s construction activities or anticipated noise and vibration levels. If any occupants or other sensitive 	<p>2. Implement the vibration reduction measures specified in this mitigation measure.</p>	<p>2. Ensure implementation of the vibration reduction measures specified in this mitigation measure.</p>	<p>2. During construction</p>	
	<p>3. N/A</p>	<p>3. Notify residences and other sensitive receptors within 500 feet of the Project site prior to the start of construction.</p>	<p>3. Prior to construction</p>	

	Mitigation Measure	Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	<p>receptors report sensitive operations that could be affected, construction activities will be modified to minimize vibration near those buildings. Potential modifications include limiting the hours of operation for pieces of equipment that are major vibration sources and maximizing the distance between these pieces of equipment and sensitive buildings.</p>				
Transportation					
<p>TRA-1</p>	<p>Prepare and Implement a Construction Traffic Management Plan The Contractor shall prepare and implement a construction traffic management plan to reduce potential interference with an emergency response plan, as well as to reduce potential traffic safety hazards and ensure adequate access for emergency responders. Development and implementation of this plan shall be coordinated with the Cities of Norwalk and Santa Fe Springs. CHP or the California Department of General Services (DGS) shall ensure that the plan is implemented during construction. The plan shall include, but will not be limited to, the following items:</p>	<p>1. Work with the State to include this mitigation measure in the project construction plans and specifications.</p>	<p>1. Review and approve project construction plans and specifications to confirm that this mitigation measure has been included.</p>	<p>1. Prior to construction</p>	
		<p>2. Prepare and implement a Traffic Management Plan that includes, at a minimum, all of the elements in this mitigation measure.</p>	<p>2. Review and approve the Traffic Management Plan and ensure that it is implemented.</p>	<p>2. Prior to construction</p>	

	Mitigation Measure	Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	<ul style="list-style-type: none"> ▪ Identify construction truck haul routes to limit truck and automobile traffic on nearby streets. The identified routes will be designed to minimize impacts on vehicular and pedestrian traffic, circulation, and safety. Identified haul routes will be recorded in the contract documents. ▪ Implement comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, warning and detour signs (if required), lane closure procedures (if required), and cones for drivers. ▪ Evaluate the need to provide flaggers or temporary traffic control at key intersections along the haul route during all or some portion of the construction period. ▪ Notify adjacent property owners and public safety personnel regarding timing of major deliveries, detours, and lane closures. ▪ Develop a process for responding to and tracking complaints pertaining to construction activity, including identification of an on-site complaint manager. Post 24-hour contact information for the complaint manager on the site. ▪ Document road pavement conditions for all routes that would be used by 	<p>3. Document road pavement conditions for all routes that would be used by construction vehicles before and after construction.</p>	<p>3. Ensure that the contractor documents road pavement conditions for all routes that would be used by construction vehicles before and after project construction.</p>	<p>3. Prior to construction</p>	
		<p>4. Repair damaged areas to a level at which they existed before project construction.</p>	<p>4. Ensure damaged areas are repaired to a level at which they existed before project construction.</p>	<p>4. Post-construction</p>	

Mitigation Measure		Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	construction vehicles before and after Project construction. Make provisions to monitor the condition of surface streets used for haul routes so that any damage and debris attributable to the haul trucks could be identified and corrected. Roads damaged by construction vehicles shall be repaired to the level at which they existed before Project construction.				
Tribal Cultural Resources					
TCR-1	Tribal Monitoring and Treatment of Tribal Cultural Resources	1. N/A	1. Retain a Native American Monitor.	1. Prior to construction	
	Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill (AB) 52 (the “Tribe” or the “Consulting Tribe”). The Tribal monitor will only be present	2. Ensure that no ground-disturbing activities take place unless a Native American Monitor is present.	2. Work with the contractor to ensure that no ground-disturbing activities take place unless a Native American Monitor is present.	2. Prior to construction	

	Mitigation Measure	Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	<p>on-site during the construction phases that involve ground-disturbing activities. Ground-disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall</p>	<p>3. Ensure that a Tribal Monitor remains at the project site until all ground-disturbing activities are completed, or until it is decided that there is little to no potential for impacting Tribal Cultural Resources.</p>	<p>3. Ensure that the Tribal Monitor remains at the project site until all ground-disturbing activities are completed, or until it is decided that there is little to no potential for impacting Tribal Cultural Resources.</p>	<p>3. During construction</p>	
		<p>4. If any Tribal Cultural Resources are found, ensure that the qualified archaeologist or Tribal Monitor is notified immediately.</p>	<p>4. Ensure that the qualified archaeologist or Tribal monitor evaluates all unearthed Tribal Cultural Resources and treats them according to the measures outlined in this mitigation measure.</p>	<p>4. During construction</p>	
		<p>5. Stop work immediately within 100 feet of the find, if grave goods or human remains are encountered at the project site.</p>	<p>5. Ensure that all work is halted within 100 feet, if grave goods or human remains are encountered at the project site.</p>	<p>5. During construction</p>	

Mitigation Measure		Contractor Responsibility	State Responsibility	Monitoring Schedule	Completion Date and Initials
	immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]).				
See CR-4, 5, and CR-6					

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Exhibit B

Findings of Fact and Statement of Overriding Considerations

**Findings of Fact
and
Statement of Overriding Considerations
of the
California Highway Patrol**

as a

**Lead Agency under the
California Environmental Quality Act
(Pub. Resources Code, § 21000 et seq.)**

for the

Santa Fe Springs Area Office Replacement Project

as analyzed in the

Final EIR

September 2020

INTRODUCTION

The California Highway Patrol (CHP) has prepared these findings to comply with the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.). CHP is a "lead agency" under CEQA.

The CHP has initiated a statewide effort to replace aging and/or inadequate CHP field offices and other facilities. The CHP Santa Fe Springs Area office, currently located at 10051 Orr and Day Road, Santa Fe Springs, was constructed in 1967. In accordance with the Essential Services Buildings Seismic Safety Act (ESBSSA) and as further outlined in Health and Safety Code Chapter 2, for CHP to provide critical services to the public in the event of a disaster, the CHP facilities must be designed and constructed to resist the forces generated by earthquakes, gravity, and winds; the existing CHP Santa Fe Springs Area Office does not meet ESBSSA requirements. Furthermore, the existing office lacks adequate space to accommodate the assigned and projected number of employees, has structural deficiencies including mechanical, electrical, and plumbing systems that are well beyond their useful life and do not meet current code requirements, a roof that is overdue for replacement, hazardous materials (asbestos tiles and lead paint) at the site that require abatement, insufficient secured parking for CHP vehicles, no dedicated truck inspection or school bus inspection area to comply with state laws, and no dedicated space to store used tires or waste oil and other flammable materials. As a result, the CHP proposes the construction and operation of a replacement CHP Area Office and associated improvements.

The Proposed Project would develop approximately 5.2 acres within an approximate 6-acre site located in the City of Norwalk, approximately 2 miles southeast of the existing CHP Santa Fe Springs Area Office. The 6-acre parcel that will be sectioned for the Proposed Project is part of the existing 165-acre campus of the Department of State Hospitals-Metropolitan (formerly known as Metropolitan State Hospital), and is located at 11401 Bloomfield Avenue, located west of Bloomfield Avenue and south of Lakeland Road. This location is situated approximately 0.7 mile north of Imperial Highway, 1.3 miles east of Interstate 5, and 2 miles east of Interstate 605. The site is located inside the northeast corner of the hospital, which occupies Assessor Parcel Number (APN) 8025-003-902.

NOTICE OF PREPARATION AND PUBLIC REVIEW

A Notice of Preparation (NOP) and Initial Study (IS) for the Proposed Project was prepared in accordance with State CEQA Guidelines Section 15082 and circulated to state agencies through the Governor's Office of Planning and Research's State Clearinghouse on March 8, 2019, with hard copies circulated on March 8, 2019. The scoping period continued for 30 days and concluded on April 8, 2019.

The NOP presented general background information on the Proposed Project, the scoping process, the environmental issues to be addressed in the EIR, and the anticipated uses of the EIR. The NOP and IS were posted online, as well as distributed for review and comment to numerous federal and state agencies; departmental and public services agencies within Los Angeles, the City of Norwalk, and the City of Santa Fe Springs; private property owners within 500 feet of the Proposed Project site; and private property owners within 500 feet of the proposed utility improvement areas. In addition, on March 8, 2019, an announcement of the release of the NOP, including the date, time, and location of the scoping meeting, was published in *The Norwalk Patriot*.

To provide the public, as well as responsible and trustee agencies, an opportunity to ask questions and submit comments on the scope of the EIR and the Proposed Project, a public scoping meeting was held in Santa Fe Springs during the public scoping period. While CEQA does not require such a meeting to be held, CHP conducted the scoping meeting to provide additional opportunities to solicit input from the public and interested public agencies. As described above, notices of the meeting were mailed to interested parties. In addition to the publication of the scoping meeting information in the local area newspaper, *The Norwalk Patriot*, the scoping meeting information was also presented on a website (www.chp-ceqa.com/santa-fe-springs/) before the event to solicit attendance.

The scoping meeting was held on March 19, 2019, 5:30 to 7:30 p.m., at the Town Center Hall, Meeting Room 1, 11740 Telegraph Road, Santa Fe Springs, CA 90670. In addition to California Department of General Services (DGS) and contractor staff, one individual attended the scoping meeting—a representative from the City of Santa Fe Springs. The meeting began with an open house where DGS and contractor staff were available to engage in one-on-one conversations to discuss and answer questions about the Proposed Project and the CEQA process. A brief presentation was then delivered to provide an overview of the Proposed Project and the CEQA process. Afterward, the public was given an opportunity to provide verbal and written scoping comments. One individual asked a question related to the future use of the existing CHP Santa Fe Springs Area office and the land on which it is located. All of the meeting materials from the scoping meetings, including the sign-in sheets, PowerPoint presentation, and posters, were included in the DEIR as Appendix A, Scoping Summary.

CHP offered opportunity for comments at the meeting, as well as during the 30-day scoping period. Comment forms were available at the scoping meeting for submission of written comments during or after the meeting. No comments were received during the scoping meeting; four comment letters were received during the scoping period. These comments have been included in the DEIR as Appendix A, Scoping Summary and were considered in the EIR evaluation.

Once the DEIR was complete, a Notice of Availability (NOA) was circulated to the public; to local, state, and federal agencies; and to other interested parties through direct mailing, by publication in a general circulation newspaper, by posting on CHP's website, and by hard copy made available at the Los Angeles County Registrar-Recorder/County Clerk. This NOA initiated a 45-day public review period, beginning February 21, 2020, and ending April 6, 2020. During this time, the DEIR was made available for review on CHP's project website, at the California Highway Patrol office in Sacramento (601 N. Seventh Street), at the California Highway Patrol Santa Fe Springs Office in Santa Fe Springs (10051 Orr and Day Road), at the State of California Department of General Services offices in West Sacramento (707 Third Street, 4th Floor), at the Norwalk Library (12350 Imperial Highway), and via mail by specific request. CHP cancelled a planned public meeting on the DEIR due to the global Coronavirus (COVID-19) pandemic, which resulted in the temporary closure of the event venue and statewide prohibitions against large gatherings of people. The public meeting was scheduled to be held in Santa Fe Springs, California, on March 17, 2020, at the Town Center Hall (11740 E. Telegraph Road). A sign was posted outside of the Town Center Hall that notified the public about the cancelled meeting, and the project's website was also updated to announce the cancellation. Emails announcing the cancellation were sent to various agencies, Native American tribes, and properties adjacent to the Proposed Project. The emails can be found in Appendix A of the FEIR. One public comment letter was received. The letter and CHP's response to the letter can be found in Chapter 2 of the FEIR.

The NOA, NOC, and newspaper advertisements are included in the Final EIR (FEIR) in Appendix A, DEIR Notices and Mailing List. The EIR, discussed herein, includes the DEIR, the FEIR, and all appendices.

SCOPE, PURPOSE, AND EFFECT OF FINDINGS

Findings are required by each "public agency" that approves a "project for which an environmental impact report has been certified which identifies one or more significant effects on the environment." (Pub. Resources Code, § 21081, subd. (a); CEQA Guidelines, § 15091, subd. (a); see also Pub. Resources Code, § 21068 ("significant effect on the environment" defined); CEQA Guidelines, § 15382 (same).)

These findings, as a result, are intended to comply with CEQA's mandate that no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant effects thereof unless the agency makes one or more of the following findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment;

- (2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency;
- (3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

(Pub. Resources Code, § 21081, subd. (a); CEQA Guidelines, § 15091, subd. (a).)

These findings are also intended to comply with the requirement that each finding by the CHP be supported by substantial evidence in the administrative record of proceedings, as well as accompanied by a brief explanation of the rationale for each finding. (*Id.*, § 15091, subds. (a), (b); see also Discussion following CEQA Guidelines, § 15091.) To that end, these findings provide the written, specific reasons supporting the CHP's decision under CEQA to implement the Proposed Project described in the EIR (SCH # 2019030003). These findings are not merely informational, but rather constitute obligations that will become binding when the CHP formally approves the Proposed Project.

ADMINISTRATIVE RECORD OF PROCEEDINGS

For purposes of these findings, the administrative record of proceedings for CHP's Proposed Project consists, at a minimum, of the following documents:

- The Notice of Determination;
- All resolutions or ordinances adopted by the lead agency approving the Proposed Project or required by law (including project approval and EIR certification resolutions and the mitigation monitoring and reporting program);
- The DEIR, comments on the DEIR and the responses to those comments, including any modification of the environmental documents and Proposed Project made after the comment period (essentially, the FEIR, but also expressly including the DEIR);
- The remainder of the FEIR, including all appendices and other materials (references);
- The staff reports prepared for the approving bodies of the lead agency;

- Transcripts or minutes of all hearings;
- The remainder of the administrative record, which includes:
 - Internal agency communications (within CHP and the California Department of General Services [DGS] and between CHP/DGS or consultants and other agencies, including email)
 - Miscellaneous (press releases, articles)

The custodian of the documents comprising the administrative record of proceedings is CHP, located at 601 North Seventh Street, Sacramento, CA 95811.

CHP has relied on all of the documents listed above in exercising its independent judgment and reaching its decision with respect to the Proposed Project.

MITIGATION MONITORING AND REPORTING PROGRAM

As noted above, and as consistent with CEQA and the CEQA Guidelines, a mitigation monitoring and reporting program (“MMRP”), has been prepared by the CHP for the Santa Fe Springs Area Office Replacement Project. (See Pub. Resources Code, § 21081.6, subd. (a)(1); CEQA Guidelines, § 15097.) The CHP will use the MMRP to track compliance with mitigation measures imposed by the CHP and the MMRP will remain available for public review during the compliance period.

LESS THAN SIGNIFICANT IMPACTS WITH MITIGATION

The EIR identified potentially significant environmental impacts that would result from implementation of the Proposed Project, absent mitigation, for the following effects. However, CHP has required changes to the Proposed Project in order to avoid or substantially lessen the potentially significant effects on the environment, such that the following impacts would be less than significant.

Impact BIO-1:

Implementation of the Proposed Project would potentially impact nesting birds, including species protected under the Migratory Bird Treaty Act and raptors. Clearing of trees and shrubs, as well as pruning/trimming them, as a result of the Project could destroy (e.g., crush, remove) active nest sites, if present, on the Project site during construction. Additionally, noise and disturbance associated with construction of the Project could adversely affect nesting birds in adjacent areas to the point that it results

in nest abandonment and/or failure.

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

Because the potential loss of an active bird nest during construction would potentially violate protections under the MBTA and California Fish and Game Code (CFGC), such an impact is considered significant. With implementation of Mitigation Measure BIO-1, the Project would avoid impacts on nesting birds by identifying and avoiding direct and indirect impacts to occupied nests. Specifically:

Mitigation Measure BIO-1: To the extent feasible, all vegetation removal, including trees, shall occur between September 1 and January 14, which is outside the bird/raptor nesting season, to avoid potential impacts on nesting birds. If construction activities (including staging and vegetation removal) will occur during the nesting season (January 15 through August 31), the Project proponent shall retain a qualified wildlife biologist to conduct focused surveys for active bird nests on the Project site and within a 250-foot buffer no more than 7 days before initiation of construction activities. If no work occurs for a period of 5 days during the nesting season, surveys must be performed before work within 250 feet of suitable nesting substrate is resumed. If the survey indicates that no active nests are present, no further mitigation shall be required.

If an active bird or raptor nest is located during the preconstruction surveys, a qualified biologist shall establish appropriate species-specific non-disturbance buffer zones in consultation with USFWS and/or CDFW. No Project activity shall commence within the non-disturbance buffer until a qualified biologist confirms that the nest is no longer active.

Impact BIO-2:

Proposed Project construction activities could impact native wildlife nursery sites if there are birds nesting in the Project site. If birds nest within the Project area, this could be considered as a native wildlife nursery site. As discussed above under Impact BIO-1, the clearing of trees and shrubs, as well as pruning/trimming them, as a result of the Project could destroy (e.g., crush, remove) active nest sites, and therefore impact a wildlife nursery site. Additionally, noise and disturbance associated with construction of the Project could adversely affect nursery sites in adjacent areas to the point that it

results in nest abandonment and/or failure.

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

Impacts to a nursery site would be considered significant. Mitigation Measure BIO-1 (discussed above) would ensure that preconstruction surveys are conducted for nesting birds and buffers are implemented, if necessary, so that impacts to nursery sites would be less than significant.

Impact CR-2:

Implementation of the Proposed Project has the potential for a substantial adverse impact on archaeological resources from project construction.

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

Although no archaeological resources were identified within the project site as a result of background research or the field survey, archaeological remains may be buried with no surface manifestation. If archaeological remains are accidentally discovered that are determined eligible for listing in the NRHP/CRHR, and Proposed Project activities would affect them in a way that would render them ineligible for such listing, a significant impact would result. Implementation of Mitigation Measures CR-4 and 5 would reduce impacts on NRHP/CRHR-eligible archaeological sites accidentally uncovered during construction to a level that is less than significant with mitigation.

Mitigation Measure CR-4: A cultural resources awareness training program shall be provided to all construction personnel active on the project site during earth moving activities. The training shall be provided prior to the initiation of ground disturbing activities. The training will be developed and conducted in coordination with a qualified archaeologist meeting the United States Secretary of Interior guidelines for professional archaeologists and a representative or representatives

from the Gabrieleno Band of Mission Indians – Kizh Nation, a tribe who participated in AB 52 consultations with DGS/CHP. The program will include relevant information regarding sensitive cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally appropriate treatment of any finds of significance to Native Americans and behaviors, consistent with Native American Tribal values.

A qualified archaeological monitor and Native American monitor from the Gabrieleno Band of Mission Indians – Kizh Nation shall be retained to monitor all ground disturbing activities associated with the project, beginning with the demolition and removal of existing facilities such as the basketball and tennis courts, two shelters, the greenhouse, the existing paved areas, and other miscellaneous features, and all clearing and grubbing (including the potential removal of all onsite vegetation and trees), grading, and excavation activities, as described in Chapter 2, Section 2.4.2. Ground disturbance during the installation of building foundations, and utility trenching shall also require the presence of monitors, as shall the installation of a new water pipeline, which would extend south on Bloomfield Avenue, within the roadway, for approximately 3,300 feet.

If any cultural resources, including but not limited to structural features, bone or shell, flaked or ground stone artifacts, historic-era artifacts, human remains, or architectural remains, are encountered during any project construction activities, the archaeological monitor, in consultation with the Native American monitor, as appropriate, shall have the authority to stop work in the vicinity of the finds and implement the Unanticipated Discovery Plan and other actions identified in Mitigation Measure CR-5.

Mitigation Measure CR-5: An Unanticipated Discovery Plan shall be developed by the State prior to initiating construction. The Unanticipated Discovery Plan will outline protocols to be followed should there be unanticipated archaeological finds, provide for points of contact and present a timeline for notifications. Protocols for addressing Native American archaeological resources and tribal cultural resources that have been provided by the Gabrieleno Band of Mission Indians – Kizh Nation will be incorporated into the Unanticipated Discovery Plan, including the directives of Mitigation Measure TCR-1: Tribal Monitoring and Treatment of Tribal Cultural Resources.

If any cultural resources, such as structural features, unusual amounts of bone or shell, flaked or ground stone artifacts, historic-era artifacts, human remains, or architectural remains, are encountered during any project construction activities,

work shall be suspended immediately at the location of the find and within a radius of at least 100 feet and the State will be contacted. Tribal cultural resources will be treated in accordance with Mitigation Measure TCR-1.

All cultural resources accidentally uncovered during construction within the project site shall be evaluated for eligibility for inclusion in the NRHP/CRHR. Resource evaluations will be conducted by individuals who meet the U.S. Secretary of the Interior's professional standards in archaeology, history, or architectural history, as appropriate. For finds that are of Native American concerns, local Native American tribes will be notified, if they have requested notification. If any of the resources meet the eligibility criteria identified in Public Resources Code § 5024.1 or CEQA § 21083.2(g), mitigation measures will be developed and implemented in accordance with CEQA Guidelines § 15126.4(b) or 21083.2(b), respectively, before construction resumes.

The disposition of materials related to tribal cultural resources and Native American burials will be determined according to Mitigation Measure TCR-1. The disposition of historic era artifacts will be outlined in the Unanticipated Discovery Plan.

Impact CR-3:

Implementation of the Proposed Project has the potential to disturb human remains, including those interred outside of dedicated cemeteries.

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

Human remains are not known to exist in or near the Project site; however, human remains may be buried with no surface manifestation. Excavations associated with construction, particularly trenching, have the potential to uncover such remains, if they are present. Impacts on accidentally discovered human remains would be considered a significant impact. Implementation of Mitigation Measure CR-6 would ensure that the Proposed Project would not result in any substantial adverse effects on human remains uncovered during the course of construction by requiring that, if human remains are uncovered, work must be halted and the County Coroner must be contacted. Adherence to these procedures and provisions of the California Health and

Safety Code would reduce potential impacts on human remains to a level that is less than significant with mitigation.

Mitigation Measure CR-6: If human remains, including cremations, are accidentally discovered during the Proposed Project's construction activities, the requirements of California Health and Human Safety Code § 7050.5 shall be followed. Potentially damaging excavation shall halt in the vicinity of the remains, with a minimum radius of 100 feet, and the Los Angeles County Coroner shall be notified. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (California Health and Safety Code § 7050.5[b]). If the Coroner determines that the remains are those of a Native American, he or she must contact NAHC by phone within 24 hours of making that determination (California Health and Safety Code § 7050[c]). Pursuant to the provisions of Pub. Res. Code § 5097.98, the NAHC shall identify a Most Likely Descendent (MLD). The MLD designated by the NAHC shall have at least 48 hours to inspect the site and propose treatment and disposition of the remains and any associated grave goods. The State shall work with the MLD to ensure that the remains are removed to a protected location and treated with dignity and respect. Native American human remains may also be determined to be tribal cultural resources. Details for the treatment of discovered human remains will be included in the Unanticipated Discovery Plan and will follow the protocols outlined by the Gabrieleno Band of Mission Indians – Kizh Nation. The County Coroner will contend with the human remains if they are not of Native American origin or archaeological (early historic era) in nature.

Impact HAZ-2:

Construction activities associated with the Proposed Project could create a significant hazard to the public or the environment involving the release of hazardous materials.

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

Although there is a low potential for soil excavation activities to expose construction workers or nearby sensitive receptors to existing on-site hazardous materials, there may be potential to encounter undocumented releases or unknown sources of hazardous materials during site grading, trenching, and excavation activities.

To ensure hazardous materials and wastes are properly managed if such substances were encountered during construction of the Proposed Project, CHP and/or its contractors would implement Mitigation HAZ-1. This mitigation measure would require CHP and/or its contractors to safely manage and dispose of unknown hazardous material.

Mitigation Measure HAZ-1: If hazardous materials, wastes, or suspected soil contamination is encountered during construction of the Proposed Project, Project activities in that area shall stop until appropriate health and safety procedures are implemented. CHP and/or its contractors shall be required to conduct a hazardous materials investigation to determine the composition of the encountered material, including sampling by an OSHA trained individual and testing at a certified laboratory. Once the composition of the material is known, CHP and/or its contractors shall ensure that workers are provided with adequate personal protective equipment to prevent unsafe exposure and properly manage, remove, report, and dispose of any hazardous materials or contaminated soil in a hazardous waste landfill.

Impact HAZ-6:

Construction-related employee vehicle trips and truck trips for the Proposed Project would potentially increase traffic on Bloomfield Avenue and cause slowdowns as construction vehicles enter and exit the Project site over the duration of the 18-month construction period. Offsite utility improvements on Bloomfield Avenue may require temporary lane closures during construction activities. An increase in traffic or lane closures could impair emergency responders. This impact related to potential interference with an adopted emergency response plan or emergency evacuation plan is considered potentially significant.

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

Construction-related traffic would be temporary and only a limited number of employee vehicles and trucks would be traveling to and from the Project site on a daily basis. Utility implementation within roadways would be conducted as efficiently as possible to minimize potential traffic lane closures. To minimize the potential for the Proposed Project to interfere with an adopted emergency response plan or emergency evacuation plan, implementation of Mitigation Measure TRA-1 would require the

preparation of a construction traffic management plan. See Impact TRA-1 for Mitigation Measure TRA-1.

Impact NOI-2:

Implementation of the Proposed Project could potentially generate excessive ground-borne vibration or ground-borne noise levels.

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

Vibration-causing construction equipment could potentially exceed vibration thresholds when operating near the edge of the site closest to the Homes for Life building. Additionally, relocation of a natural gas line serving the building will involve trenching work as close as 5 feet from the building. Mitigation Measure NOI-1 will be implemented to reduce vibration from construction activities. Following the implementation of Mitigation Measure NOI-1 and given the temporary duration of these activities and their limited occurrence near the Project site boundary, the impact of ground-borne vibration or ground-borne noise vibration would be less than significant with mitigation.

Mitigation Measure NOI-1: The State and its construction contractor will implement the following vibration-reducing measures during all construction activities, unless as specified below, to minimize impacts on nearby sensitive receptors:

- Ensure proper tuning of vibration-causing equipment.
- Vibration damping devices will be used to the extent feasible.
- Use of vibratory equipment will be limited to the extent feasible.
- Vibration shields, such as sound aprons or temporary enclosures with sound-absorbing material, will be used on or around construction equipment, particularly if construction activities are conducted after 7:00 pm. For all construction activities occurring within 40 feet of residences at any time of day a temporary vibration barrier will be installed between the

Project site and the nearest sensitive receptors. Following the completion of construction activities within that distance, the barrier will be removed.

- The State will notify all residences and other sensitive receptors within 500 feet of the Project site prior to the initiation of the proposed construction activities. The notification will provide the name and contact information, including a phone number, of a State representative for use before and during construction activities to address any questions or concerns regarding the Project's construction activities or anticipated noise and vibration levels. If any occupants or other sensitive receptors report sensitive operations that could be affected, construction activities will be modified to minimize vibration near those buildings. Potential modifications include limiting the hours of operation for pieces of equipment that are major vibration sources and maximizing the distance between these pieces of equipment and sensitive buildings.

Impact TRA-1:

Implementation of the Proposed Project could lead to inconsistency with traffic safety goals and policies established in the City of Norwalk's General Plan.

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

Project-related truck traffic and incoming/outgoing equipment during construction activities could increase conflicts between bicyclists, pedestrians, and cars. Slow-moving trucks requiring access to the Project site from North Circle/Elm Street or Bloomfield Avenue could increase conflicts with bicyclists, pedestrians, and cars. In addition, implementation of the Proposed Project's utilities within the Bloomfield Avenue roadway and corresponding temporary lane closures would potentially increase conflicts with other roadway users. These potential conflicts with other roadway users could lead to inconsistency with policies established in the City of Norwalk's General Plan. Implementation of Mitigation Measure TRA-1, which requires the development and implementation of a traffic management plan, would decrease potential traffic safety hazards.

Mitigation Measure TRA-1: The Contractor shall prepare and implement a construction traffic management plan to reduce potential interference with an emergency response plan, as well as to reduce potential traffic safety hazards

and ensure adequate access for emergency responders. Development and implementation of this plan shall be coordinated with the Cities of Norwalk and Santa Fe Springs. CHP or the California Department of General Services (DGS) shall ensure that the plan is implemented during construction. The plan shall include, but will not be limited to, the following items:

- Identify construction truck haul routes to limit truck and automobile traffic on nearby streets. The identified routes will be designed to minimize impacts on vehicular and pedestrian traffic, circulation, and safety. Identified haul routes will be recorded in the contract documents.
- Implement comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, warning and detour signs (if required), lane closure procedures (if required), and cones for drivers.
- Evaluate the need to provide flaggers or temporary traffic control at key intersections along the haul route during all or some portion of the construction period.
- Notify adjacent property owners and public safety personnel regarding timing of major deliveries, detours, and lane closures.
- Develop a process for responding to and tracking complaints pertaining to construction activity, including identification of an on-site complaint manager. Post 24-hour contact information for the complaint manager on the site.
- Document road pavement conditions for all routes that would be used by construction vehicles before and after Project construction. Make provisions to monitor the condition of surface streets used for haul routes so that any damage and debris attributable to the haul trucks could be identified and corrected. Roads damaged by construction vehicles shall be repaired to the level at which they existed before Project construction.

Impact TRA-4:

During construction of the Proposed Project, emergency access could be temporarily restricted from the presence of slow-moving trucks on local roads and temporary lane closures on Bloomfield Avenue to support utility installations.

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

As discussed under Impact TRA-1, implementation of Mitigation Measure TRA-1 would require that the contractor identify construction haul routes that minimize traffic on nearby streets. Implementation of this mitigation measure would reduce construction-related impacts on emergency access to a less-than-significant level. See Impact TRA-1 for Mitigation Measure TRA-1.

Impact TCR-2:

Construction activities could result in the discovery of Native American archaeological remains or Native American human remains that could be determined to be Tribal Cultural Resources (TCRs).

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

The Project site is within the traditional and cultural territory of the Gabrieleno Band of Mission Indians-Kizh Nation and it is possible that Native American archaeological remains or Native American human remains that could be determined to be TCRs could be discovered during the course of construction. If such resources are identified, they would be treated according to Mitigation Measure TCR-1 in combination with Mitigation Measures CR-4, CR-5 and CR-6. See Impacts CR-2 and CR-3 for Mitigation Measures CR-4 through CR-6.

Mitigation Measure TCR-1: Prior to the commencement of any ground disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleno Band of Mission Indians-Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the “Tribe” or the “Consulting Tribe”). The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that

will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources. Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]).

Impact CUM-1:

Implementation of the Proposed Project could substantially affect nesting raptors and other birds.

Finding:

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant effects on the environment. (Pub. Resources Code, § 21081, subd. (a)(1); CEQA Guidelines, § 15091, subd. (a)(1).)

Explanation:

As discussed above under Impact BIO-1, the Proposed Project could substantially affect active bird nests if present during project construction. The Proposed Project's impacts on nesting birds and raptors would be reduced with implementation of Mitigation Measure BIO-1, which requires that CHP or its contractor(s) to conduct a preconstruction survey in the event that construction occurs during the bird nesting season. With implementation of this mitigation measure, the Proposed Project's contribution to cumulative impacts on nesting birds and raptors would not be considerable (less than significant with mitigation). See Impact BIO-1 for Mitigation Measure BIO-1.

SIGNIFICANT AND UNAVOIDABLE IMPACTS

The EIR identified significant and unavoidable environmental impacts that would result from implementation of the Proposed Project. Implementation of the Proposed Project may result in significant and unavoidable impacts to historical resources and to the cumulative historical resource impacts. However, the CHP has determined that overriding specific economic, legal, social, technological, or other benefits of the Proposed Project outweigh the resulting unavoidable impacts.

Impact CR-1:

Construction of the Proposed Project would result in a significant and unavoidable impact on historical resources, specifically the Norwalk State Hospital Historic District (NSHHD), NSHHD, which has been determined eligible for listing on the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR), and as a State Historical Landmark.

Finding:

Impact CR-1 would have a significant and unavoidable impact on cultural resources. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the EIR. (Pub. Resources Code, § 21081, subd. (a)(3); CEQA Guidelines, § 15091, subd. (a)(3).)

Explanation:

The landscaped hospital grounds are a contributing element of the historic district. The open and scenic nature of the grounds is an element which allows the site as a whole to convey its history as a Cottage Plan institution. Character-defining features of the grounds include: central green spaces, open and scenic views of the campus, expansive lawn, mature trees, shrubs, concrete pathways, period-style light standards, and asphalt perimeter roads. The project would require the destruction of lawn, shrubs, mature trees, and period light standards within the 6-acre project area, which comprise a portion of the historic district. In addition, a portion of the curb and gutter along South Circle Road would be reconfigured into a driveway approach, so that CHP may use it for emergency vehicular access/egress. Construction of the CHP facility to include a 6-foot-tall concrete-block masonry fence around secure areas would remove the open and scenic nature of the eastern portion of the grounds. Located adjacent to Bloomfield Avenue, the Project would be in the area most visible to the general public, and would be visible from most areas in the eastern portion of the historic district. Overall, the open and scenic nature of the grounds would be significantly compromised. The proposed project would partially compromise the ability of the NSHHD to convey its historic identity by removal of these important character-

defining features. This action would damage the historic district's integrity of setting, design, and feeling. Therefore, the proposed project would result in a significant negative effect to a historical resource that has been determined eligible to the NRHP and as a California Historic Landmark (CHL). The Proposed Project therefore would create a substantial adverse change to a historical resource pursuant to CEQA and California Public Resources Code (PRC) §§ 5024(f) and 5024.5. The mitigation measures proposed below (provided in the Impact CUM-2 discussion) would lessen the effects of the impact to the NSHHD by preserving contributing elements to the historical resource within the project area, as feasible; establishing landscaping and plantings that are compatible with the historic district landscaping and provide screening of incompatible project elements; and documenting the NSHHD. However, these measures would not fully mitigate the Project's removal of the open and scenic nature of the grounds within the project area. Therefore, the historic resources-related impacts resulting from construction of the new CHP facility would not be lessened to below significant and unavoidable.

Impact CUM-2:

Implementation of the Proposed Project could result in cumulative impacts on the Norwalk State Hospital Historic District.

Finding:

Impact CUM-2 is a cumulatively considerable contribution to a significant cumulative impact on cultural resources; this considerable contribution is unavoidable. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the EIR. (Pub. Resources Code, § 21081, subd. (a)(3); CEQA Guidelines, § 15091, subd. (a)(3).)

Explanation:

Several historical resources listed or eligible for listing in the NRHP and CRHR are present in the Norwalk/Santa Fe Springs area. These include the La Mirada Railroad Station and the Burlington Northern and Santa Fe railway, as well as the NSHHD on the Project site. Many of the projects would have the potential to disturb or impact historical resources and the DSH-Metropolitan Consolidation of Police Operations project will be removing buildings that are contributing elements of the NSHHD. Likewise, construction and operation of the Proposed Project would affect the NSHHD.

CHP would implement Mitigation Measure CR-1, which requires that the project be designed to preserve contributing elements of the NSHHD, as feasible. Mitigation

Measure CR-2 would be implemented to ensure that landscaping associated with the Proposed Project would minimize the impacts to the open and scenic feeling of the grounds by establishing new plantings that are compatible with the historic district landscaping. Finally, Mitigation Measure CR-3 would require documentation, through preparation of a Historic American Building Survey/Historic American Engineering Record, to be submitted to a local archive or repository for curation. However, implementation of these mitigation measures would not reduce the Project's potential impacts on historical resources to a level that is less than significant at the project level. Combined with the impacts of the DSH-Metropolitan Consolidation of Police Operations on the NSHHD, at the cumulative level, the Project's contribution to the cumulative impact would be considerable. As a result, this impact would be significant.

Mitigation Measure CR-1: The project will be designed to preserve contributing elements to the historical resource within the project area, as feasible. Avoidance of existing interior paths and roadways (such as the sidewalk parallel to Cedar Street in the southwest part of the project area) and retention of existing mature trees (such as in the storm water retention areas, parking lots, and between the main building and Bloomfield Ave), where feasible, would partially mitigate the negative impact to the historical resource. The State will work with the SHPO to develop mitigation measures agreeable to all parties.

Implementation of this mitigation measure, however, would not provide mitigation below the level of significance and the impact would continue to be significant and unavoidable.

Mitigation Measure CR-2: Landscape design will attempt to minimize the impacts to the open and scenic feeling of the grounds by establishing new plantings that are compatible with the historic district landscaping. In addition, landscaping will be designed to screen incompatible elements of the project (such as the 6-foot-tall concrete masonry unit wall) with compatible trees and shrubbery, to the degree feasible without compromising the safety and security of the facility.

Compatible screening landscape would partially mitigate the negative impact to the historical resource, but would not mitigate below significant and unavoidable.

Mitigation Measure CR-3: Documentation in the form of a public report can be undertaken as mitigation. A typical documentation effort for a historical resource of this nature would include production of a historical narrative and accompanying photo-documentation. Photo-documentation would be undertaken with large-format black-and-white film according to the standards of the Historic American Building Survey/Historic American Engineering Record and submitted to a local archive or repository for curation. (Submission of documentation materials to Library of Congress would not be required for historical resources of

this nature.) It is recommended that the mitigation measure of a public report establish specific production standards, reviewers and commenters, and final disposition of the public report if this option is undertaken. These specific requirements should be determined in consultation with interested local parties. Interested local parties include (but are not limited to) local preservation groups, and any local neighborhood groups that may express interest in the historical resources.

A public report would partially mitigate the negative impact to the historic resource, but would not mitigate below the level of significance and the project impact to the NSHHD would be significant and unavoidable.

ALTERNATIVES

Where a lead agency has determined that, even after the adoption of all feasible mitigation measures, a project as proposed will still cause one or more significant environmental effects that cannot be substantially lessened or avoided, the agency, prior to approving the project as mitigated, must first determine whether, with respect to such impacts, there remain any project alternatives that are both environmentally superior and feasible within the meaning of CEQA. (See, e.g., *Citizens for Quality Growth v. City of Mt. Shasta* (1988) 198 Cal.App.3d 433, 445.) Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the EIR. (Pub. Resources Code, § 21081, subd. (a)(3); CEQA Guidelines, § 15091, subd. (a)(3).) Bases for infeasibility may include, but are not limited to, inconsistency with agency goals or policies and failure to satisfy project objectives. (See, e.g., *California Native Plant Soc'y v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001; *Rialto Citizens for Responsible Growth v. City of Rialto* (2012) 208 Cal.App.4th 899,947.)

The EIR examines four alternatives to the Proposed Project. These alternatives were determined to be potentially feasible and would generally meet the Project objectives. These alternatives are described in detail in Chapter 13 of the DEIR. Chapter 13 of the DEIR also describes that Alternative 2: Florence Avenue Site is considered to best meet the Project objectives and is environmentally superior overall compared to any of the alternatives. A brief description of each alternative is provided below.

No Project Alternative:

Under the No Project Alternative, CHP would not construct a new Santa Fe Springs Area Office or its accompanying facilities and utilities, and would continue to provide essential services to the Santa Fe Springs Area from CHP's existing facility at 10051 Orr and Day Road, Santa Fe Springs, California. Structurally, the mechanical, electrical, and plumbing systems are well beyond their useful life and do not meet

current code requirements. The roof has surpassed its useful life and is overdue for replacement. There are hazardous materials that need abatement as the standard at the time of construction involved the use of asbestos tiles and lead paint.

The mission and directive of the CHP is to provide the highest level of safety, service and security to the people of California. In accordance with the Essential Services Building Act (ESBSSA) and as further outlined in Chapter 2 of the Health and Safety Code, in order for CHP to provide critical services to the public in the event of a disaster, the CHP facilities must be designed and constructed to resist the forces generated by earthquakes, gravity and winds. The existing facility does not meet the ESBSSA or ADA requirements. Following a DGS seismic evaluation of statewide facilities, the Santa Fe Springs facility was rated as 6 on a 7-point scale, indicating that there is a strong possibility that a seismic event would render the office unsafe, thereby hindering CHP's role in emergency response.

In addition to the structural deficiencies described above, the current Santa Fe Springs Area Office lacks adequate space to accommodate the assigned number of employees, related equipment, and other programming needs; the property cannot accommodate a citation clearance area or additional/separate locker rooms for female officers. There is also insufficient secured parking for officer overnight vehicles at the existing facility and limited visitor parking.

Under the No Project Alternative, the existing facility would continue to be used by current and projected future CHP personnel despite these structural, space, and site deficiencies of the facility.

Under the No Project Alternative, all of the impacts associated with the construction and operation of the Santa Fe Springs Area Office would be avoided. No temporary construction-related impacts or long-term operational impacts would result, including significant and unavoidable impacts on historic resources.

Finding:

Specific economic, legal, social, technological, or other considerations make infeasible the No Project Alternative identified in the EIR. (Pub. Resources Code, § 21081, subd. (a)(3); CEQA Guidelines, § 15091, subd. (a)(3).)

Explanation:

Not constructing the Proposed Project could increase risks to public safety in the event of a disaster. As described above, the existing facility is not seismically sound and could become further compromised during a seismic event. In such a situation, CHP may be limited in its capacity to provide essential services to the local population.

Overall, not constructing the Proposed Project would be expected to impede provision of adequate law enforcement service to the Santa Fe Springs area and potentially impair emergency services response times, as the existing facility lacks adequate space to accommodate the currently assigned and projected number of employees needed to serve the area.

The CHP does not consider this alternative to be feasible because it would not achieve any of the Proposed Project's objectives, which are to:

- replace the CHP Santa Fe Springs Area Office with upgraded new facilities that would provide adequate workspace, equipment storage, and vehicle parking for an increasing number of employees assigned to this office (approximately 159 total future employees—146 current and approximately 13 new);
- construct a facility that meets CHP's statewide programming requirements (e.g., provision of a citation clearance area and additional/separate locker rooms for female employees);
- construct a facility in a location capable of serving the Santa Fe Springs Area Office's service area and that provides efficient access to the highway system;
- develop a CHP facility that is accredited under the U.S. Green Building Council (USGBC) Leadership in Energy & Environmental Design (LEED) program at the "silver" or better level of certification, as required by state law.
- meet the California Essential Services Buildings Seismic Safety Act requirements by designing and constructing a facility capable of providing essential services to the public after a disaster; and
- construct a facility that meets the standards of the Americans with Disabilities Act (ADA), and Title 24 requirements, including the California Green Building Standards Code and the California Energy Code.

Telegraph Road Site Alternative:

Based on the siting criteria described in the DEIR, a site located at 10330 Greenleaf Avenue, at the northeast corner of Telegraph Road and Greenleaf Avenue, was identified as a potential alternative site for the new CHP Santa Fe Springs Area Office. This 3-acre site is located 2.4 miles east of the existing office and 1.4 miles northeast of the Project site. The Telegraph Road site is a vacant parcel; however, site layout options would be limited because of the small size of the property. The site would meet most, but not all, of the siting criteria. This property was one of the original sites considered for the new CHP Area Office but was withdrawn from consideration because of issues with cost and the owner's unwillingness to sell.

Finding:

Specific economic, legal, social, technological, or other considerations make infeasible the Telegraph Road Site Alternative identified in the EIR. (Pub. Resources Code, § 21081, subd. (a)(3); CEQA Guidelines, § 15091, subd. (a)(3).)

Explanation:

This alternative would have similar impacts to those at the Proposed Project site although impacts to undisturbed ground would be reduced at this site. Similar to the Proposed Project, this alternative would have a less-than-significant impact on aesthetics as the site is surrounded by commercial and industrial uses. Biological impacts of this alternative would likely be similar to those of the Proposed Project because it would also require the removal of existing trees. There are no known historical or archaeological resources present at this site so there would not be any significant or unavoidable impacts. Mitigation measures similar to the Proposed Project would be implemented for protection of any unknown cultural resources and human remains discovered during construction. There are two inactive, abandoned oil wells and three groundwater monitoring wells present on the Telegraph Road site. Further investigation would be required to determine the level of contamination and necessary remediation steps. Mitigation could include testing of soils and, if contaminated, removal to a Class I landfill for disposal. No road improvements would be necessary, and Telegraph Road is a major arterial and provides easy access to I-605 and I-5. The site would be large enough to provide adequate on-site parking. In addition to the above impacts, this alternative would have similar impacts related to aesthetics, air quality, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, noise and vibration, population and housing, public services, utilities and service systems, as the Proposed Project.

Overall, this alternative would avoid the Proposed Project's significant and unavoidable impacts and ground-disturbing impacts would be reduced compared to the Proposed Project; however, the landowner for this site was unwilling to sell the property. As documented in a letter to the property owner, the State attempted to purchase the property over a three-year process and made three separate offers to the seller between 2008-2011. The seller refused to accept the State's offers for the property; thus, leading the State to withdraw its purchase offer for the property. This results in the conclusion that the Telegraph Road Site Alternative is not considered to be feasible.

Florence Avenue Site Alternative:

Based on the siting criteria described in the DEIR, a site located at 11146 Florence Avenue, Downey, at the southeast corner of Studebaker Road and Florence Avenue, was identified as a potential alternative site for the new CHP Santa Fe Springs Area Office. This 6-acre site is located 1.3 miles southwest of the existing office and 2.6 miles northwest of the Proposed Project site. The Florence Avenue site was formerly occupied by two vacant car dealerships; some of the onsite buildings have been

demolished, and the site is entirely covered by impervious surfaces. The site would meet most of the siting criteria outlined in the DEIR. Surrounding uses include commercial and industrial facilities; residential areas and a school are located south of but not immediately adjacent to the site. This property was an early site considered for the new CHP Area Office but was withdrawn from consideration because of the owner's unwillingness to sell during the original site search process, which occurred in 2013.

Finding:

Specific economic, legal, social, technological, or other considerations make infeasible the Florence Avenue Site Alternative identified in the EIR. (Pub. Resources Code, § 21081, subd. (a)(3); CEQA Guidelines, § 15091, subd. (a)(3).)

Explanation:

This alternative would have similar impacts to those at the Proposed Project site although no impacts to undisturbed ground would result. Similar to the Proposed Project, this alternative would have a less than significant impact on aesthetics as the site is surrounded by commercial and industrial uses. This alternative would likely have air quality impacts as there would be increased emissions resulting from CHP vehicles entering and leaving the facility which could adversely affect nearby sensitive receptors, including residences and a school. There would be no biological impacts at this alternative site as the site is entirely paved and has no native vegetation. There are no known historical or archaeological resources to be present at this site so there would not be any significant or unavoidable impacts. Mitigation measures similar to the Proposed Project would be implemented for protection of cultural resources and human remains discovered during construction; however, ground-disturbing activities would be greatly reduced from that required for the Proposed Project. No hazardous waste sites are listed in the Envirostor database within 1,000 feet of the Florence Avenue site. Further investigation would be required to confirm absence of past or present contamination. Florence Avenue is a major arterial and provides close and easy access to I-605. It is likely that few, if any, road improvements would be necessary. The site would be large enough to provide adequate on-site parking. The proximity of the site to freeway access would limit adverse impacts on neighborhood traffic. In addition to the above impacts, this alternative would have similar impacts related to aesthetics, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, noise and vibration, population and housing, public services, utilities and service systems, as the Proposed Project.

Overall, this alternative would avoid the Proposed Project's significant and unavoidable impacts, and there would be no new ground-disturbing impacts compared to the Proposed Project. The site would be of sufficient size to accommodate the increasing number of employees to serve the Project area and would accommodate all identified program-related improvements. At the time of the initial site search in 2013,

the owner expressed an interest in only leasing the property and was unwilling to sell the property. In March 2020, after publication of the Draft EIR, the Florence Site Alternative's property was made available for sale at the cost of approximately \$11.5 million (LoopNet 2020). As indicated in an article in the Downey Patriot, this property is the site of the former Bob Spreen Cadillac dealership, was constructed in the mid 20th century, and has unique onsite features that support that the site should be preserved and reused by future tenants. The Downey Conservancy, a local nonprofit organization, recommends the reuse of the onsite building. The property listing for this site also indicates that historic resource restoration and repurposing of the existing building are desired. Repurposing the existing building would not provide sufficient space or be economically reasonable for the Proposed Project. In addition, the Proposed Project site is available and of no charge for CHP's use for the Proposed Project (only a transfer of jurisdiction between state agencies is required). It is not reasonably prudent for the State to spend \$11.5 million to purchase the Florence Avenue Alternative Site when another site is available at no cost to the state, and the Florence Avenue site would require repurposing of an existing 50-year old building at additional expense and schedule delay. Further, the property was only listed for sale as of March 2020, which occurred after the release of the Project's Draft EIR. Therefore, for all of these reasons and each of them individually, the Florence Avenue Site Alternative is not considered to be feasible.

Reduced Hospital Site Alternative:

Similar to the Proposed Project, this alternative would replace the existing CHP Santa Fe Springs Area Office at 10051 Orr and Day Road, Santa Fe Springs, with new CHP facilities on the grounds of Department of State Hospitals (DSH)-Metropolitan campus at 11401 Bloomfield Avenue, Norwalk. Where the Proposed Project would involve transfer of approximately 6 acres from the Department of State Hospitals to CHP, this alternative would reduce the area to approximately 4.25 acres. The reduced area would allow for avoidance of the landscaped area at the main entrance to the grounds and setbacks between the CHP facilities and surrounding historic buildings.

Reducing the area used by CHP at the DSH-Metropolitan campus site would require CHP redesign the conceptual plan and choose among the various programming priorities for the new facility. Therefore, this alternative would meet some of the objectives but would not fully accomplish the goals of the Proposed Project.

Finding:

Specific economic, legal, social, technological, or other considerations make infeasible the Reduced Hospital Site Alternative identified in the EIR. (Pub. Resources Code, § 21081, subd. (a)(3); CEQA Guidelines, § 15091, subd. (a)(3).)

Explanation:

This alternative would have similar impacts to those at the Proposed Project site but reduced in terms of affected area. Similar to the Proposed Project, impacts on aesthetics would be less than significant. The main entrance would remain visually unchanged from existing conditions of being developed. Impacts to biological resources would be similar but slightly reduced because the amount of vegetation being removed would be less. The Reduced Hospital Site alternative would result in similarly significant and unavoidable impacts on historical resources related to modification of areas and facilities contributing to the historic district; however, ground-disturbing activity would be reduced from that required for the Proposed Project, reducing the extent of the impact. The site would be large enough to provide adequate on-site parking but could result in the need for an off-site vehicle staging area. In addition to the above impacts, this alternative would have similar impacts related to agriculture and forestry resources, air quality, aesthetics, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise and vibration, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire, as the Proposed Project.

Overall, this alternative would not avoid the Proposed Project's significant and unavoidable impacts, and the site would not meet Project objectives as it would not have a sufficient area to include all identified programming requirements. The Reduced Hospital Site Alternative does not fully satisfy important project objectives. Specifically, this alternative does not achieve the core objective of constructing a facility that meets CHP's statewide programming requirements and can accommodate the increasing number of employees to serve the Project area. A reduction of the site area by 30% would substantially impact the programming requirements and would require the elimination of several site improvements including the pedestrian chicane, security standoff area between the facility and adjacent public ways, vehicle and pedestrian circulation, and the citation clearance area. Such an alternative would not meet CHP program objectives. The safety of CHP staff and members of the public who access the facility, is paramount. Additionally, performing citation clearance inspections is an important component of CHP's duties with regard to enforcing vehicular traffic laws on California highways. This results in the conclusion that the Reduced Hospital Site Alternative is not considered to be feasible.

STATEMENT OF OVERRIDING CONSIDERATIONS

This section addresses CHP's obligations under Public Resources Code section 21081, subdivisions (a) (3) and (b). (See also CEQA Guidelines, §§ 15091, subd. (a)(3), 15093.) Under these provisions, CEQA requires CHP to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of the revised regulations against the backdrop of unavoidable significant environmental impacts. For purposes of CEQA, if the specific

economic, legal, social, technological, or other benefits of a proposed project are determined by the decision-making agency to outweigh the unavoidable significant environmental effects, those effects may be considered acceptable and the decision making agency may still approve the underlying project.

The EIR analyzes and discusses the significant and unavoidable environmental effects that CHP expects to occur. (See, e.g., DEIR, § 6.4.3, pp. 6-11 to 6-13; § 12.3.3, pg. 12-11.) As the sections previously mentioned discuss in detail, implementation of the Proposed Project may result in significant and unavoidable effects on historical resources due to creating a substantial adverse change to the historic district. In addition, implementation of the Proposed Project may result in significant and unavoidable cumulative effects related to cultural resources because the Proposed Project, along with the DSH-Metropolitan Consolidation of Police Operations Project, would remove buildings that are contributing elements of the NSHHD. Implementation of Mitigation Measures CR-1, CR-2, and CR-3 would not reduce the Project's potential impacts on historical resources to a level that is less than significant at the project level.

For purposes of CEQA, CHP's implementation of the Proposed Project may result in the following significant and unavoidable effects to the environment:

- Impact CR-1: Potential for a Substantial Adverse Impact on Historical Resources
- Impact CUM-2: Cumulative Impacts on Historical Resources

Balancing the Benefits of Final Action by the CHP with the Significant and Unavoidable Environmental Effects.

As noted above, CHP is charged by CEQA to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of the Proposed Project against the backdrop of significant unavoidable environmental impacts. This section describes those benefits. In addition, CHP finds that, after weighing the benefits of the Proposed Project against related unavoidable significant environmental impacts, all of the benefits of the Proposed Project and each of them individually outweigh its unavoidable adverse environmental effects so that the adverse environmental effects may be considered "acceptable" (CEQA Guidelines § 15093, subd. (a)).

CHP finds that each of the following specific economic, legal, social, technological, environmental and other considerations and benefits of the Proposed Project, separately and independently, outweigh the unavoidable adverse environmental effects of the project, and each one is an overriding consideration independently warranting project approval. CHP finds that the significant unavoidable impacts of the Proposed Project are overridden by each of these individual

considerations, standing alone. The significant unavoidable environmental effects remaining after adoption of mitigation measures are considered acceptable in light of these significant benefits of Proposed Project, as described in this statement of overriding considerations.

The CHP has initiated a statewide effort to replace aging or inadequate CHP field offices and other facilities. Changes needed for the Santa Fe Springs Area Office include additional staff resources needed to service the surrounding community and new space requirements arising from new CHP policies and state and federal laws (such as compliance with the Americans with Disabilities Act [ADA]). Additionally, the facility does not comply with ESBSSA. These deficiencies, combined with others identified in Chapter 1 of the EIR, jeopardize the CHP's ability to fulfill its mission, which is to provide "the highest level of safety, service, and security to the people of California" (CHP 2018).

Implementation of the Proposed Project would fulfill these specific project objectives, and support the CHP in fulfilling their mission:

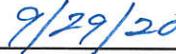
- construct a facility that meets CHP's statewide programming requirements (e.g., provision of a citation clearance area and additional/separate locker rooms for 22 female employees);
- construct a facility in a location capable of serving the Santa Fe Springs Area Office's service area and that provides efficient access to the highway system,
- develop a CHP facility that is accredited under the U.S. Green Building Council's (USGBC) Leadership in Energy & Environmental Design (LEED) program at the "Silver" or better level of certification, as required by state law;
- meet the California Essential Services Buildings Seismic Safety Act requirements by designing and constructing a facility capable of providing essential services to the public after a disaster; and
- construct a facility that meets the standards of the Americans with Disabilities Act (ADA), and Title 24 requirements, including the California Green Building Standards Code and the California Energy Code.

Substantial evidence in the record demonstrates that implementation of the proposed project will allow the CHP to conduct its daily operations and meet the safety needs of the people of California for many years into the future.

Weighing the above economic, legal, social, technological, and other benefits, including region-wide and statewide environmental benefits of the Proposed Project against the Project's unavoidable significant environmental impacts, CHP has found that all of the benefits of the Proposed Project, and each of them individually, outweigh its unavoidable adverse environmental effects, and its adverse environmental effects are therefore considered acceptable.



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Date

California Highway Patrol

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