

# Bowman

---

**Well No. 1  
Improvements Project  
Initial Study/Mitigated Negative Declaration**

***Bell Gardens,  
Los Angeles County, California***

---

*Prepared for:*

**City of Bell Gardens  
Public Works  
8327 Garfield Avenue  
Bell Gardens, California 90201**

*Prepared by:*

**Bowman  
3060 Saturn St, Suite 250,  
Brea, CA 92821**

---

*October 2024*

This page has been intentionally left blank.



## TABLE OF CONTENTS

<b>TABLE OF CONTENTS</b> .....	<b>i</b>
<b>Tables</b> .....	<b>iii</b>
<b>Figures</b> .....	<b>iii</b>
<b>Appendices</b> .....	<b>iii</b>
<b>1.0 INTRODUCTION</b> .....	<b>1</b>
1.1 Organization of this IS/MND .....	1
1.2 Lead Agency for CEQA .....	1
1.3 Lead Agency Contact .....	2
1.4 Project Approvals .....	2
1.5 Purpose .....	3
1.6 Initial Study Public Review Process .....	3
1.7 Documents Incorporated by Reference .....	4
<b>2.0 PROJECT DESCRIPTION</b> .....	<b>5</b>
2.1 Project Background .....	5
2.2 Project Location .....	6
2.3 Elements of the Project .....	7
2.4 Construction Schedule and Equipment .....	8
<b>3.0 ENVIRONMENTAL DETERMINATION</b> .....	<b>14</b>
<b>4.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED</b> .....	<b>15</b>
<b>5.0 EVALUATION OF ENVIRONMENTAL IMPACTS</b> .....	<b>17</b>
<b>5.1 AESTHETICS</b> .....	<b>17</b>
Regulatory Setting .....	17
Affected Environment .....	18
Project Impacts .....	19
<b>5.2 AGRICULTURE AND FORESTRY RESOURCES</b> .....	<b>21</b>
Regulatory Setting .....	21
Affected Environment .....	21
Project Impacts .....	22
<b>5.3 AIR QUALITY</b> .....	<b>25</b>
Regulatory Setting .....	25
Affected Environment .....	26
Project Impacts .....	27
<b>5.4 BIOLOGICAL RESOURCES</b> .....	<b>33</b>
Regulatory Setting .....	33
Affected Environment .....	35
Project Impacts .....	36
<b>5.5 CULTURAL RESOURCES</b> .....	<b>40</b>
Regulatory Setting .....	40
Affected Environment .....	42
Project Impacts .....	43
<b>5.6 ENERGY</b> .....	<b>45</b>

Regulatory Setting .....	45
Affected Environment.....	45
Project Impacts .....	46
<b>5.7 GEOLOGY AND SOILS.....</b>	<b>48</b>
Regulatory Setting .....	48
Affected Environment.....	49
Project Impacts .....	50
<b>5.8 GREENHOUSE GAS EMISSIONS.....</b>	<b>56</b>
Regulatory Setting .....	56
Affected Environment.....	58
Project Impacts .....	59
<b>5.9 HAZARDS AND HAZARDOUS MATERIALS .....</b>	<b>61</b>
Regulatory Setting .....	61
Affected Environment.....	62
Project Impacts .....	63
<b>5.10 HYDROLOGY AND WATER QUALITY .....</b>	<b>68</b>
Regulatory Setting .....	68
Affected Environment.....	71
Project Impacts .....	72
<b>5.11 LAND USE AND PLANNING.....</b>	<b>76</b>
Regulatory Setting .....	76
Affected Environment.....	76
Project Impacts .....	77
<b>5.12 MINERAL RESOURCES.....</b>	<b>79</b>
Regulatory Setting .....	79
Affected Environment.....	79
Project Impacts .....	80
<b>5.13 NOISE.....</b>	<b>81</b>
Regulatory Setting .....	81
Affected Environment.....	82
Project Impacts .....	83
<b>5.14 POPULATION AND HOUSING .....</b>	<b>88</b>
Regulatory Setting .....	88
Affected Environment.....	89
Project Impacts .....	89
<b>5.15 PUBLIC SERVICES.....</b>	<b>91</b>
Regulatory Setting .....	91
Affected Environment.....	92
Project Impacts .....	93
<b>5.16 RECREATION .....</b>	<b>95</b>
Regulatory Setting .....	95
Affected Environment.....	96
Project Impacts .....	97
<b>5.17 TRANSPORTATION AND TRAFFIC.....</b>	<b>98</b>

Regulatory Setting.....	98
Affected Environment.....	99
Project Impacts .....	99
<b>5.18 TRIBAL CULTURAL RESOURCES .....</b>	<b>103</b>
Regulatory Setting.....	103
Affected Environment.....	105
Project Impacts .....	105
<b>5.19 UTILITIES AND SERVICE SYSTEMS .....</b>	<b>109</b>
Regulatory Setting.....	109
Affected Environment.....	110
Project Impacts .....	111
<b>5.20 WILDFIRE.....</b>	<b>114</b>
Regulatory Setting.....	114
Affected Environment.....	114
Project Impacts .....	115
<b>5.21 MANDATORY FINDINGS OF SIGNIFICANCE.....</b>	<b>117</b>
<b>6.0 REFERENCES.....</b>	<b>119</b>

## TABLES

<b>TABLE 1 ANTICIPATED CONSTRUCTION SCHEDULE .....</b>	<b>8</b>
<b>TABLE 2 CONSTRUCTION EMISSIONS VS. SCAQMD SIGNIFICANCE CRITERIA W/ MITIGATION.....</b>	<b>28</b>
<b>TABLE 3 OPERATION EMISSIONS VS. SCAQMD SIGNIFICANCE CRITERIA W/ MITIGATION .....</b>	<b>28</b>
<b>TABLE 4 EMISSIONS VERSUS LOCALIZED SIGNIFICANCE THRESHOLDS (LSTS).....</b>	<b>28</b>
<b>TABLE 5 APPLICABLE SCAQMD AND STATE OF CALIFORNIA AIR EMISSIONS RULES.....</b>	<b>31</b>
<b>TABLE 6 ESTIMATED PROJECT GHG EMISSIONS .....</b>	<b>59</b>
<b>TABLE 7 NOISE MEASUREMENTS .....</b>	<b>83</b>
<b>TABLE 8 CONSTRUCTION NOISE LEVELS AT THE NEAREST SENSITIVE RECEPTORS.....</b>	<b>84</b>
<b>TABLE 9 VIBRATION LEVELS OF CONSTRUCTION EQUIPMENT .....</b>	<b>86</b>
<b>TABLE 10 UTILITY PROVIDERS IN BELL GARDENS.....</b>	<b>110</b>

## FIGURES

<b>FIGURE 1 REGIONAL LOCATION .....</b>	<b>9</b>
<b>FIGURE 2 PROJECT LOCATION .....</b>	<b>10</b>
<b>FIGURE 3 PROJECT SITE AND SURROUNDING USES .....</b>	<b>11</b>
<b>FIGURE 4 ZONING .....</b>	<b>12</b>
<b>FIGURE 5 PARKS .....</b>	<b>13</b>

## APPENDICES

<b>APPENDIX A: SITE PLAN</b>
<b>APPENDIX B: PROJECT AQ/GHG EMISSIONS ESTIMATES</b>
<b>APPENDIX C: BIOLOGICAL RECONNAISSANCE SURVEY</b>
<b>APPENDIX D: CULTURAL &amp; PALEONTOLOGICAL RESOURCES ASSESSMENT</b>
<b>APPENDIX E: GEOTECHNICAL EXPLORATION REPORT</b>
<b>APPENDIX F: ENVIRONMENTAL SITE ASSESSMENT</b>
<b>APPENDIX G: AIR QUALITY, ENERGY, GHG, AND NOISE STUDY</b>

## 1.0 INTRODUCTION

### 1.1 Organization of this IS/MND

The content and format of this IS/MND are designed to meet CEQA Guidelines and contain the following sections:

**Section 1.0 - Introduction:** Describes the CEQA context, purpose of an Initial Study (IS), Lead Agency's responsibility, project approvals, public review process, documents incorporated by reference, and the project contact person.

**Section 2.0 - Project Description:** Provides a project overview, including project location, description of the project elements, and schedule of construction.

**Section 3.0 – Environmental Determination:** Presents the determination regarding the appropriate environmental document for the project.

**Section 4.0 - Environmental Factors Potentially Affected:** Identifies Potentially Significant Impacts for 21 major categories of Environmental Factors, which are evaluated in Section 5.0. It provides definitions for *No Impact*, *Less than Significant Impact*, *Less than Significant Impact with Mitigation Incorporated*, and *Potentially Significant Impact*.

**Section 5.0 – Evaluation of Environmental Impacts:** Provides discussions of the possible environmental impacts of the project for specific issue areas that have been identified in the *CEQA Environmental Checklist*. For each issue area, potential effects are discussed and evaluated.

**Appendices:** Technical studies incorporated by reference in this IS/MND.

### 1.2 Lead Agency for CEQA

The proposed Well No. 1 Site Improvements Project (project) requires the discretionary approval of the City of Bell Gardens (City). The City is the Lead Agency for the proposed project as defined by California Code of Regulations (CCR) §15051 of the California Environmental Quality Act (CEQA) Guidelines. The Lead Agency is the public agency that has the principal discretionary responsibility to review and analyze the environmental impacts, avoid or minimize environmental damage where feasible, and approve or deny the proposed project (CCR Title 14 §15367).

The City of Bell Gardens has prepared this Initial Study (IS) (CCR Title 14 § 15063) combined with a Mitigated Negative Declaration (MND) (CCR Title 14 § 15070) in accordance with the CEQA Guidelines. The Lead Agency is obligated to inform the public of the proposed project and its potential environmental effects (CCR Title 14 §15020), consistent with the general responsibilities required of public agencies as outlined in Section 15025 of the CEQA Guidelines. The public review process of the IS/MND will culminate with a public hearing at the City to consider approval of a Final IS/MND and a decision on whether to approve the proposed project. Although consultants assisted in the preparation of this IS, all analysis, conclusions, findings, and determinations presented in the Initial Study represent the findings of the City of Bell Gardens, acting as the Lead Agency under CEQA.

### **1.3 Lead Agency Contact**

City of Bell Gardens  
Public Works Department  
8327 Garfield Avenue  
Bell Gardens, California 90201

Contact: Bernardo Iniguez, Director of Public Works  
BIniguez@bellgardens.org  
(562) 806-7770

### **1.4 Project Approvals**

The following required permits, agreements, and regulatory review processes are anticipated in order to construct and operate the project:

#### ***California Environmental Quality Act***

The City of Bell Gardens is the Lead Agency under the CEQA, pursuant to CCR §21067 of the CEQA Guidelines and has the principal discretionary responsibility to approve or deny the Project.

#### ***Additional City Approvals***

Site Plan  
Variance  
Grading, Electrical, and Building Permits

#### ***Other Agency Approvals***

State Water Resources Control Board

## **1.5 Purpose**

The purpose of the Initial Study (IS) in support of a Mitigated Negative Declaration (MND), herein referred to as IS/MND, is to identify and adequately mitigate any potentially significant environmental impacts associated with construction and operation of the proposed project in the City of Bell Gardens, County of Los Angeles, California. The project's objective is to improve the existing Well No. 1 Facility with a water reservoir, booster pump station, PFAS treatment facility, pretreatment cartridge filters facility, and pipelines for additional potable water purification, storage, and distribution capability for the community of Bell Gardens. Prior to initiating a Rate Study in 2019/2020, the State reviewed the IS/MND.

This IS/MND and its appendices have been prepared in accordance with the CEQA Statute and the State's Guidelines for Implementation of CEQA for preparation of an IS. This IS, when combined with the Notice of Intent to Adopt a MND, serves as the environmental document for the proposed project pursuant to the declarations of CEQA (CCR Title 14, §21000) and the CEQA Guidelines (CCR Title 14, §15000).

This Initial Study has evaluated each of the environmental factors contained in the checklist provided in Section 5.0: Evaluation of Environmental Impacts. It provides decision-makers and the public with a good faith analysis concerning the potential environmental effects associated with project implementation and measures to mitigate or avoid identified environmental impacts. Any responsible agency may elect to use this environmental analysis for discretionary actions associated with the project (CCR Title 14, §15042).

## **1.6 Initial Study Public Review Process**

The City of Bell Garden will make the IS/MND available to the public for a 30-day public review period, as required in accordance with CCR Title 14, §15073 of the CEQA Guidelines. During the public review period, the Initial Study, including the technical appendices, will be accessible to the public for review and comment at a location identified on the Notice of Intent (NOI) to Adopt an IS/MND for the project in accordance with CCR Title 14, §Section 15072 of the CEQA Guidelines.

In reviewing the Initial Study, affected public agencies, and interested members of the public should focus on the adequacy of the document in identifying and analyzing the potential environmental impacts of the project and the ways in which the potentially significant effects of the project can be avoided or mitigated. Comments on the IS/MND will be submitted to the City per the NOI. Following receipt and evaluation of comments, the City of Bell Gardens will determine whether any substantial new environmental issues have been raised. If so, further documentation may be required. If not or if the issues raised do not provide substantial evidence that the project will have a significant effect on the environment, the MND and the project will be considered by the City Council for adoption and approval, respectively.

## **1.7 Documents Incorporated by Reference**

An MND may incorporate by reference all or portions of another document that are generally available to the public (CEQA Guidelines §15150). The documents used must be available for public review for interested parties to access during public review of the IS and Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for this proposed Project. The City General Plan and City Municipal Code, which are available on-line at the City's website, were used in the evaluation of the proposed project. The project site plan and technical reports are attached to this IS/MND as Appendices A-G.

Plans and studies prepared specifically for the newly proposed Well No. 1 Improvement Project:

- Appendix A: Site Plan
- Appendix B: Project AQ/GHG Emissions Estimates

Studies prepared for the previously proposed Well No. 1 project (i.e., Water Reservoir Project), which was planned and approved (but not built) for the same location, but for a larger project footprint, as this Well No. 1 Improvements Project IS/MND (see Section 2.1 Project Background, below):

- Appendix C: Biological Reconnaissance Surveys
- Appendix D: Cultural and Paleontological Resources Assessment
- Appendix E: Geotechnical Exploration Report
- Appendix F: Environmental Site Assessment
- Appendix G: AQ, Energy, GHG, and Noise Study

There have been no substantive improvements or changes to the physical environment of the proposed project site since the previous environmental technical reports and IS/MND were performed; therefore, the baseline environmental studies for the previously approved Water Reservoir Project are adequate for this project.

## 2.0 PROJECT DESCRIPTION

### 2.1 Project Background

The proposed project expands on the City of Bell Gardens Water Reservoir Project Initial Study/Mitigated Negative Declaration (IS/MND) prepared in August 2020. The objective of the project was provision of a reliable secondary source of water and improvement of water delivery to City residents. The Water Reservoir Project IS/MND assessed the potential environmental impacts of the development of three alternative project sites – Subareas A, B, and C – for the addition of a water reservoir tank (tower), a pump station, and three water well sites. The previously proposed improvements planned to supplement the existing Well No. 1 Facility located at the northeast corner of Perry Road and Florence Place.

The Water Reservoir Project IS/MND assessed the potential environmental impacts associated with a total of 1.82-acres, divided into Subareas A, B, and C.

- Subarea A. Assessor Parcel Numbers (APNs) 6358-016-902; 6358-016-910; 6358-016-907; 6358-016-913; 6358-016-914; and 6358-016-911 are located between the public skate park and Emil Avenue.
- Subarea B. APNs 6358-016-909 and 6358-016-914 are located in the western portion of the project area and are located in between the existing City-owned water well and public skate park.
- Subarea C. APNs 6358-017-910; 6358-017-911; and 6358-017-913 are located in the northeast portion of the planning area and occupy frontage exclusively along the west side of Emil Avenue.

The three sites encompassed 1.82-acres on 11 APNs at 6607-6673 Florence Place and 6937-6951 Emil Avenue in the City of Bell Gardens. The parcels are City-owned land and are landscaped with turf of ornamental lawn and trees. The prior project area is located along the north side of Florence Place between Perry Road and the west side of Emil Avenue.

The Water Reservoir Project IS/MND was approved on February 22, 2021. However, the project was never built because during design the City of Bell Gardens Public Works Department learned the existing water well No. 1 had PFAS issues and that a PFAS treatment plant was also necessary due to requirements by the State Water Resources Control Board. Well No. 1 was turned off in September 2021 due to the findings of PFAS. As a result, the proposed project was re-envisioned to include a PFAS treatment facility instead of an additional water well.

The newly proposed project, Well No. 1 Improvements Project, which is the subject of this IS/MND, is located on eight of the 11 APNs assessed by the previously approved Well No. 1 project IS/MND. The newly proposed project, referred to as the Well No. 1 Improvements Project, would utilize a smaller portion of the previously assessed project site. Specifically, it would be developed within the areas identified as Subarea A and B in the previous IS/MND.

Thereby, the technical studies performed for the previously approved project have been incorporated by reference as part of this IS/MND for the newly proposed project. Specifically, technical studies prepared for the previous Water Well No. 1 Reservoir Project that were incorporated by reference in this Well No. 1 Improvements Project IS/MND are the Biological Reconnaissance Survey (Appendix C), Cultural and Paleontological Resources Assessment (Appendix D), Geotechnical Exploration Report (Appendix E), Environmental Site Assessment (Appendix F), and AQ, Energy, GHG, and Noise Study (Appendix G).

## **2.2 Project Location**

The City of Bell Gardens, an area of 2.5 square miles, is located in the southeastern part of Los Angeles County, between the Los Angeles River to the west and the Rio Hondo Channel to the east. Bell Gardens is a population dense, urbanized area with a mix of residential, commercial, institution, open space, and light industrial uses. The project site can be found in Township 2 South, Range 12 West and Section 28 of the South Gate quadrangle U.S. Geological Survey (USGS) map. Regional access to the City is provided by the Long Beach Freeway (I-710), which extends along the City's western boundary in a north to south orientation.

The City is approximately eight miles southeast of downtown Los Angeles. The City is bound on the north by the City of Commerce, on the south by City of South Gate, on the east by the City of Downey, and on the west by the Cities of Bell and Cudahy. The location of Bell Gardens in a regional context is shown in Figure 1, Regional Location.

The proposed project site is located in the northeastern portion of the City of Bell Gardens and is located along the north side of Florence Place, east of Perry Road and the west of Emil Avenue. The project site includes two rectangular sites for the proposed Well No. 1 Facility and PFAS Treatment Plant, respectively, totaling approximately 0.90 acres on eight APNs at 6607-6627 and 6651-6661 Florence Place, plus 0.31 acres of impacts in the alley immediately north of Well No. 1, for a total area of 1.21 acres comprising the project site:

- The Well No. 1 Facility upgrades will impact approximately 0.56 acres and be located on APNs 6358-016-912, 6358-016-908, 6358-016-909, 6358-016-904, and 6358-016-905 (6607-6627 Florence Place);
- The PFAS Treatment Plant will impact approximately 0.34 acres and be located on APNs 6358-016-902, 6358-016-910, and 6358-016-907 (6651-6661 Florence Place); and
- Three, 8-inch to 12-inch water pipelines will be constructed in the alley to the immediate north connecting the Well No. 1 Facility and the PFAS Treatment Plant, for a total of 0.31 acres permanent impacts to the alley.

The parcels are City-owned land and are landscaped with turf consisting of ornamental lawn and trees and the existing Water Well No. 1 Facility as shown in Figure 2, Project Site.

The existing facility is bound by Perry Road to the immediate west. To the east is ornamental lawn and trees, followed by Bell Gardens Skate Park, more ornamental lawn and trees, and Emil Avenue. The project site is zoned for open space/parks (O-S). Surrounding land uses include high density residential (R-3) zoned uses to the west, south, and east of the project site. Bell Gardens Boys and Girls Club followed by Bell Gardens Veteran Park are located to the north. Surrounding land uses include high density residential (R-3) zoned uses to the west, south, and east of the project site. Suva Elementary and Suva Intermediate Schools, zoned as public/institutional (P-I), are to the east. Bell Gardens Boys and Girls Club followed by Bell Gardens Veteran Park are located to the north, as shown in Figure 3, Project Site and Surrounding Uses; Figure 4, Zoning; and Figure 5, Parks.

## **2.3 Elements of the Project**

The City of Bell Gardens proposes to construct a 30-foot high steel tank water reservoir, booster pump station, Ion Exchange (IX) PFAS Treatment Plant, Pretreatment Cartridge Filters Facility, and three water pipelines connecting the existing Well No. 1 Facility with the Pretreatment Cartridge Filters Facility, Ion Exchange (IX) PFAS Treatment Plant, Steel Tank Water Reservoir, and Booster Pump station (see Appendix A, Site Plan).

The proposed project involves above-ground improvements to the existing Well No. 1 Facility located at the northeast corner of Perry Road and Florence Place. A cylindrical, steel water tank with a 90-foot diameter and a 30-foot height (to the top of the center roof vent structure) will be installed to the immediate east of the existing Well No. 1 Facility. The new steel reservoir tank will hold 1.2 million gallons (MG) of potable water pumped from the groundwater basin. The tank will be designed with a new booster pump station conveying water at all levels between 250 gallons per minute (gpm), minimum night-time flows, all the way to 3,000 gpm to deliver groundwater to the distribution system to accommodate some fire flow, knowing the water system has the Metropolitan Water District (MWD) connection to supplement the fire flow.

The three pipelines will be constructed within the existing alley on the northern boundary of the proposed project site. The pipelines will convey water as follows:

- One 12" pipeline will convey raw water from Well No. 1 to the Pretreatment Cartridge Filters, and from the Pretreatment Cartridge Filters to the PFAS Treatment Plant
- One 12" pipeline will convey the Ion Exchange effluent water from the PFAS Treatment Plant to the Steel Tank Water Reservoir.
- One 8" pipeline will convey the Ion Exchange rinse water to waste from the PFAS Treatment Plant to the storm drain box next to Well No. 1 Building.

The existing 10-foot high split face concrete masonry unit (CMU) wall will be extended around the improved Well No. 1 Facility site to enclose the proposed pretreatment cartridge filters facility, water tank, and pump station. Two, 25-foot wide driveways will provide access to the project site from the first alley north of Florence Place via Perry Road and one from Florence Place, for a total of three driveway accesses to the improved Well No. 1 Facility.

An approximately 2,100 square foot Ion Exchange (IX) PFAS Treatment Plant will be constructed adjacent to and immediately east of the Bell Gardens Skate Park. The Ion Exchange (IX) PFAS Treatment Plant will remove the per- and polyfluoroalkyl substances (PFAS) from the well water. The Ion Exchange (IX) PFAS Treatment Plant will be surrounded by a 10-foot high split face CMU wall with a 25-foot wide gated driveway access from the alley on the north side of the plant via Emil Avenue and from Florence Place on the south side of the plant, for a total of two driveway accesses to the Ion Exchange (IX) PFAS Treatment Plant.

The PFAS Treatment Plant will use ion exchange (IX) treatment to remove the PFAS from the water. The IX system consists of prefilters and two lead-lag IX trains, each train consisting of two vessels. Design capacity is a total of 1,000 gpm per train. Sodium hypochlorite injection will be located downstream of the IX trains. There will be a free chlorine analyzer continuously monitoring the free chlorine at the connection to the distribution system.

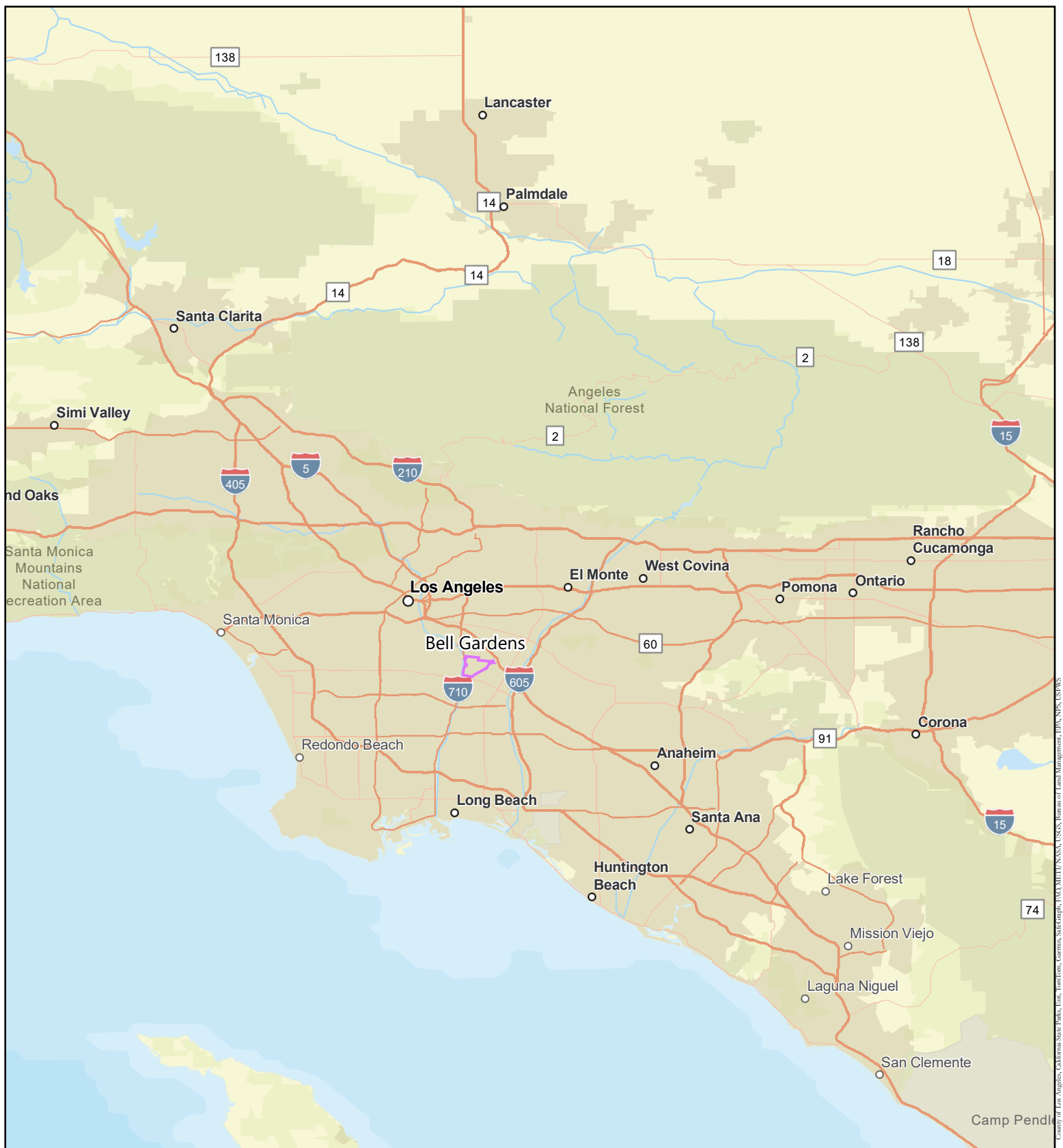
The City's distribution system will continue to operate in a closed system, and the reservoir will provide for the dual benefit of emergency storage (during well outage or emergency fire flow exceeding well pumping capacity) and daily equalization storage.

## 2.4 Construction Schedule and Equipment

Construction of the project is proposed over approximately 14 months and would consist of approximately 10 days for demolition, 30 days for site preparation; 20 days for grading activity; 200 days for building construction; 20 days for paving; and 5 days for architectural coating. Demolition activity would involve removal and extension of a portion of the existing block wall for development of the water reservoir. Construction is anticipated to begin in Spring 2025. The average anticipated construction crew size is 14 workers per day, peaking at 26 workers during building construction. Construction vehicles and equipment employed at the project site per construction phase are included in Table 1 below.

**TABLE 1 ANTICIPATED CONSTRUCTION SCHEDULE**

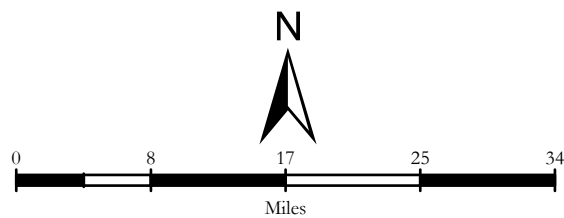
<b>Construction Phase</b>	<b>Duration</b>	<b>Vehicles/Equipment</b>
Demolition	10 days	1 concrete saw 1 rubber tired dozer 3 tractor/loader/backhoe 1 dumper/tender
Site Preparation	20 days	1 crushing/processing equipment 1 dumper/tender 1 grader 2 tractor/loader/backhoe
Grading	20 days	1 dumper/tender 1 grader 2 tractor/loader/backhoe 1 rubber tired dozer
Building construction	200 days	1 crane 2 forklifts 2 tractor/loader/backhoe 1 trencher 3 welders 1 generator set
Paving	20 days	1 cement/mortar mixer 1 paver 1 paving equipment 1 roller 1 tractor/loader/backhoe
Architectural coating	5 days	1 air compressor



## Legend

 Bell Gardens

**Figure 1 - Regional Location**  
Bell Gardens Well No. 1 Improvement Project



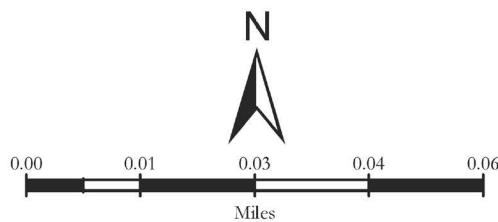
**Bowman**



## Legend

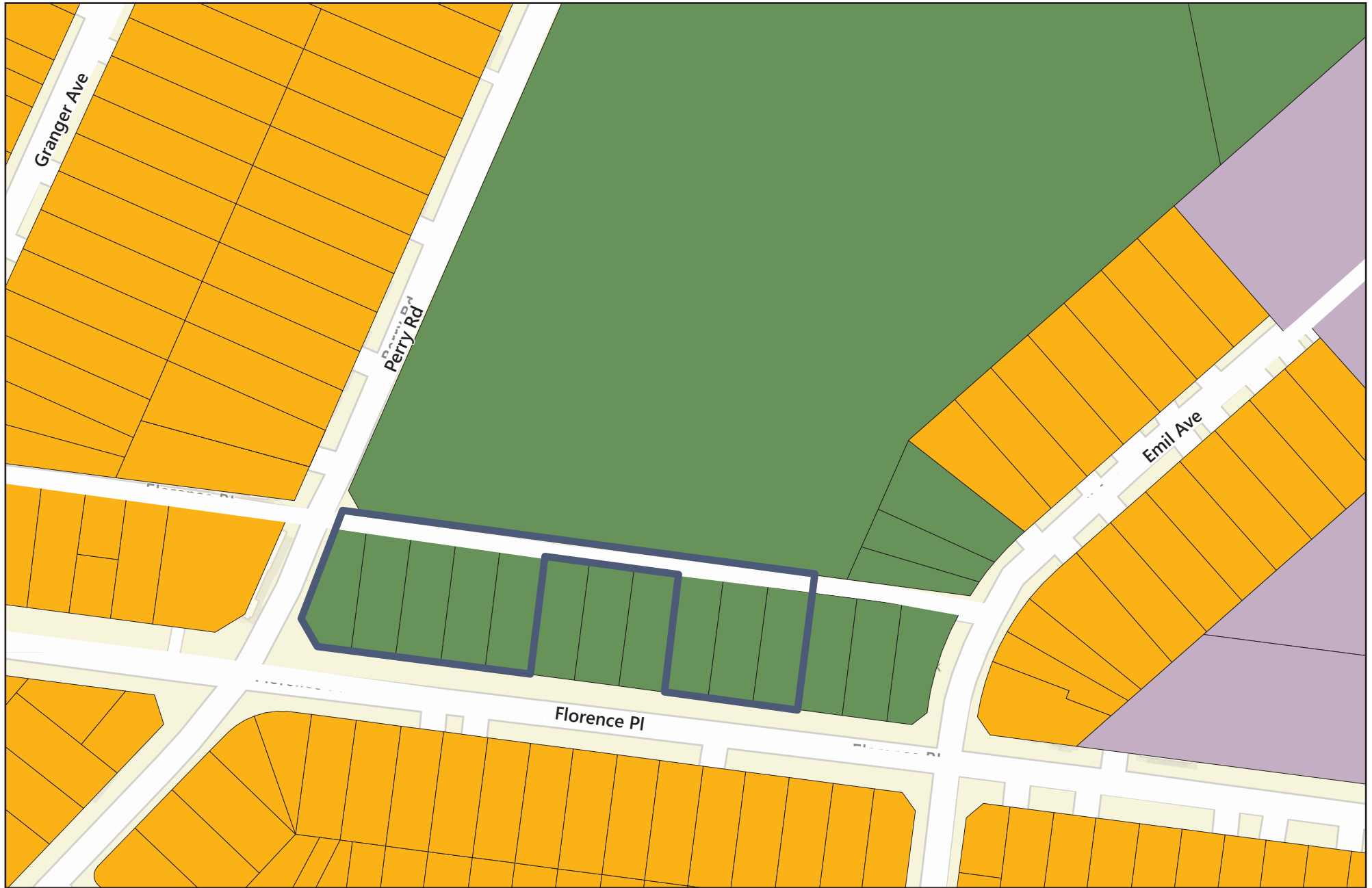
 Project Site beta

**Figure 2 - Project Location**  
Bell Gardens Well No. 1 Improvement Project



**Bowman**





## Legend

### Zoning

- R-3 (High Density Residential)
- O-S (Open Space/Parks)
- P-I (Public/Institutional)

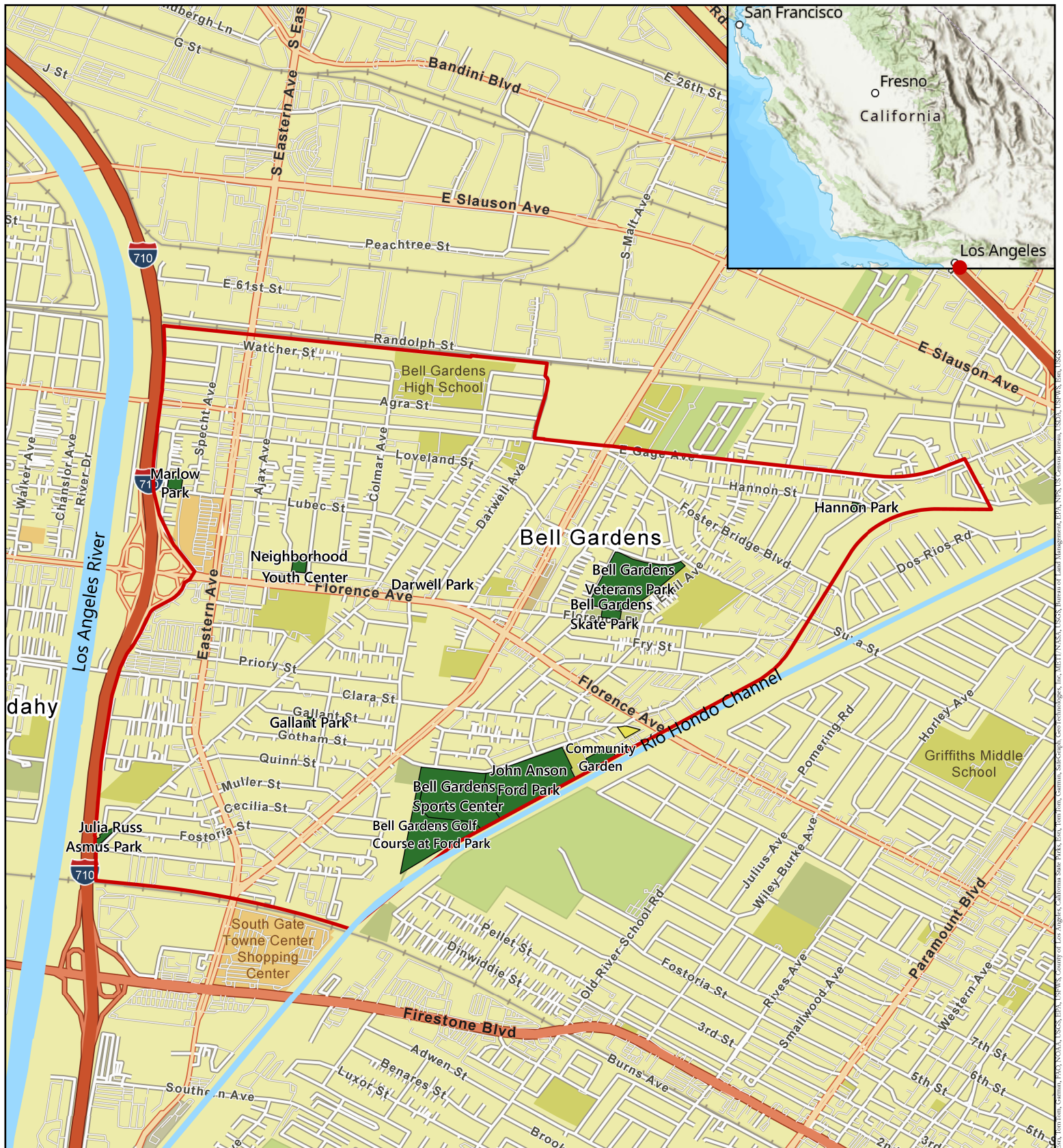
Project Site

**Figure 4 - Zoning Map**

Bell Gardens Well No. 1 Improvement Project



**Bowman**



## Legend

- Bell Gardens
- Other Open Space
- Existing Parks
- Existing Schools



## Figure 5 - Parks

Bell Gardens Well No. 1 Improvement Project

# Bowman

### 3.0 ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation:	
I find that the proposed Well No. 1 Improvements Project COULD NOT have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.	<input type="checkbox"/>
I find that although the proposed Well No. 1 Improvements Project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.	<input checked="" type="checkbox"/>
I find that the proposed Well No. 1 Improvements Project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.	<input type="checkbox"/>
I find that the proposed Well No. 1 Improvements Project MAY have a significant effect on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
I find that although the proposed Well No. 1 Improvements Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier <b>EIR or NEGATIVE DECLARATION</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier <b>EIR or NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed Well No. 1 Improvements Project, nothing further is required.	<input type="checkbox"/>
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div>_____ Signature:</div> <div>_____ Date:</div> </div>	

#### 4.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

This IS/MND has been prepared in compliance with the CEQA pursuant to California Public Resources Code (PRC) §21000, et seq. and the CEQA Guidelines (California Code of Regulations §15000, et seq.). Specifically, the preparation of an Initial Study is guided by §15063 of the CEQA Guidelines. This Project is evaluated based upon its effect on twenty-one major categories of environmental factors.

The environmental factors checked below would be potentially affected by the proposed Well No. 1 Improvements Project, involving at least one impact that would have a "Potentially Significant Impact Unless Mitigated Impact" as indicated by the Project Impacts sections of Chapter V, Evaluation of Environmental Impacts, of this IS/MND.

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

The IS/MND fully addresses the environment, as described by CEQA, as "the physical conditions which existing within the area which will be affected by a proposed Project including land, air, water, flora, fauna, noise, objects of historic or aesthetic significance." A detailed analysis of environmental impacts will be presented for each resource area (listed above) utilizing the model Environmental Checklist Form found in Appendix G of the CEQA Guidelines §15063(f). Impacts to the environment for construction and operation of the Project will be assessed and described, and the level of significance of impacts will be measured against criteria that have been established by regulation, accepted standards, or other definable criteria. The use of an MND is only permissible if all potentially significant environmental impacts assessed in the IS are rendered less than significant with incorporation of mitigation measures.

Each environmental resource area is reviewed by analyzing a series of questions (i.e., Initial Study Checklist) regarding level of impact posed by the Project. Substantiation is provided to justify each determination of impact. One of four following conclusions is then provided as a determination of the analysis for each CEQA Initial Study Checklist question:

**No Impact.** A finding of no impact is made when it is clear from the analysis that the Project would not affect the environment.

**Less than Significant Impact.** A finding of a less than significant impact is made when it is clear from the analysis that a Project would cause no substantial adverse change in the environment and no mitigation is required.

**Less than Significant Impact with Mitigation.** A finding of a less than significant impact with mitigation incorporated is made when it is clear from the analysis that a Project would cause no substantial adverse change in the environment when mitigation measures are successfully implemented by the Project proponent. In this case, the Project proponent would be responsible for implementing measures identified in a Mitigation Monitoring and Reporting Plan (MMRP).

**Potentially Significant Impact.** A finding of a potentially significant impact is made when the analysis concludes that the proposed Project could have a substantially adverse change in the environment for one or more of the environmental resources assessed in the checklist. Typically, preparation of an Environmental Impact Report (EIR) would be required in the case of potentially significant impact. No findings of significance impact were determined to potentially result from the Project. An economic or social change by itself shall not be considered a significant effect on the environment but may be considered in determining whether the physical change is significant.

## **5.0 EVALUATION OF ENVIRONMENTAL IMPACTS**

### **5.1 AESTHETICS**

This section describes the existing aesthetics setting and the potential effects from project implementation.

#### **Regulatory Setting**

##### **State Regulations**

##### **California State Scenic Highway Program**

The California Scenic Highway Program, maintained by the California Department of Transportation (Caltrans), was created by the State Legislature in 1963. The purpose of the State Scenic Highway Program is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment.

##### **Title 24 California Code of Regulations - Lighting**

Title 24 California Code of Regulations, Part 6 (California Energy Code) compliance is related to lighting design and installation, luminaires (i.e., lighting unit, such as a lamp, a bulb, a sconce) and lighting controls for nonresidential outdoor lighting systems. It regulates lighting characteristics, such as maximum power and brightness, shielding, and sensor controls to turn lighting on and off. The Energy Code bases allowable outdoor lighting power on the brightness of the surrounding conditions. The Energy Code contains lighting power allowances for new lighting installations and specific alterations that depend on the lighting zone (LZ) in which the project is located. Different lighting standards are set by classifying areas by lighting zone. Areas can be designated as LZ1 (dark), LZ2 (rural), or LZ3 (urban). Lighting requirements for dark and rural areas are stricter in order to protect the areas from new sources of light pollution and light trespass.

##### **Local Regulations**

##### **City of Bell Gardens Municipal Code**

Section G., Miscellaneous Provisions, of Chapter 9.20, Special Uses and Applicable Standards:

1. Signs. All signs shall comply with the requirements of the zone in which they are located and the provisions of Chapter 9.40 BGMC, Signs.
2. Lighting. Outside lighting shall be arranged and shielded to prevent any glare or reflection, nuisance or hazardous interference of any kind on adjoining streets or property.

Section C., Focus of Direct Light on Residential Property, of Section 9.40.080, General Requirements, prohibits direct lighting of adjacent properties. It directs that no artificial light of any kind may be used to illuminate any sign, nor any reflective material shall be placed, erected or constructed to focus direct light onto adjacent properties.

The Project site is zoned for open space (O-S), and Section 9.08.040 establishes general development standards for the open space zone:

- Lot Area - 5,000 square feet

- Lot Width - 50 feet (+10 corner lot)
- Lot Depth - 80 feet
- Front Yard Setback - 20 feet
- Side Yard Setback - 10% of lot width but no less than 5 feet
- Street-Side Yard Setback - 10% of lot width but no less than 10 feet
- Rear Yard Setback - 10 feet
- Allowable Yard Projections - Refer to Division 4 of this title, Supplemental Development Standards
- Lot Coverage (Maximum) (%) - 35%
- Distance Between Buildings - 6 feet
- Height (Maximum) - 35 feet or 2 stories (whichever is less)
- Screening of Mechanical Equipment - All mechanical equipment located on the roof or exterior walls of a structure shall be provided with a decorative screen to shield such equipment from view. No plumbing line shall be placed upon the exterior wall of a structure unless such line is enclosed or otherwise screened from view.
- Allowable Height Projections - Refer to Section 9.30.030
- Parking, Landscaping, Signs, and Other Standards - Refer to Division 4 of this title, Supplemental Development Standards.
- Note: All standards are given in feet and address minimum requirements unless otherwise stated.

### **Affected Environment**

The City of Bell Gardens is located in an urbanized area in Los Angeles County developed with a mix of primarily residential, commercial, institution, open space, and light industrial uses. The project area is urbanized and includes high density residential and open space uses. The primary boulevards (i.e., highways) in the area are Florence Avenue, travelling east-west, and Garfield Avenue, travelling north-south.

The project site is bound by Perry Road to the west and Emil Avenue to the east, and it is located on the northern side of Florence Place. The project site is zoned for open space use (O-S) and developed with an existing approximately 24-foot high, Well No. 1 building surrounded by an approximately 10-foot high camel-colored block wall. The existing facility is bound by Perry Road to the immediate west. To the east is ornamental lawn and trees, followed by a skate park, more ornamental lawn and trees, and Emil Avenue. Surrounding land uses include high density residential (R-3) zoned uses to the west, south, and east of the project site. Bell Gardens Boys and Girls Club followed by Bell Gardens Veteran Park are located to the north. Existing sources of direct light include nighttime street lighting along Florence Place and night lighting in front of the Boys and Girls Club.

## Project Impacts

### Would the project:

#### a) Have a substantial adverse effect on a scenic vista?

- ☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

##### ➤ Less Than Significant Impact

**Discussion a):** A scenic vista is a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A potentially significant impact on a scenic vista is one that would degrade the view from a designated scenic viewpoint. Structures within a viewer's line of sight of a scenic vista may interfere with a public view of a scenic vista, either by physically blocking or screening the scenic vista from view, or by impeding or blocking access to an available viewing position. The area surrounding the project site is the existing Well No. 1 Facility to west, the Boys & Girls club to the north, Bell Gardens Skate Park followed by lawns and ornamental trees to the east, and single-family residents to the immediate south. The project site is currently developed with the Well No. 1 Facility and ornamental lawn and trees in an urbanized, residential setting that is flat and without scenic views. Therefore, the project would have a less than significant impact on scenic vistas.

#### b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- ☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

##### ➤ No Impact

**Discussion b):** The project site is in urbanized Bell Gardens. The California Scenic Highways and Historic Parkways Program of 1963 was established "to preserve and protect highway corridors located in areas of outstanding natural beauty" from modification that would decrease the aesthetic value of the adjacent lands. The proposed Project is not located on or near an officially designated state scenic highway of the California Scenic Highway Mapping System<sup>1</sup>. Therefore, no impacts to scenic resources would occur as a result of the project.

---

<sup>1</sup> California Department of Transportation (2024, May).  
The California Scenic Highway Program.

- c) **In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion c):** The project site is located in a population dense, urban environment. The City's development standards under Section 9.08.040 of the City of Bell Garden Municipal Code protect against degrading visual character or quality for projects constructed on land zoned for Open Space (O-S). Development standards are regulations, rules, or measures pertaining to land and zoning uses that establish how future development projects would be designed. Development standards the project would need to comply with include lot area, width, and depth; yard setbacks; height limits; mechanical equipment screening; fences and walls; and lighting, landscaping, driveways, and other standards. A row of approximately 16 ornamental trees (e.g., sweet gum and camphor) spaced approximately 20-30 feet apart would remain along the frontage of Florence Place. The tree landscape provides a visual shield of the existing Well No. 1 facility and proposed improvements. The proposed project would be required to comply with the Municipal Code regarding design compatibly with the surrounding community. As a result, any public viewsheds and view corridors would be preserved. Therefore, impacts to existing visual character and quality of public views would be less than significant.

- d) **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion d):** No spotlighting, floodlighting, or glare-producing equipment would be used or installed on the project site prior to, during, or following construction activities. The project would be developed in accordance with the Bell Gardens Municipal Code for lighting. Section G., Miscellaneous Provisions, of Chapter 9.20, Special Uses and Applicable Standards, directs that outside lighting must be arranged and shielded so as to prevent any glare or reflection, nuisance or hazardous interference of any kind on adjoining streets or property. Additionally, Section 9.40.080 General Requirements C., Focus of Direct Light on Residential Property, prohibits direct lighting of adjacent properties. It directs that no artificial light of any kind used to illuminate any sign, nor any reflective material, shall be so placed, erected or constructed so as to focus direct light onto adjacent properties. Project construction would adhere to the City ordinance for lighting and glare. A less than significant impact involving light or glare is anticipated to occur as a result of the Project.

## **5.2 AGRICULTURE AND FORESTRY RESOURCES**

This section describes the existing agricultural and forestry setting and the potential effects from project implementation.

### **Regulatory Setting**

#### **State Regulations**

##### ***The California Land Conservation Act***

The 1965 Land Conservation Act, commonly referred to as the Williamson Act, enables local governments to enter contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The intent of the Williamson Act is to encourage voluntary land conservation, particularly conservation of agricultural land in California.

##### ***California Public Resources Code Section 12220(g)***

CPRC Section 12220(g) defines forest land as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

##### ***California Public Resources Code Section 4526***

CPRC Section 4526 defines timberland as land, other than land owned by the federal government or land designated by the State as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees.

### **Affected Environment**

The project site is on land designated as Urban and Built-up Land on the California Department of Conservation's California Important Farmland Finder. Urban and Built-up Land includes developed areas of 1 unit to 1.5 acres, or 6 structures to a 10-acre parcel. The City of Bell Gardens is population dense and built out with urban uses, such as residential, commercial, open space/parks, institutional, and light industrial land uses. An ornamental gardening nursery exists to several blocks to the west of the project site. No agricultural land uses exist in the project area.

## Project Impacts

### Would the project:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?**

☐ Potentially Significant Impact
 ☐ Less Than Significant with Mitigation
 ☐ Less Than Significant Impact
 ☒ No Impact

➤ **No Impact**

**Discussion a):** The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program's Map of Important Farmland<sup>2</sup> (2024) designates the City of Bell Gardens as Urban and Built-Up Land, which is primarily residential land. There are no lands designated as Prime or Unique Farmland or Farmland of Statewide Importance in the project area. There is an approximately 312-foot wide swath of land located approximately .30 miles west of the project site that is a right-of-way (i.e. utility easement) for Southern California Edison (SCE), travelling north-south. The SCE right-of-way is approximately .30 miles due west of the project site, and it is being used by an ornament plant nursery (i.e., Aeonian Verde Nursery). The project would have no impact on Prime or Unique Farmland or Farmland of Statewide Importance.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Contract Act?**

☐ Potentially Significant Impact
 ☐ Less Than Significant with Mitigation
 ☐ Less Than Significant Impact
 ☒ No Impact

➤ **No Impact**

**Discussion b):** A Williamson Act contract is an agreement between the property owner and the County that provides the property owner with reduced property taxes in exchange for maintaining the land in commercial agricultural use for a period of 10 years<sup>3</sup>. The City of Bell Gardens does not contain any designated agricultural land within its jurisdictional boundaries. Properties in the City of Bell Gardens are designated as Urban Built-Up Land not as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as identified in discussion a) above. Therefore, no impacts to a Williamson Contract Act would result from the project, and no impacts to agricultural use are anticipated.

<sup>2</sup> California Department of Conservation (2024, June). California Important Farmland Finder.

<sup>3</sup> Ibid., Williamson Act Program Overview.

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion c):** According to the USDA Forestry Map Finder<sup>4</sup>, there are no forest or timberlands in the City of Bell Gardens, the nearest forest is located approximately 25-miles north in the Angeles National Forest Sequoia National Forest. Implementation of the project would not conflict with existing zoning and would not require the re-zoning of designated forest or timberland lands to accommodate the project. Therefore, implementation of the project would not have an impact on forest lands or timberlands during any phase of the project, and no impact would occur.

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion d):** The project site is developed with the existing Well No. 1 Facility and passive open space with ornamental lawn and trees. The project site doesn't support designated forest land, as defined by California Public Resources Code Section 12220(g), nor timberland, defined by California Public Resources Code Section 4526. 10 percent of the site isn't native trees and it doesn't produce lumber and other forest products, including Christmas trees, for commercial use. The proposed project doesn't involve the use of designated farmland or forest land, conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use, and no impact to such resources would occur as a result of development of the Project. Therefore, no impact to forest land would result from the project.

---

<sup>4</sup> Unites States Department of Agriculture (2024, May). USDA Forestry Map Finder.

**e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion e):** As discussed above, the project site doesn't contain any Farmland or forest lands which would be converted to either non-agricultural or non-forest use. Therefore, no Farmlands or forests would be converted to either non-agricultural or non-forest use as a result of the project. No impact to Farmlands or forest would occur as a result of the project.

### **5.3 AIR QUALITY**

This section describes the existing air quality setting and potential impacts on air quality from implementation of the project. Data for this section was generated by the Project Air Quality/Greenhouse Gas Emissions Estimates (see Appendix B) performed in CalEEMod for the proposed project.

#### **Regulatory Setting**

##### **Federal and State Regulations**

###### ***Federal Clean Air Act***

The United States Environmental Protection Agency (U.S. EPA) is responsible for national and interstate air pollution issues and policies. The U.S. EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans (SIPs), provides research and guidance for air pollution programs, and sets National Ambient Air Quality Standards (NAAQS) under the Federal Clean Air Act (FCAA) for criteria pollutants, which are Ozone (O<sub>3</sub>), Particulate Matter (PM<sub>10</sub>), Fine Particulate Matter (PM<sub>2.5</sub>), carbon monoxide (CO), Nitrogen Dioxide (NO<sub>2</sub>), Sulfur Dioxide (SO<sub>2</sub>), and Lead.

###### ***State Implementation Plan***

A State Implementation Plan (SIP) is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain federal standards. The SIP for the State of California is administered by the California Air Resources Board (CARB), which has overall responsibility for statewide air quality maintenance and air pollution prevention. California's SIP incorporates individual Federal Attainment Plans for the State's 35 local air pollution control districts. These air districts prepare their federal attainment plans, which are sent to CARB to be approved and incorporated into the California SIP. Federal Attainment plans include the technical foundation for understanding air quality (e.g., emission inventories and air quality monitoring), control measures and strategies, and enforcement mechanisms.

###### ***California Clean Air Act***

Under the California Clean Air Act (CCAA), CARB requires that each local air district prepare and maintain an air quality management plan to achieve compliance with California Ambient Air Quality Standards (CAAQS). These standards are generally more stringent and apply to more pollutants than the NAAQS (i.e., visibility reducing particulates, hydrogen sulfide, and sulfates). CARB also has passed numerous regulations to reduce the public's exposure to air emissions. For example, the In-Use Off-Road Diesel Vehicle Regulation includes enforceable elements, such as limits on vehicle idling to no more than five consecutive minutes; phase out of older, high air pollution emitters from fleets; exhaust retrofits; and equipment reporting and labeling.

##### **Local Regulations**

###### ***South Coast Air Quality Management District***

Bell Gardens is located within the South Coast Air Basin (SCAB) and is monitored by the South Coast Air Quality Management District (SCAQMD). SCAQMD provides air quality monitoring and enforcement in Orange, Los Angeles, and Riverside Counties, including Coachella Valley. Its mission is to improve the health and quality of life for all residents in the region through efficient, effective, and entrepreneurial air quality management strategies. It operates and maintains an expansive network of air monitoring sites throughout the four counties. A total of 31

air monitoring sites are currently operated directly by the SCAQMD or in collaboration with the California Air Resources Board (CARB).

***City of Bell Gardens Municipal Code***

Section 6.18.010 of Chapter 6.18, Green Building Standards Code, codifies adoption of the 2022 California Green Building Standards Code, as amended by Title 31, Los Angeles County Green Building Standards Code (adopted 2022 by the Los Angeles County Board of Supervisors) for minimum requirements and standards for the protection of the public health, safety and welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices in planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental air quality.

**Affected Environment*****Local Climate and Meteorological Conditions***

The City of Bell Gardens is located within the boundaries of the SCAB and covers an area of 6,745 square miles with a population of 14.6 million, stretching 250 miles east to west from Coachella Valley to coastal Santa Monica and north to south from the City of Santa Clarita to Murrieta. Topographically, it encompasses the Pacific Ocean to the Santa Ana, San Gabriel, San Bernardino, and San Jacinto Mountains, from west to east. Regional climate, including influence of temperature, wind, humidity, precipitation, and sunshine affect air quality. Average annual temperatures range from low to mid 60s (degrees Fahrenheit), with great fluctuation in the mountains and deserts. Humidity decreases significantly from the coastal to the desert region. More than 90 percent of SCAB's rainfall happens from November through April. There are two distinct temperature inversion structures that affect vertical mixing of air pollution. During summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing that effectively acts as an impervious lid to pollutants over the entire SCAB. This inversion layer is a major contributor to photochemical smog.

***Ambient Air Quality Attainment Status***

Local monitoring data are used to designate areas as nonattainment, maintenance, attainment, or unclassified for the NAAQS and CAAQS. The four designations are defined as follows.

- Nonattainment: assigned to areas where monitored pollutant concentrations consistently violate the standard in question.
- Maintenance: assigned to areas where monitored pollutant concentrations exceeded the standard in question in the past but are no longer in violation of that standard.
- Attainment: assigned to areas where pollutant concentrations meet the standard in question over a designated period of time.
- Unclassified: assigned to areas where data are insufficient to determine whether a pollutant is violating the standard in question.

The SCAB remains in significant non-attainment for PM<sub>2.5</sub>, PM<sub>10</sub>, and Ozone (O<sub>3</sub>) according to CAAQS (State criteria) and attainment for Carbon Monoxide (CO), Nitrogen dioxide (NO<sub>2</sub>), Sulfur Dioxide (SO<sub>2</sub>), and Lead (Pb) for CAAQS.

## Project Impacts

### Would the project:

#### a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ Potentially Significant Impact
 ☒ Less Than Significant with Mitigation
 ☐ Less Than Significant Impact
 ☐ No Impact

#### ➤ Less Than Significant with Mitigation

**Discussion a):** The basis for air quality review in the project area is evaluating consistency with the South Coast Air Quality Management District (SCAQMD) regulations, which are designed to bring the South Coast Air Basin (SCAB), including the City of Bell Gardens, into attainment for all National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS).

An ambient air quality standard (AAQS) defines the maximum amount of a pollutant that can be present in outdoor air without harm to the public's health. Ambient air quality standards for ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead (Pb) have been set by both the State of California and the federal government. The State has also set standards for sulfates (SO<sub>4</sub><sup>2-</sup>), visibility-reducing particulates, hydrogen sulfide (H<sub>2</sub>S), and vinyl chloride. AAQSs are set to regulate air emissions from stationary and mobile sources to achieve clean air and to protect even the most sensitive individuals in our communities.

The SCAQMD in conjunction with the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and U.S. EPA prepares and regularly updates an Air Quality Management Plan (AQMP 2022) to set forth an integrated program to achieve compliance with air quality standards in the Basin.<sup>5</sup> Currently, the City of Bell Gardens is out of compliance with CAAQS PM<sub>10</sub>, PM<sub>2.5</sub>, and ozone standards and NAAQS for PM<sub>2.5</sub>, ozone, and Pb standards.<sup>6</sup>

The project would result in short-term air quality impacts related to vehicle/equipment exhaust, fugitive dust, asphalt/concrete slurry, and building construction for construction within the approximately 1.21-acre project construction envelope. Operation phase air quality impacts are expected to be limited to project operation, maintenance and vehicular traffic associated with maintenance. Estimated project criteria pollutant emissions for construction and operation are summarized below in Tables 2 and 3 (see Appendix B for the CalEEMod calculations), and project air emissions compared to Localized Significance Thresholds (LST) are summarized in Table 4.

<sup>5</sup> Southern Coast Air Quality Management District (2022, December 2). Air Quality Management Plan

<sup>6</sup> California Air Resources Board (2022). Air Designation Maps – State and National

**TABLE 2 CONSTRUCTION EMISSIONS VS. SCAQMD SIGNIFICANCE CRITERIA W/ MITIGATION**

	Emissions (pounds per day)						
	ROG	NO <sub>x</sub>	SO <sub>2</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>	Lead (Pb)
Project Construction Emissions	10.29	24.87	0.05	24.99	3.89	2.34	--
Regional Thresholds	75	100	150	550	150	55	3
Exceeds Thresholds?	No	No	No	No	No	No	N/A

Source: CalEEMod (2024, July 16). Project Air Emission Calculations

**TABLE 3 OPERATION EMISSIONS VS. SCAQMD SIGNIFICANCE CRITERIA W/ MITIGATION**

	Emissions (pounds per day)						
	ROG	NO <sub>x</sub>	SO <sub>2</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>	Lead (Pb)
Project Operation Emissions	0.78	0.00	0.00	2.0000e-004	0.00	0.00	--
Regional Thresholds	55	55	150	550	150	55	3
Exceeds Thresholds?	No	No	No	No	No	No	No

Source: CalEEMod (2024, July 18). Project Air Emission Calculations

Localized significance thresholds (LSTs) mass rate look-up tables are also used to assess project air quality emissions based on size of development and location. LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative I-4 and formally approved by SCAQMD's Mobile Source Committee in February 2005. LSTs apply to projects that are 5 acres or less, and the LST methodology is applicable to projects requiring CEQA or National Environmental Protection Act (NEPA) approval, use of which is discretionary to the Lead Agency. LSTs are only applicable to the following criteria pollutants: NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. The project would impact approximately 1.2 acres, and it is located in Source Receptor Area (SRA) No. #5, Southeast Los Angeles County. Table 4 indicates the project isn't anticipated to exceed thresholds of significance for construction or operation.

**TABLE 4 EMISSIONS VERSUS LOCALIZED SIGNIFICANCE THRESHOLDS (LSTs)**

	Emissions (pounds per day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Construction</b>				
CalEEMod Emissions	24.87	24.99	3.89	2.39
Construction Thresholds	80	571	4	3
Exceed Thresholds?	No	No	No	No
<b>Operation</b>				
CalEEMod Emissions	0.00	2.0000e-004	0.00	0.00
Operation Thresholds	80	571	1	1
Exceed Thresholds?	No	No	No	No

Source: CalEEMod (2024, July 18). Project Air Emission Calculations SCAQMD Mass Rate Look-up Tables for 1 acre in Southeast LA County (Source Receptor Area #5) at 25 meters (~82 feet) from Project site (emissions source)

The project would be required to comply with applicable rules in the SCAQMD Rule Book, Regulation IV - Prohibitions,<sup>7</sup> such as Rule 403 for fugitive dust suppression. Examples of Rule 403 control measures include, but are not limited to:

- Maintain stability of soil through pre-watering of site prior to clearing and grubbing, during clearing and grubbing activities, and after clearing and grubbing activities.
- Pre-water soils prior to cut and fill activities and stabilize soil during and after cut and fill activities.
- Stabilize material while loading to reduce fugitive dust emissions; maintain at least six inches of freeboard on haul vehicles; stabilize material while transporting to reduce fugitive dust emissions; stabilize material while unloading to reduce fugitive dust emissions; and comply with Vehicle Code §23114, which prohibits large debris falling from trucks.

As shown in Tables 2, 3, and 4 above, project construction and operation emissions are below the applicable SCAQMD regional and localized mass emissions thresholds of significance with application of Mitigation Measure AQ-1, Construction Air Quality Measures. Considering the project would not result in population growth and mass emissions are below the thresholds of significance, the project would not conflict with or obstruct implementation of the AQMP, and impacts are considered less than significant with implementation of mitigation.

#### **MITIGATION MEASURE**

**AQ-1 Construction Air Quality Measures.** To reduce the likelihood of unnecessary air pollution during project construction the following dust air quality measures are required:

- a. All unpaved demolitions and construction areas shall be watered three times a day during excavation, grading, and construction, and temporary covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Soil stabilizers shall also be used to control on-site fugitive dust. Watering could reduce fugitive dust by as much as 60 percent.
- b. All materials off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage on adjacent streets during transport.
- c. All clearing, earthmoving, or excavation activities shall be discontinued during period of high winds (i.e., greater than 15 miles per hour), so as to prevent excessive amounts of fugitive dust.
- d. The contractors shall adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.
- e. To ensure that diesel particulates from equipment and vehicles are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

---

<sup>7</sup> South Coast Air Quality Management District (2024). SCAQMD Rule Book. Regulation IV – Prohibitions

**b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

☐ Potentially Significant Impact    ☒ Less Than Significant with Mitigation    ☐ Less Than Significant Impact    ☐ No Impact

➤ **Less than Significant with Mitigation**

**Discussion b):** Over the years, the District and CARB have adopted numerous attainment plans (State Implementation Plans, or SIPs), which serve as the primary vehicles for improving air quality in the South Coast Air Basin. Each SIP builds upon the work of prior plans, while establishing the path for continued air quality improvements. Following the adoption of each attainment plan, the SCAQMD implements plan strategies through regulatory development, outreach, continued research, and incentive programs. Each attainment plan is just one milestone in the SCAQMD's continued effort to improve air quality in the basin. The 2022 AQMP builds on existing air quality strategies, and the comprehensive NO<sub>x</sub> emissions reduction strategies included in existing ozone, PM<sub>10</sub>, and PM<sub>2.5</sub> attainment plans, that will greatly contribute to meeting State and federal criteria pollutant emissions standard.

The proposed project would generate mobile emissions by motor vehicles traveling to and from the project site during construction. Operational emissions generated by both stationary and mobile sources would result from normal daily activities as part of the water utility project. Stationary area source emissions would be generated by the consumption of energy for the booster pump, generator, lighting, power wire, and conduits for groundwater pumping, ion exchange filtration system, and water tank storage.

As shown in Tables 2, 3, and 4 above, the Project's estimated construction and operation mass emissions of criterial pollutants are below the applicable SCAQMD thresholds of significance with incorporation of Mitigation Measure AQ-1, Construction Air Quality Measures, identified in discussion a) above. Projects that do not exceed NAAQS and CAAQS emissions thresholds would not violate any air quality standards or contribute substantially to an existing or projected air quality violation and no criteria pollutant health impacts. As such, the project would not result in a cumulative net increase of any criteria pollutant in which the project region is in nonattainment under federal and state ambient air quality standards with incorporation of mitigation.

**c) Expose sensitive receptors to substantial pollutant concentrations?**

☐ Potentially Significant Impact     
 ☐ Less Than Significant with Mitigation     
 ☒ Less Than Significant Impact     
 ☐ No Impact

**Less Than Significant Impact**

**Discussion c):** Sensitive receptors are places where people who are more susceptible to air pollution than the general population, including children, athletes, the elderly, and the chronically ill, are located. Typical land uses where substantial numbers of sensitive receptors are often found are schools, daycare centers, parks, recreation areas, medical facilities, nursing homes, and convalescent care facilities. Residential areas are also considered to be sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to pollutants. Future development would result in an increase in criteria pollutants that would impact sensitive receptors during construction activities, such as demolition, site preparation, grading, building construction, architectural coatings, paving, and operational activities.

All off-road construction equipment and some support vehicles are expected to be diesel fueled. Diesel exhaust particulate matter qualifies as a Toxic Air Contaminant by the State of California as defined in California Health and Safety Code §39655. Particulate matter from diesel-fueled engines (diesel PM) contributes over 70% of the known risk from air toxics today. Reducing the public's exposure to diesel PM is one of CARB's highest priorities, with an aggressive plan to require cleaner diesel fuel and cleaner diesel engines and vehicles. As a result, trucks and cars today are 95% cleaner than 30 years ago. Construction of the project would take approximately 14-months and would be required to comply with applicable SCAQMD rules and regulations for odors, fugitive dust, volatile organic compounds, truck, and equipment diesel, for example. The proposed project would be required to comply with the air quality emissions rules established by SCAQMD and the Code of Regulations (CCRs) legislated and enforced by the State of California identified in Table 5:

**TABLE 5 APPLICABLE SCAQMD AND STATE OF CALIFORNIA AIR EMISSIONS RULES**

<b>Applicable SCAQMD Rules</b>	
Rule 402 Nuisance	Controls the emissions of odors and other air contaminants
Rule 403 Fugitive Dust	Controls the emissions of fugitive dust
Rules 1108 and 1108.1 Cutback and Emulsified Asphalt	Controls the VOC content in asphalt
Rule 1113 Architectural Coatings	Controls the VOC content in paints and solvents
Rule 1143 Paint Thinners	Controls the VOC content in paint thinners
<b>State of California Rules</b>	
CCR Title 13, Article 4.8, Chapter 9, Section 2449	In Use Off-Road Diesel Vehicles
CCR Title 13, Section 2025	On-Road Diesel Truck Fleets
CCR Title 24 Part 11	California Green Building Standards

Source: South Coast AQMD Rule Book and California Code of Regulations.

Construction and operation of the project would not exceed any thresholds of significance for criteria pollutants. As shown in Table 2, 3, and 4 above, the project's estimated construction and operation mass emissions are below the applicable SCAQMD thresholds of significance. Therefore, the Project is not expected to expose sensitive receptors to substantial pollutant concentrations and potential impacts are less than significant.

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion d):** Odors are one of the most obvious forms of air pollution to the general public. Odors can present significant problems for both the source and the surrounding community. Offensive odors can cause agitation, anger, and concern to the general public. Most people determine an odor to be offensive if it is sensed longer than the duration of a human breath; typically, two to five seconds. Potential odors associated with the project would be diesel exhaust during the construction period. However, construction vehicle emissions at the project site would be short-term, intermittent, and subject to air dispersion. These odors, if perceptible, are common in the environment, would dissipate rapidly as they mix with the surrounding air, and would be of very limited duration. In addition, the project would be subject to compliance with SCAQMD's Rule Book Regulation IV – Prohibitions, Rule 402, regarding nuisance. SCAQMD Rule 402 states, "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public or which cause, or have a natural tendency to cause, injury or damage to business or property." The project contractor would be subject to enforcement of said rules. As a general matter, the types of land use development that pose potential odor problems during project operation include wastewater treatment plants, refineries, landfills, composting facilities, and transfer stations. No such uses would occupy the the proposed project site. Project implementation is not expected to create objectionable odors that would affect a substantial number of people and impacts would be less than significant.

## 5.4 BIOLOGICAL RESOURCES

This section describes the existing biological resources setting and potential effects from implementation of the project. The project impacts analysis for this section are based on the *Results of the Biological Reconnaissance Survey for the Upgrade Water Well Pump and Install New Reservoir Site Located in Bell Gardens, California* prepared by Chambers Group on February 10, 2020, which is located in Appendix C of this report.

### **Regulatory Setting**

#### **Federal Regulations**

##### ***The Federal Endangered Species Act of 1973***

The Federal Endangered Species Act of 1973 (FESA) defines an endangered species as “any species that is in danger of extinction throughout all or a significant portion of its range.” Threatened species are defined as “any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.” It is unlawful to “take” any listed species. “Take” is defined as follows “...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” Also, the USFWS, through regulation, has interpreted the terms “harm” and “harass” to include certain types of habitat modification as forms of a “take.” These interpretations generally are considered and applied on a case-by-case basis and often vary from species to species. In the case where a property owner seeks permission from a federal agency for an action that could affect a federally listed plant and animal species, the property owner and agency are required to consult with the USFWS. Section 7 of the Federal Endangered Species Act (FESA) requires Federal agencies to ensure that actions they engage in, permit, or fund do not jeopardize the continued existence of endangered or threatened species or result in the destruction or adverse modification of designated critical habitat for these species.

##### ***Migratory Bird Treaty Act***

The Migratory Bird Treaty Act (MBTA) (50 Code of Federal Regulations (CFR) Part 10 and Part 21) protects migratory birds, their occupied nests, and their eggs from disturbance or destruction. “Migratory birds” include nongame, wild birds found in the U.S. The Migratory Bird Treaty Reform Act (MBTRA) of 2004 amended the MBTA to apply only to migratory bird species that are native to the United States or U.S. territories, and that a native migratory bird species is defined as one present as a result of natural biological or ecological processes not intentional or unintentional human-assisted introductions. In 2020, the United States Fish and Wildlife Service (USFWS) published an updated list of approximately 122 bird species that aren’t covered under the MBTA, at this time. However, such bird species could gain coverage in the future if found to be naturally-occurring in the U.S. or U.S. territories.

##### ***Executive Order 13112***

Executive Order 13112 directs all federal agencies to refrain from authorizing, funding, or carrying out actions or projects that may spread invasive species. The order further directs federal agencies to prevent the introduction of invasive species, control and monitor existing invasive species populations, restore native species to invaded ecosystems, research and develop prevention and control methods for invasive species, and promote public education on invasive species. As the project proponent, the City, or its designee, would be responsible for

complying with Executive Order 13112 and ensuring that project implementation would not contribute to the spread of invasive species. Plants listed in the Pest Ratings of Noxious Weed Species would not be used as part of the project<sup>8</sup>.

## **State Regulations**

### ***California Fish and Game Code***

The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) may list species as threatened or endangered under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA), respectively. The USFWS can designate critical habitat that identifies specific areas that are essential to the conservation of a listed species. Sections 3503, 3513, and 3800 of the California Fish and Game Code prohibit the take of birds protected under the MBTA and protects their occupied nests.

State-listed species and those petitioned for listing are protected under the CESA. Under Section 2080.1 of the California Fish and Game Code, if a species is both federally and state-listed, a consistency determination with the protections of FESA permits (if there would be take of listed species) is required. Under Section 2081, if a species is state-listed only, consultation with the California Department of Fish and Wildlife (CDFW) is required in order to obtain an incidental take permit if the project could result in take of a state-listed species.

### ***California Endangered Species Act***

The California Endangered Species Act (CESA) defines an endangered species as "... a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The CESA defines a threatened species as "... a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter...." Candidate species are defined as "... a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list." Candidate species may be afforded temporary protection as though they already were listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the Federal FESA, the CESA does not include listing provisions for invertebrate species.

CESA addresses the taking of threatened or endangered species by stating "no person shall import into this state, export out of this state, or take, possess, or sell within this state, any species, or any part of product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided...." CESA defines "take" as "...hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." The State has authorized exceptions to all "take" that require "...permits or

---

<sup>8</sup> California Department of Food and Agriculture, 2021

memorandums of understanding..." and can be authorized for "...endangered species, threatened, species, or candidate species for scientific, educational, or management purposes."

In addition, some sensitive mammals and birds are protected by the State of California as Fully Protected Mammals or Fully Protected Birds. California Species of Special Concern listings include special status species, including all state and federal protected and candidate taxa, Bureau of Land Management and United States Forest Service sensitive species, species considered to be declining or rare by the California Native Plant Society (CNPS) or National Audubon Society, and a selection of species considered to be under population stress but not formally proposed for listing.

Nesting birds, including raptors, and passerines and non-passerine land birds are protected under the California Fish and Game Code. The CDFW typically recommends surveys for nesting birds that potentially could be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by the CDFW.

### ***California Native Plant Society***

The CNPS is a private plant conservation organization dedicated to monitoring and protecting sensitive species in California. The organization has compiled an inventory comprised of information focused on geographic distribution and qualitative characterization of rare, threatened, or endangered vascular plant species of California. The list serves as the candidate list for listing as threatened and endangered by the CDFW.

Referred to as California Rare Plant Ranks (CRPRs), CNPS developed a ranking system to define and categorize rarity in the California flora. The CRPRs range from presumed extinct species (CRPR 1A) to limited distribution/watchlist species (CRPR 4). Ranks at each level also include a threat rank (e.g., CRPR 4.3) and are determined as follows: a) 0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat); b) 0.2-Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat); and 3) 0.3-Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known). A Threat Rank is present for all California Rare Plant Ranked 1B, 2, 4, and the majority of California Rare Plant Rank 3. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in California. However, certain conditions exist to make a plant a species of concern and hence assignment as a California Rare Plant Rank by CNPS. In addition, all California Rare Plant Rank 1A species are presumed extinct in California, and some California Rare Plant Rank 3 plants, which lack enough information to make a determination, do not have a threat rank.

### **Affected Environment**

The project site is developed with a Well No. 1 Facility and open space/park uses. According to the *Results of the Biological Reconnaissance Survey for the Upgrade Water Well Pump and Install New Reservoir Site Located in Bell Gardens, California* prepared by Chambers Group on February 10, 2020, the open space/park uses contain ornamental landscaping of primarily lawn with a variety of ornamental trees. The project site supports plant and wildlife species that are characteristic ornamental landscaping. Plant species existing on the project site are non-

native turf grass, scattered weeds, and planted ornamental trees dominated by non-native sweet gum (*Liquidambar styraciflua*) and camphor tree (*Cinnamomum camphora*). No native vegetation exists on the project site. No reptiles or amphibian species were discovered on the project site during the reconnaissance survey. Birds observed at the project site during the reconnaissance survey included black phoebe (*Sayornis nigricans*), gull (*Larus sp.*), house finch (*Carpodacus mexicanus*), mourning dove (*Zenaida macroura*), northern flicker (*Colaptes auratus*), and yellow-rumped warbler (*Setophaga coronata*). Mammals occurring and/or detected in the project area included Botta's pocket gopher (*Thomomys bottae*) and domestic dog (*Canis familiaris*). Surrounding land uses include residential uses to the west, south, and east. Bell Gardens Boys and Girls Club, as well as Bell Gardens Veterans Park, exist to the north. The surrounding area also doesn't support native habitat of native flora and fauna. Developed areas consist of asphalt or concrete pads with human-made structures that are devoid of vegetation.

## **Project Impacts**

### **Would the project:**

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☒ Less Than Significant Impact    ☐ No Impact

### **➤ Less Than Significant Impact**

**Discussion a):** Chambers Group conducted a Biological Reconnaissance Survey of the project site on January 29, 2020. The survey was based on a literature review of the California Natural Diversity Database and the California Native Plant Society Electronic Inventory of Rare and Endangered Vascular Plants and a field survey of the project site to determine if any sensitive flora and fauna exist at the project site. The databases contain records of reported occurrences of federal- and state-listed endangered or threatened or proposed endangered or threatened species, California Species of Special Concern (SCC), and otherwise sensitive species or habitats that may occur within or in the immediate vicinity of the project site.

A list of sensitive wildlife and plant species potentially occurring within the project site was developed from the database search. A sensitive species was considered a potential inhabitant of the project site if general habitat requirements of the species were present (such as the presence of roosting, nesting, or foraging habitat, or a permanent water source) and/or its known geographical distribution encompassed or was adjacent to part of the project site. The literature review resulted in a list of 44 sensitive wildlife species and 49 sensitive plant species with the potential to exist on or near the project site. The field survey included an observational walk over of the project site and an evaluation of the potential existence of legally protected flora and fauna on site. None of the sensitive plant species were determined to be present on the project site due to a lack of habitat suitability. One sensitive wildlife species, the monarch butterfly (*Danaus plexippus*), was observed travelling through the project site during the reconnaissance survey. However, it was considered an incidental observation as suitable roosting habitat and host-plant species do not exist on the project site or

neighboring areas. The project site includes the existing Well No. 1 Facility located in an environment developed with concrete. The project site also contains ornamental lawn and a variety of ornamental trees. The project site lacks any native habitat suitable for the presence of sensitive wildlife and plant species. Therefore, the proposed project wouldn't have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Impacts would be less than significant.

**b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?**

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☐ Less Than Significant Impact    ☒ No Impact

➤ **No Impact**

**Discussion b):** The project site is vegetated with ornamental lawn and trees in a predominately residential area in a population dense, urban area. Riparian habitat is associated with areas that become saturated with water from surface or groundwater resources and retain enough water to enable riparian flora and fauna to thrive. No riparian habitat or sensitive natural communities exist within the proposed project area. Therefore, no impacts to riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service would result from the Project.

**c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☐ Less Than Significant Impact    ☒ No Impact

➤ **No Impact**

**Discussion c):** Chambers Group conducted a desktop literature review of the project site for wetlands. Wetlands are areas that become saturated with water from surface or ground-water resources and retain enough water to enable riparian flora and fauna to thrive. Prior to the field survey, a biologist reviewed a topographical map, aerial photograph, and the USFWS National Wetlands Inventory Wetlands Mapper to determine the location, if any, of potential areas containing waters subject to the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), or the California Department of Fish and Wildlife (CDFW) jurisdiction. The literature review revealed an absence of wetland resources at or near the project site. The field biologist also reported an absence of wetlands at the project site. Therefore, the project would result in no impact to protected wetlands, as defined by Section 404 of the Clean Water Act.

**d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

- ☐ Potentially Significant Impact
 ☒ Less Than Significant with Mitigation
 ☐ Less Than Significant Impact
 ☐ No Impact

➤ **Less Than Significant with Mitigation**

**Discussion d):** The project site doesn't provide any linkage to wildlife corridors and native habitat due to its location in a built, urban environment. The project site is composed of ornamental landscaping vegetation that offers little habitat value for resident or migratory wildlife and no habitat for migratory fish. However, while the project site does not have native habitat due to urbanization, the ornamental trees within the project alignment could offer nesting habitat to birds protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code §3503, §3503.5, and §3513, such as ducks, geese, songbirds, gulls, shorebirds, wading birds, and/or birds of prey. Implementation of Mitigation Measure BIO-1, Nesting Bird Surveys, would reduce potential impacts to resident or migratory birds to less than significant.

**MITIGATION MEASURE**

**BIO-1: Nesting Bird Surveys.** If project activities occur during the bird nesting season (i.e., February 1 through September 15), a pre-construction nesting bird survey should be performed by a qualified biologist no more than seven days prior to vegetation removal or any construction activities to avoid any direct or indirect impacts to active nests and thus ensure compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Wildlife Code.

- a. If any active nest is found, all active bird nests shall be flagged in all directions, and an appropriate avoidance buffer will be established around the nest by a qualified biologist in consultation with CDFW. The buffer shall not be disturbed by construction activities until the nest becomes inactive, the young have fledged, the young are no longer being fed by parents, the young have left the area, and the young are no longer expected to be impacted by the project as determined through additional monitoring by a qualified biologist.
- b. If, during the nesting season, 10 days have passed since an area has been surveyed, and construction work has not been continuous in that area, then construction work shall not take place in that area until a nest nesting bird survey has been performed.
- c. If active nests are observed adjacent to the project and an avoidance buffer has been established, it is recommended that a biological monitor be present on site to monitor nesting behaviors in order to assess if the nest buffer is appropriate. If the birds show any sign of stress, the buffer will be increased; and work should be conducted elsewhere until fledging occurs. If necessary, the size of the buffer area may be reduced if the biologist in consultation with CDFW determines that the construction activity would not be likely to have adverse effects on the particular species in question.

**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

- ☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion e):** The project site is vegetated with ornamental lawn and trees in a predominately residential area in a population dense, urban area. The City of Bell Gardens doesn't have any local policy or ordinance, such as a tree preservation policy or ordinance, that would impact development of the project site. Therefore, implementation of the proposed project would not conflict with a local policy or ordinance for biological resources, and no impact is anticipated.

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

- ☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion f):** The project site is vegetated with ornamental lawn and trees in a predominately residential area in a population dense, urban area. The City of Bell Gardens isn't located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. As a result, the project would not conflict with any applicable habitat or any natural community conservation plans. No impact would result.

## 5.5 CULTURAL RESOURCES

This section describes the existing cultural resources setting and potential effects from implementation of the proposed project. The project impacts analysis for this section is based on the *Cultural and Paleontological Resources Assessment Report for the Bell Gardens Water Reservoir Project, City of Bell Gardens, Los Angeles County, California* prepared in February 2020 by Cogstone, which is located in Appendix D of this report.

### **Regulatory Setting**

#### **Federal Regulations**

##### ***National Historic Preservation Act***

The National Historic Preservation Act (NHPA) is legislation intended to preserve historical and archaeological sites in the U.S. Section 106 of the NHPA requires Federal agencies to consider effects of their undertaking on historic properties and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment.

#### **State Regulations**

##### ***California Environmental Quality Act (CEQA)***

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the CEQA Guidelines and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance. CEQA requires public agencies and private interests to identify potential adverse impacts or environmental consequences of their projects on any object or site of significance with respect to history. CEQA also provides protection for paleontological remains.

##### ***California Register of Historical Resources***

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of people important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation. In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association. Finally, CEQA requires that significant effects on unique archaeological resources be considered and addressed. CEQA defines a unique archaeological resource

as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
2. Has a special quality such as being the oldest of its type or the best
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

**California Public Resources Code (PRC) 21083.2(a), 5097.5, 30244, and 21084.1**

According to PRC 21083.2 (a), if archaeological resources are determined to be significant, then the impacts on that resource should be addressed. PRC 5097.5 prohibits the excavation and/or the removal of a "vertebrate paleontological site...or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands." PRC 30244 requires reasonable mitigation of adverse impacts on paleontological resources resulting from development on public land.

PRC 21084.1 gives the lead agency power to determine if a resource is a historical resource, even if the resource is not listed or eligible for listing in the California Register of Historical Resources or a local register of historical places. In addition, the lead agency can determine that a resource is a historical resource, even if it is not deemed significant in a historical resource survey.

**Native American Heritage Act**

The Native American Heritage Act, passed by California in 1976, established the Native American Heritage Commission (NAHC) for protecting Native American religious values on state property. The NAHC not only protects the heritage of Native Americans, but also ensures their participation in matters concerning heritage sites. The Commission's duty is to assist both federal and state agencies in protecting Native American sacred places and provide recommendations concerning Native American heritage in accordance with environmental law and policy. The Act protects burials from disturbance, vandalism, and accidental destruction. It also stipulates which specific procedures laid out in the California Health and Safety Code must be implemented if a Native American burial is uncovered during project construction or archaeological data recovery.

**California Senate Bill 18**

California State law provides for limited protection of Native American prehistoric, archaeological, cultural, spiritual, and ceremonial places, such as the following: sanctified cemeteries, religious, ceremonial sites, shrines, burial grounds, prehistoric ruins, archaeological sites; and sacred sites. California Senate Bill 18 placed new requirements on local governments for developments in or near a Traditional Tribal Cultural Place (TTCP). Local jurisdictions must provide opportunities for involvement of California Native American tribes in the land planning process to preserve traditional tribal cultural places. The Final Tribal Guidelines recommends the Native American Heritage Commission provide written information within 30 days to inform the Lead Agency if a proposed project is determined to be near a TTCP and another 90 days for tribes to respond to a local government if the tribes want to consult to determine whether the project would have an adverse impact on the TTCP. SB 18 also amended

California Civil Code Section 815.3 to add California Native American tribes to the list of entities that can acquire and hold conservation easements to protect their cultural places.

***Assembly Bill 52 CEQA Tribal Consultation***

Assembly Bill 52 (AB 52) took effect July 1, 2015, and requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and tribal governments, public agencies, and Applicants would have information available early in the proposed Project's planning process, to identify and address potential adverse impacts to tribal cultural resources.

***Health and Safety Code Section 7050.5***

California Health and Safety Code Section 7050.5 requires that if human remains are discovered during ground disturbing activities, the County Coroner must be notified, and no further disturbance is authorized to occur until the County Coroner has decided of origin and disposition of the remains. If the human remains are determined to be prehistoric, the coroner must notify the NAHC, who will determine and notify a Most Likely Descendant (MLD). The MLD then inspects the site and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

**Local Regulations**

***City of Bell Gardens General Plan***

The Conservation Element of the City's General Plan identifies the importance of the City's cultural heritage with the following policy:

- Policy 1: The City of Bell Gardens shall safeguard the community's heritage by identifying and preserving appropriate structures and sites which have historical heritage.

City programs for cultural resources sensitivity include archeological and paleontological resources, cultural awareness, environmental review, historic building codes, and historical preservation district.

**Affected Environment**

According to the *Cultural and Paleontological Resources Assessment Report for the Bell Gardens Water Reservoir Project, City of Bell Gardens, Los Angeles County, California* prepared in February 2020 by Cogstone, there have been 27 cultural resources investigations completed within a one-mile radius of the project site. The studies do not turn up any previously recorded cultural resources on the project site. However, the studies find that there are 11 cultural resources located within one mile of the project site. These include one historic archaeological site and 10 historic environmental resources. A Sacred Lands File search requested from the Native American Heritage Commission didn't reveal any sacred lands or resources in the project area.

The City of Bell Gardens maintains a small portion of the original Lugo land grant, a single adobe dwelling built by Antonio Lugo's son in 1795. It is the only historic site in the City and is known as Casa de Rancho San Antonio, now known as Casa Mobile Home Park, and was named State Historic Monument No. 984 in 1991. In 1771, the Lugo land grant was 29,514 acres and included the area of Bell Gardens. It was deeded to Antonio Lugo, a corporal in the Spanish army. He was instrumental in the Spanish colonization of California with missions, presidios and pueblos between 1769 and 1822, until Mexico won its independence in 1821 and worked to lessen

the power and wealth of the missions. Bell Gardens incorporated on August 1, 1961. It had been a farming community that attracted Japanese immigrants until approximately the 1930s.

The earliest historic aerial photograph of the project area dates to 1952 and shows building development within the project area. Between 1972 and 1994, the buildings were demolished and replaced with landscaping. The 2003 aerial shows landscaping within the project area and building development adjacent to the area. Today, the project site is developed with a Well No. 1 Facility and open space/park uses. The open space/park uses contain ornamental landscaping of primarily lawn with a variety of ornamental trees. Surrounding land uses include residential uses to the west, south, and east. Bell Gardens Boys and Girls Club, as well as Bell Gardens Veterans Park, exist to the north.

## **Project Impacts**

### **Would the project:**

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

- ☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

#### **➤ No Impact**

**Discussion a):** According to §15064.5 of the CEQA Guidelines, generally, a resource is considered “historically significant” by a lead agency if the resource meets the criteria for listing on the California Register of Historical Resources (California Public Resources Code, §5024.1, Title 14 CCR, §4852) including the following: a) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; b) is associated with the lives of persons important in our past; c) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or d) has yielded, or may be likely to yield, information important in prehistory or history. A historical resource could be an object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant based on the above-stated criteria, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. These resources include intact structures of any type (e.g., houses, structures, such as irrigation works, engineering features, etc.) that are 50 years or more of age.

On October 31, 2019, Cogstone conducted a search of California Historic Resources Information System (CHRIS) database of the project site and surrounding one-mile radius. The record search/literature review was conducted to evaluate whether any historic properties listed on or determined eligible for listing on the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) exist within the project area. No historic properties were detected during the records search for the project site. Cogstone conducted a field survey of the project site on January 24, 2020 and confirmed an absence of historic properties on the site. The proposed project would have no impact on any historical resources as defined in §15064.5.

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

**➤ No Impact**

**Discussion b):** Cogstone conducted a record search/literature review of the project area on October 31, 2019 at the South Central Coastal Information Center at the University of California Fullerton. The purpose of this review was to access any existing cultural resources survey reports, archaeological site records, and historic maps to evaluate whether previously documented prehistoric or historic archaeological sites, architectural resources, cultural landscapes, or ethnic resources exist within or near the project area. The record search didn't identify any sensitive archaeological resources on or adjacent to the project site. Additionally, Cogstone conducted a field survey of the project site on January 24, 2020 and confirmed an absence of archaeological resources on the site. The proposed project would have no impact on any archaeological resources as defined in §15064.5.

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

☐ Potentially Significant Impact      ☒ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☐ No Impact

**➤ Less than Significant with Mitigation**

**Discussion c):** The project site is not located on or near any land containing a cemetery. The closest cemeteries identified near the project site are Beth Israel and Calvary Cemeteries located 4 miles to the north. If human remains are discovered during project grading or other ground disturbing activities, the project would be required to comply with applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. and to comply with MM CULT-1, Human Remains, below. Therefore, impacts to human remains would be reduced to a less than significant level with mitigation incorporated.

**MITIGATION MEASURES**

**CULT-1: Human Remains.** In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been sent.

## **5.6 ENERGY**

### **Regulatory Setting**

This section describes the existing energy resources setting and generalized potential effects on energy resources from the proposed project.

#### **State Regulations**

##### ***California Energy Commission***

The regulations directly applicable to the project are Building Energy Efficiency Standards, Title 24, Part 6, and CALGreen Title 24, Part 11. These regulations include but are not limited to the use of energy efficient heating and cooling systems, water conserving plumbing and water-efficient irrigation systems. The proposed project would be required to demonstrate compliance with these regulations as part of the building permit and inspection process.

#### **Local Regulations**

##### ***City of Bell Gardens Municipal Code***

The project is subject to compliance with Chapter 6.18, Green Building Standards Code, of the City's Municipal Code that encourage use of energy conservation techniques in all new developments. Section 6.18.10 requires the use of the 2022 California Green Building Standards Code as amended by Title 31, Los Angeles County Green Building Standards Code (adopted 2022 by the Los Angeles County Board of Supervisors), which enhances the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact, and encouraging sustainable construction practices in planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental air quality, and provides penalties for the violations thereof.

### **Affected Environment**

Southern California Edison and Southern California Gas provide electricity and natural gas, respectively, to the City of Bell Gardens.

**Project Impacts****Would the project:****a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

**➤ Less Than Significant Impact**

**Discussion a:** "Energy" is defined as a force that enables "work" to be done and "energy conservation" is defined in terms of: decreased reliance on natural gas and electricity; decreased per-capita energy consumption; and increased use of renewable energy sources. "Energy efficiency" involves the creation and use of technology to produce the same end product using less energy.

The project would require use of construction equipment, including power tools, earth moving equipment, construction vehicles, and material handling equipment that would involve the use of diesel gasoline and electricity. Use of energy resources during construction activities would be temporary, occurring over a 14-month duration. Vehicles and vehicle trips associated with workers' commutes also would result in fuel and energy use. During construction activities some incidental energy conservation would occur through compliance with State requirements. Construction equipment also would be required to comply with current U.S. EPA and CARB engine emissions standards. The project doesn't propose uses that are inherently energy intensive, and the energy demands in total would be comparable to other water utility projects of similar scale and configuration.

Construction and operation of the project would be subject to energy efficiency regulations, standards and goals including CCR Title 24 Building Energy Efficiency Standards, Assembly Bill 341 (AB 341) for trash recycling, and the County's Climate Action Plan. In addition, the Project would be required to comply with the SCAQMD and State regulatory rules aimed at reducing unnecessary truck and equipment energy consumption during project construction and operation. Project compliance with State and local energy efficiency regulations, standards and goals would reduce the potential for environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources, during Project construction or operation to a less than significant impact.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion b):** The project would be subject to the most recent rulemaking updates to CCR Title 24, Building Energy Efficiency Standards. Title 24 efficiency standard for residential and nonresidential new construction and alterations are updated approximately every three years for windows, insulation, lighting, air conditioning systems, water heating, digital controls, escalators, elevators and other features that reduce energy consumption in houses and businesses. Since 1978, Title 24 standards have helped protect the environment by reducing more than 250 million metric tons of greenhouse gas emissions (or the equivalent of removing 37 million cars off California roads)<sup>9</sup>. The project would also be subject to goals and policies in the County's Climate Action Plan, dated December 2015. In addition, the project would be subject to energy efficiency regulations such as AB 341 signed on July 1, 2012, requiring all businesses in California that generate four or more cubic yards of waste per week (i.e., the size of a dumpster) to recycle. The City of Bell Gardens' hauler, Athens Service, offers a wide variety of recycling services to the project site. The proposed project would result in no impact with regard to conflicting with a state or local plan for renewable energy or energy efficiency.

---

<sup>9</sup> State of California. (2024, July). California Energy Commission.

## 5.7 GEOLOGY AND SOILS

This section describes the existing geology and soil setting and the potential effects from development of the project site. Descriptions and analysis in this section are based on information provided in the *Geotechnical Exploration Report Well No. 1 PFAS Water Treatment Facility 6665 Florence Place City of Bell Gardens, California* prepared by Leighton Consulting, Inc. on May 24, 2024 (see Appendix E) and *Cultural and Paleontological Resources Assessment Report for the Bell Gardens Water Reservoir Project, City of Bell Gardens, Los Angeles County, California* prepared in February 2020 by Cogstone (see Appendix D) performed for the proposed project.

### **Regulatory Setting**

#### **State Regulations**

##### ***Alquist-Priolo Earthquake Fault Zoning Act***

The Alquist-Priolo Earthquake Fault Zoning Act (AP Act) (PRC Sections 2621 to 2630) was passed in 1972 to provide a statewide mechanism for reducing the hazard of surface fault rupture to structures used for human occupancy. The main purpose of the AP Act is to prevent siting of buildings used for human occupancy across the traces of active faults. It should be noted that the AP Act addresses the potential hazard of surface fault rupture and is not directed toward other earthquake hazards, such as seismically induced ground shaking or landslides.

The law requires the State Geologist to identify regulatory zones (known as Alquist-Priolo (AP) Fault Zones) around surface traces of active faults, and to depict these zones on topographic base maps, typically at a scale of one inch to 2,000 feet. AP Fault Zones vary in width, although they are often 0.75 mile wide. Once published, the maps are distributed to affected cities, counties, and State agencies for their use in planning and controlling new or renewed construction. Except for single-family wood-frame and steel-frame dwellings that are not part of a larger development (i.e., four units or more), local agencies are required to regulate development within the mapped zones. In general, construction within 50 feet of an active fault zone is prohibited.

##### ***Seismic Hazards Mapping Act***

The Seismic Hazards Mapping Act (SHMA) (PRC Sections 2690 to 2699.6), which was passed in 1990, addresses earthquake hazards other than surface fault rupture. These hazards include strong ground shaking, earthquake-induced landslides, liquefaction, or other ground failures. Much like the AP Act discussed above, the State Geologist maps these seismic hazard zones to assist local government in the land use planning process. SHMA states, "It is necessary to identify and map seismic hazard zones in order for cities and counties to adequately prepare the safety element of their general plans and to encourage land use management policies and regulations to reduce and mitigate those hazards to protect public health and safety." SHMA also states, "Cities and counties shall require, prior to the approval of a project located in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard."

##### ***California Building Code***

The State of California provides minimum standards for building design through the California Building Standards Code (CBC) (CCR, Title 24). Where no other building codes apply, Chapter 29 regulates excavation, foundations, and retaining walls. The CBC applies to building design and construction in the state and is based on the Federal Uniform Building Code (UBC) used widely throughout the country (generally adopted on a state-by-state or district-by-district basis). The CBC has been modified for California conditions with more detailed and/or more stringent regulations.

The State Earthquake Protection Law (California Health and Safety Code Section 19100, et seq.) requires that structures be designed to resist stresses produced by lateral forces caused by wind and earthquakes. Specific minimum seismic safety and structural design requirements are set forth in Chapter 16 of the CBC. The CBC identifies seismic factors that must be considered in structural design. Chapter 18 of the CBC regulates the excavation of foundations and retaining walls, and Appendix Chapter A33 regulates grading activities, including drainage and erosion control and construction on unstable soils, such as expansive soils and areas subject to liquefaction. The CBC is updated every three years, and the current 2013 CBC took effect January 1, 2014.

## **Local Regulations**

### ***City of Bell Gardens Municipal Code***

Section 6.04.060, Soil classification, of the City's Municipal Code amends Section 1802 of the 2022 California Building Code is hereby amended by adding Sections 1802.9 and 1802.10 to require a soils report, and it reads as follows:

Section 1802.9, Compressible Soils (Hydroconsolidation), states all structures shall have foundation systems constructed in accordance with the recommendation(s) found in a soils report, which shall be prepared, stamped, and signed by a California licensed soils engineer or geologist (licensed professional). All borings or test excavations shall terminate 12 feet or more below the ground surface at each boring or test excavation. A soils report shall be required for any addition which exceeds 3,000 square feet or exceeds 50% of the area of the original structure, except as provided in Section 1802.10.

The soils report shall state that the licensed professional has reviewed the site, laboratory findings and analyses and that to the best of his/her professional knowledge and expertise, there should be no significant hydroconsolidation or subsidence, provided all of the recommendations are incorporated in the design and construction.

## **Affected Environment**

The project is located in the Los Angeles Basin, a sedimentary basin, which includes the coastal plains of Los Angeles and Orange counties west to Catalina Island, California. The marine Los Angeles Basin began to develop about 23 million years ago, in the early Miocene. The basin transitioned through time to terrestrial deposition by the middle Pleistocene, about one million years ago. Subparallel faults branch off from the Santa Andreas Fault to the east forming the local mountains and hills. The Peninsular Ranges Geomorphic Province is located in the southwestern corner of California and is bounded by the Transverse Ranges Geomorphic Province to the north and the Colorado Desert Geomorphic Province to the east. The faults nearest to Bell Gardens are the Whittier-Elsinore, Newport-Inglewood, and San Andreas Faults.

This region is bounded by the Pacific Ocean to the west, the Santa Ana Mountains to the east, the Santa Monica Mountains to the north, and the San Joaquin Mountains to the south. The Los Angeles Basin areas is the coastal section of the northernmost Peninsular Range Geomorphic Province and is characterized by elongated northwest-trending mountain ridges separated by sediment-floored valleys. The project site is mapped within late Pleistocene to Holocene young alluvium (unit 2) which was deposited between 126,000 years ago and into historic times. These flood plain deposits consist of poorly sorted, permeable clays to sands. Deposits are poorly consolidated by streams and rivers on canyon floors and in the flat flood plains of the area.

## Project Impacts

### Would the project:

**a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion a) i):** The project site is located in a seismically active portion of Southern California but is not located within an Alquist-Priolo Earthquake Fault Zone, according to the Project Geotechnical Exploration Report (Leighton Consulting, 2024). The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along any one of several major active faults in the region. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault, at a minimum 50-foot setback. The known regional faults that could produce the most significant ground shaking at the project site include the Puente Hills Blind Thrust, Elsinore, and Newport-Inglewood faults. The Puente Hills Blind Thrust fault does not have surface traces and is located approximately 0.01 mile from the site. The Elsinore, and Newport-Inglewood faults are located 5.9 miles and 8.5 miles, respectively, from the site. No significant geotechnical constraints have been identified and the project site is considered developable from a geotechnical standpoint. Additionally, the project development will be required to comply with the California Building Code for structural safety. It is anticipated project development and operation will have a less significant impact on exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the project area or based on other substantial evidence of a known fault.

**ii) Strong seismic ground shaking?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion a) ii):** The primary seismic hazard is ground shaking due to a large earthquake on any of the major active regional faults. Accordingly, as with most locations within Southern California, there is the potential that within the project lifetime the project structure would experience strong ground-shaking as a result of seismic

activity originating from regional faults. Site seismicity is typical of much of Los Angeles County. California State law requires structures to incorporate earthquake-reducing design standards in accordance with the latest California Building Code and appropriate seismic design criteria. Project development and operation compliance with this regulatory requirement would reduce potential impacts related to exposure of people or structures to potentially substantial adverse effects, including the risk of loss, injury or death involving strong seismic ground shaking to a less than significant level.

**iii) Seismic-related ground failure, including liquefaction?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion a) iii):** Ground shaking can induce "secondary" seismic hazards such as liquefaction, dynamic densification, and ground rupture, including dynamic settlement (liquefaction and/or dry settlement). The project site is developed with the existing Well No. 1 Facility and ornamental lawn and trees associated with a greenbelt. Site grading and application of compact fill material is anticipated to have been required in order to build the site originally and therefore the potential for liquefaction is considered low. Additionally, the *Geotechnical Exploration Report Well No. 1 PFAS Water Treatment Facility 6665 Florence Place City of Bell Gardens, California* prepared by Leighton Consulting, Inc. on May 24, 2024 found that groundwater was not encountered in the field boring drilled to a maximum depth of 55½ feet below ground surface. The report states that the groundwater contour map in the Seismic Hazard Zone Report for the South Gate 7.5-Minute Quadrangle (California Geological Survey, 1998) illustrates that the historically high groundwater table in the area is on the order of 8 to 10 feet below the existing grade. Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater; 2) low density, fine, clean sandy soils; and 3) strong ground motion. Effects of liquefaction can include sand boils, settlement, and bearing capacity failures below structural foundations. Review of the Seismic Hazard Zone Map for the South Gate Quadrangle (California Geological Survey, 1999) indicates the subject site is located within an area that has been identified by the State of California as being potentially susceptible to the occurrence of liquefaction. The liquefaction analysis performed from the geotechnical boring performed at the project site was conducted using the peak horizontal ground acceleration of 0.84g, Moment Magnitude (Mw) of 7.3, and design high groundwater table of 8 feet below ground surface. Results of the analysis indicate that the liquefaction potential at the site is expected to be low. As such, seismic-related ground failure, including liquefaction, related to the project is anticipated to be less than significant.

**iv) Landslides?**

☐ Potentially Significant Impact     
 ☐ Less Than Significant with Mitigation     
 ☒ Less Than Significant Impact     
 ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion a) iv):** According to the Project Geotechnical Exploration Report, review of the Seismic Hazard Zone Map for the South Gate Quadrangle (California Geologic Survey, 1999) indicates the subject site is not located within an area that has been identified by the State of California as being potentially susceptible to the occurrence of seismically induced landslides. In addition, no significant ground slopes exist at the site and in the vicinity. Therefore, the potential for seismically induced landslides is considered negligible. The project is relatively flat and is anticipated to have been required to meet City grading requirements for the existing land uses. The project impacts related to landslides are considered less than significant.

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

☐ Potentially Significant Impact     
 ☒ Less Than Significant with Mitigation     
 ☐ Less Than Significant Impact     
 ☐ No Impact

➤ **Less Than Significant with Mitigation**

**Discussion b):** Soil erosion, or loss of topsoil, could happen during grubbing, grading, and excavation activities, due to the physical exposure of topsoil to wind, rain, and movement from construction equipment and workers. However, because development of the project site will be required to comply with City guidelines for grading activity, such as Section 11.12.510, Best Management Practices (BMPs) for Construction Activity of Chapter 11.12, Urban Stormwater Management, impacts to soil erosion and loss of topsoil isn't anticipated. As part of these requirements, preparation of a Storm Water Pollution Prevention Plan (SWPPP) is required for projects impacting one or more acres. It must outline specific measures to comply with the National Pollution Discharge Elimination System (NPDES) Construction General Permit and reduce potential for soil erosion during construction. Furthermore, all construction activities would be required to comply with SCAQMD Rule 403 regarding the control of fugitive dust. Implementation of Mitigation Measure GEO-1, Implement Storm Water Pollution Prevention Plan (SWPPP), would reduce impacts involving soil erosion or loss of topsoil to less than significant levels.

**MITIGATION MEASURE**

**GEO-1 Implement Storm Water Pollution Prevention Plan (SWPPP).** The Applicant shall prepare and obtain approval of a SWPPP, ensuring the following construction Best Management Practices (BMPs) are incorporated within the project SWPPP:

- a. Construction waste shall be disposed of properly in accordance with applicable federal, state and local regulations. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

- b. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- d. Dumpsters shall be covered and maintained.
- e. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.
- f. Vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains or exposed soils. Major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- g. Regularly water newly graded areas and exposed dirt stockpiles;
- h. Follow Project SWPPP procedures to prevent sediment and nuisance runoff from entering the drainage.

A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the SWPPP shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the SWPPP, and other such measure(s) as the City deems necessary to mitigate potential storm water runoff impacts.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion c):** According to the Geotechnical Exploration Report, the project site is underlain by man-made fill likely associated with construction of the existing improvements and young alluvial fan deposits (Qyf). The fill is approximately 3 feet thick and consists mainly of silty sand. Below the fill, the alluvium generally consists of medium stiff silty clay to a depth of 10 feet, followed by medium dense to dense sand, silty sand, and silt (Leighton Consulting, 2024). Seismically-induced settlement consists of dry dynamic settlement (above groundwater) and liquefaction-induced settlement (below groundwater). These settlements occur primarily within loose to medium dense sandy soil due to reduction in volume during, and shortly after, an earthquake event. The settlements of these strata were estimated to result in a cumulative settlement of less than ½ inch. Differential settlement is estimated to be approximately one-half of the total settlement. Hydrocollapse refers to the potential settlement of soils under existing or future stresses (loads) upon being wetted. Soil compressibility refers to settlement potential of soils when subjected to increased loads, such as from a fill surcharge or structure loads. Based on the soils encountered during the field exploration and review of the laboratory test results, the soils have low collapse potential and low to moderate compressibility potential under the expected loads of the proposed vessels. The project site is not considered to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse are considered less than significant.

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion d):** Expansive soils generally have a significant amount of clay particles, which can give up water (shrink) or take on water (swell), and thus can undergo significant volume change. The proposed project site primarily consists of soils mapped as Urban land-Biscailuz-Hueneme, drained complex, 0 to 2 percent slopes.

<sup>10</sup> The parent material is described as discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock. The soil setting is described as loam, which is a balance of sand, silt, and clay. Loam is significantly more porous than clay soil and isn't considered a highly expansive soil susceptible to shrink/swell. The Project Geotechnical Exploration Report prepared on May 24, 2024 discovered the project site is underlain by a thin mantle of artificial fill overlying young alluvial deposits. The fill materials consists mainly of silty sand. The alluvium generally consists of medium stiff silty clay to a depth of 10 feet, followed by medium dense to dense sand, silty sand, and silt to the maximum explored depth of 51½ feet. Additionally, the project Geotechnical Exploration Report directs that project use compacted fill material that is free of organic material, construction debris or oversized material larger than 6 inches prior to placement as fill. Fill soils should be placed in loose lifts not exceeding 8 inches, moisture conditioned as necessary to at least two percent above moisture optimum and compacted to a minimum of 90 percent of the maximum dry density as determined by ASTM D 1557. Therefore, the project would result in no impact to expansive soils.

**e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion e):** The project would involve improvements to the existing Well No. 1 Facility with the addition of a booster pump station, a water reservoir, a PFAS treatment plant, and 1, 8-inch pipeline as well as 2, 12-inch pipelines for treatment and delivery of the water within the system. The project doesn't involve the use or construction of a septic tank or alternative wastewater disposal system. Therefore, no impact to a septic tank or alternative wastewater disposal system would result from the project.

<sup>10</sup> United States Department of Agriculture (2024, June). Natural Resources Conservation Service. Web Soil Survey.

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

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☒ Less Than Significant Impact    ☐ No Impact

**➤ Less Than Significant Impact**

**Discussion f):** On October 31, 2019, Cogstone obtained a records search of the project area from the Natural History Museum of Los Angeles County, the University of California Museum of Paleontology database, the PaleoBiology Database (PBDB), and print sources for fossil records. No recorded paleontological localities producing vertebrate fossils were found within a one-mile radius of the project site. Two localities are known from Pleistocene deposits between two and three miles from the project area inside of the City of Bell Gardens. While only extant species were recovered from these two localities, extinct megafauna are known from eleven other localities between three and 10 miles from the project area. Extinct species include ground sloth, mammoth, dire wolf, horse, two types of pronghorn antelope, and bison. All of the fossils were a minimum of eight feet deep in deposits mapped as late Pleistocene at the surface, while sediments with a Holocene component produced fossils starting at 11 feet deep. The sediments are of late Pleistocene to Holocene young alluvium sediments less than 10 feet below the ground surface. Sediment less than 10 feet are assigned a low potential for fossils. The project site was previously graded for development of the existing Well No. 1 Facility, ornamental lawn, and landscaping. Additionally, project construction would remain above four feet in depth. Therefore, the project is anticipated to have a less than significant impact on paleontological resources or unique geologic feature.

## 5.8 GREENHOUSE GAS EMISSIONS

This section describes the existing greenhouse gas emissions setting and potential effects from implementation of the proposed project. Data for this section was generated by the Project AQ/GHG Emissions Estimates performed in CalEEMod for the proposed project (see Appendix B).

### **Regulatory Setting**

#### **Federal Regulations**

##### ***Greenhouse Gas Endangerment***

On December 7, 2009, the United States Environmental Protection Agency (U.S. EPA) signed two distinct findings regarding greenhouse gases (GHG) under Section 202(a) of the Federal Clean Air Act (FCAA):

- The U.S. EPA finds that the current and projected concentrations of the mix of six key GHGs—Carbon Dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), Nitrous Oxide (N<sub>2</sub>O), Hydrofluorocarbons (HFC), Perfluorocarbons (PFC), and Sulfur Hexafluoride (SF<sub>6</sub>)—in the atmosphere threaten the public health and welfare of current and future generations. This is referred to as the endangerment finding.
- The U.S. EPA finds that the combined emissions of CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, and HFCs from new motor vehicles and motor vehicle engines contribute to the atmospheric concentrations of these key GHGs and hence to the threat of climate change. This is referred to as the cause or contribute finding.

#### **State Regulations**

There are numerous state plans, policies, regulations, and laws related to GHGs and global climate change that 1) establish overall state policies and GHG reduction targets; 2) require state or local actions that result in direct or indirect GHG emission reductions for the project; 3) require CEQA analysis of GHG emissions; and 4) provide generally accepted guidance in performing GHG analyses. The major components of California's climate change policy are identified in this section, below.

##### ***Assembly Bill 32, the California Global Warming Solutions Act of 2006***

AB 32 was signed by former Governor Arnold Schwarzenegger in September 2006 and is now codified as Sections 38500–38599 of the California Health and Safety Code. Assembly Bill 32 required that statewide GHG emissions be reduced to 1990 levels by 2020.

##### ***Senate Bill 97 and Amendments to the State CEQA Guidelines***

As directed by Senate Bill 97, the California Natural Resources Agency adopted amendments to the State CEQA Guidelines on December 30, 2009, adding a new Section 15064.4, "Determining the Significance of Impacts from Greenhouse Gas Emissions," and a new Section 15126.4(c), "Mitigation Measures Related to Greenhouse Gas Emissions." The amendments became effective on March 18, 2010.

##### ***CARB GHG Emissions Data and Scoping Plan***

AB 32 requires CARB to develop a scoping plan to lower the state's GHG emissions to meet the 2020 limit. The AB 32 Scoping Plan was approved at the December 2008 CARB meeting, and the First Update to the AB 32 Scoping Plan was approved in May 2014 (CARB, 2014). Key elements of the scoping plan include expanding and strengthening existing energy efficiency programs and building and appliance standards; achieving a statewide

renewable energy mix of 33 percent; developing a California cap and trade program linked with other similar programs; establishing targets for transportation-related GHG emissions for regions throughout California, and pursuing policies and incentives to achieve those targets; implementing existing laws and standards, such as California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and issuing targeted fees to fund the state's long-term commitment to AB 32 administration.

***2017 Climate Change Scoping Plan Update (November 2017)***

The 2017 Scoping Plan Update identifies California's post-2020 reduction strategy and reflects the 2030 target of a 340 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by Senate Bill 32. Key programs the proposed Second Update builds upon include the Cap-and-Trade Regulation, the Low Carbon Fuel Standard, and much cleaner cars, trucks, and freight movement, utilizing cleaner, renewable energy, and strategies to reduce methane emissions from agricultural and other wastes. Major elements of the 2017 Scoping Plan framework include the following:

- Implementing and/or increasing the standards of the Mobile Source Strategy, which include increasing ZEV buses and trucks;
- Low Carbon Fuel Standard (LCFS), with an increased stringency (18 percent by 2030);
- Implementing Senate Bill 350, which expands the Renewables Portfolio Standard (RPS) to 50 percent RPS and doubles energy efficiency savings by 2030;
- California Sustainable Freight Action Plan, which improves freight system efficiency, utilizes near-zero emissions technology and deployment of ZEV trucks;
- Implementing the proposed Short-Lived Climate Pollutant Strategy (SLPS), which focuses on reducing methane and hydrofluorocarbon emissions by 40 percent and anthropogenic black carbon emissions by 50 percent by year 2030;
- Continued implementation of Senate Bill 375;
- Post-2020 Cap-and-Trade Program that includes declining caps;
- Twenty percent reduction in greenhouse gas emissions from refineries by 2030; and
- Development of a Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

The 2017 Scoping Plan also identifies local governments as essential partners in achieving California's long-term greenhouse gas reduction goals and identifies local actions to reduce greenhouse gas emissions.

***2022 Climate Change Scoping Plan Update***

The Update assessed progress toward achieving the Senate Bill 32 2030 target and lay out a path to achieve carbon neutrality by 2045. Achieving carbon neutrality will require the State of California to consider engineered carbon removal at the source of emissions and directly from the atmosphere. The California Air Resources Board and the California natural Resources Agency have assembled expert to discuss recent market trends, potential applications, environmental factors, and community considerations for engineered (technical solutions) carbon removal. The term "engineered" is inclusive of, but not limited to, projects that capture carbon emissions from

industrial facilities, filter carbon emissions directly from the atmosphere, and safely store carbon in geologic formations.

Achieving carbon neutrality will bring several changes to California, including moving the State away from fossil fuel combustion in a manner that supports job retention and creation as California makes a just transition toward a clean energy economy.

**Local Regulations**

Chapter 3.26, Mobile Service Air Pollution Control Program, of the City's Municipal Code established a trust fund in support of the SCAQMD's imposition of the vehicle registration fee and to bring the city into compliance with the requirements set forth in Section 44243 of the Health and Safety Code in order to receive fee revenues for the purpose of implementing programs to reduce air pollution from motor vehicles.

**Affected Environment**

According to climate scientists, the earth's climate has been warming for the past century. 97 percent of climate scientists believes that this warming trend is related to the release of certain gases into the atmosphere by human activities (NASA, 2015). The most recognized GHGs include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous dioxide (N<sub>2</sub>O), water vapor (H<sub>2</sub>O), ozone (O<sub>3</sub>), aerosols, hydrofluorocarbons (HFCs), chlorofluorocarbons (CFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>). Emissions of GHGs contributing to global climate change are largely attributable to human activities associated with industrial/manufacturing, utility, transportation, residential, and agricultural sectors. About 75 percent of human emissions of CO<sub>2</sub> to the global atmosphere during the past 20 years are a result of fossil fuel burning. Atmospheric concentrations of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O have increased 31 percent, 151 percent, and 17 percent, respectively, since the year 1750 (Intergovernmental Panel on Climate Change, 2001).

Worldwide, California is ranked as the 12th largest emitter of GHGs. Based on the most recent GHG emissions inventory, California's gross annual emissions of GHGs in 2013 totaled 459.3 million metric tons of carbon dioxide equivalents (MTCO<sub>2</sub>e) (CARB, 2013). Most of California's emissions, approximately 81 percent, consist of CO<sub>2</sub> produced from fossil fuel combustion. The transportation sector is the single largest category of California's GHG emissions, accounting for approximately 37 percent of the state's total GHG emissions, followed by electricity consumption (from both in-state and out-of-state providers), which accounts for a total of roughly 23 percent of the state's total GHG emissions, and then the industrial sector accounting for approximately 20 percent of the state's total GHG emissions. The contribution from each of the various other use sectors contribute roughly one to eight percent each to the total GHG emissions inventory (CARB, 2013).

## Project Impacts

Would the project:

**a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

☐ Potentially Significant Impact
 ☐ Less Than Significant with Mitigation
 ☒ Less Than Significant Impact
 ☐ No Impact

➤ **Less than Significant Impact**

**Discussion a):** Project construction would occur over a 14-month period and is not anticipated to create any substantial long-term GHGs for the project area. Project construction and operation GHG emissions have been estimated using the CalEEMod 2022.1. Estimated total project construction and annual operation GHG emissions are presented below in Table 6. Refer to Appendix B of this IS/MND for a review of the Air Quality/Greenhouse Gas (AQ/GHG) Emissions Estimate prepared in CalEEMod 2022.1 for the project.

**TABLE 6 ESTIMATED PROJECT GHG EMISSIONS**

<b>CO<sub>2</sub>e* Emissions (Metric Tons per Year)</b>	
Construction Total	315.28
Operation Total	5.0000e-005

Source: Project Air Quality/Greenhouse Gas (AQ/GHG) Emissions Estimates.

(\*) = Carbon dioxide equivalent

CO<sub>2</sub>e is a standardized unit of measurement for a greenhouse gases relative impact on global warming potential (GWP) in comparison to CO<sub>2</sub>. Carbon dioxide makes up approximately 76 percent of all greenhouse gas emissions, methane is approximately 16 percent, nitrous oxide is approximately six percent, and all other synthetic gases contribute about two percent. Methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF<sub>6</sub>) and nitrogen trifluoride (NF<sub>3</sub>) are greenhouse gases with significantly higher GWP than CO<sub>2</sub>.

The proposed project is zoned for open space uses. However, to date, neither CARB, SCAQMD, nor the City of Bell Gardens have adopted significance thresholds for GHG emissions for open spaces conforming developments under CEQA. On the other hand, the GHG threshold for industrial facilities is 10,000 metric ton (MT) per year CO<sub>2</sub>e<sup>11</sup>. The project is anticipated to generate 315.28 MT per year CO<sub>2</sub>e during construction and nearly zero emissions during operation. Considering the short-term nature of construction activities as well as the limited total GHG emissions estimated for project construction and operation, the project is not expected to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, potential impacts would be less than significant.

<sup>11</sup> AQMD (2008, December 5). Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans

**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☒ Less Than Significant Impact    ☐ No Impact

**➤ Less than Significant Impact**

**Discussion b):** SCAQMD has not set GHG significance thresholds for open spaces conforming developments. Instead, it provides intergovernmental review (IGR) as a responsible agency by providing technical assistance in quantifying GHG emissions and making reference materials available to lead agencies. Its 2022 AQMP is in process, as a regional and multi-agency plan that involves SCAQMD, CARB, SCAG, and U.S. EPA. The 2022 AQMP incorporates the latest scientific and technical information and planning assumptions, including the latest applicable growth assumptions, regional transportation plan/sustainable communities strategy (SB 375), and updated emission inventory methodologies for various source categories. While the AQMP does not codify GHG emissions thresholds for the proposed project type, it promotes a net decrease in greenhouse gases (GHGs) through a reduction in vehicle miles traveled (VMT) and strategies that conserve energy and promote clean technologies<sup>12</sup>. Impacts to plan, policy or regulation for GHGs would be less than significant.

---

<sup>12</sup> South Coast Air Quality Management District (2022, December 2). 2022 Air Quality Management Plan.

## 5.9 HAZARDS AND HAZARDOUS MATERIALS

This section describes the existing hazards and hazardous materials setting and potential impacts from proposed project. This section is based on the *Environmental Site Assessment for Sub Area A, B, and C: Bell Gardens Veterans Park, Bell Gardens, California 90201* prepared by P.A. & Associates, Inc. on November 2, 2019 (see Appendix F).

### **Regulatory Setting**

#### **Federal Regulations**

##### ***U.S. Environmental Protection Agency***

The U.S. EPA's purpose is to protect human health and the environment by writing and enforcing regulations based on laws passed by Congress. The U.S. EPA relies on the National Priorities List (NPL), which is a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the U.S. and its territories. The NPL is intended primarily to guide the U.S. EPA in determining which sites warrant further investigation.

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a database used by the U.S. EPA to track activities conducted under its Superfund program. Specific information is tracked for each individual site. WastELAN is the name of the regional version of this database.

##### ***Resource Conservation and Recovery Act (RCRA)***

RCRA Subtitle C addresses hazardous waste generation, handling, transportation, storage, treatment, and disposal. RCRA establishes a system that uses hazardous waste manifests to track the movement of hazardous waste from generation to disposal (cradle-to-grave). The 1984 amendments to RCRA created a national priority for waste minimization. Subtitle D establishes national minimum requirements for solid waste disposal sites and practices and requires States to develop plans for the management of wastes within their jurisdictions. Subtitle I require monitoring and containment systems for underground storage tanks (USTs) that hold hazardous materials. Owners of USTs must demonstrate financial assurance for the cleanup of a potential leaking tank.

#### **State Regulations**

##### ***Hazardous Waste and Substances Sites (Cortese List)***

The Hazardous Waste and Substances Sites (Cortese List) is a planning document used by state and local agencies and developers to comply with CEQA requirements by providing information about the location of hazardous materials release sites. Government Code Section 65962.5 requires the California Environmental Protection Agency to develop an updated Cortese List at least annually. The California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information for the Cortese List.

##### ***Department of Toxic Substances Control (EnviroStor/Haznet)***

The mission of the Department of Toxic Substances Control (DTSC) is to provide the highest level of safety and to protect public health and the environment from toxic harm. DTSC provides a listing of all existing information on permits and corrective action at hazardous waste facilities, as well as site cleanup projects on the EnviroStor/Haznet database.

**California Hazardous Waste Control Law**

The California Hazardous Waste Control Law (HWCL) is the primary hazardous waste statute in California. The law states that generators have the primary duty to determine whether their waste is hazardous and to ensure their proper management. HWCL also establishes criteria for the reuse and recycling of hazardous waste. The law exceeds RCRA requirements by mandating source reduction planning, and a much broader requirement for permitting facilities that treat hazardous waste. The law also regulates several types of waste and waste management activities that are not covered by RCRA.

**California Code of Regulations**

Most state and federal regulations and requirements that apply to generators of hazardous waste are spelled out in CCR, Title 22, Division 4.5. Title 22 contains detailed compliance requirements for hazardous waste generators and transporters, and treatment, storage, and disposal facilities. Most RCRA regulations have been duplicated and integrated into Title 22. However, because DTSC regulates hazardous waste more stringently than the U.S. EPA, Title 22 contains fewer exemptions and exclusions than RCRA, and regulates a wider range of waste types and waste management activities. To make regulatory requirements more accessible and easier to follow, California compiled the hazardous materials, waste, and toxics-related regulations into CCR, Title 26, "Toxics."

**Local Regulations****City of Bell Gardens General Plan**

The following policy applicable to the project is contained in the Safety Element of the City of Bell Garden's General Plan:

- Policy 3: The City of Bell Gardens, through the County Fire Department, shall protect the community from hazardous materials and waste spills by identifying hazardous materials stored, utilized, or transported in the City and the City shall pursue local and state legislation for greater control of hazardous waste.

The City identifies the Hazardous Waste Regulation program to encourage hazardous waste operators to adhere to Los Angeles County's Hazardous Waste Management Plan, and it encourages the County Fire Department to work with City law enforcement to regulate hazardous waste users in the City.

**Affected Environment**

A hazardous material is any substance, because of its characteristics, quantity, or concentration, that may be explosive, flammable, poisonous, corrosive, radioactive, or reactive. Hazardous materials can pose a threat to public health, safety, and the environment through fires, explosions, and leaks. Releases of hazardous materials can be damaging when they occur in highly populated areas or along transportation routes. Businesses that generate known quantities of hazardous waste generally include automotive services, dry cleaners, photo processing, printing, lithography, and medical services. The project site is developed with the Well No. 1 Facility, ornamental lawn, and landscaping. Ongoing maintenance for these existing land developments may involve use of small quantities of pesticides, herbicides, and chemical fertilizers at the greenbelt; fuel for vehicles and fuel-powered equipment (e.g., oil, gasoline, diesel fuel, propane); paints, paint thinners and removers; and aerosol spray receptacles (e.g., cleaners, disinfectants, spray paint).

## **Project Impacts**

### **Would the project:**

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

#### **➤ Less Than Significant**

**Discussion a): Short-Term Construction Impacts:** Environmental exposure to hazardous materials can occur through the following: 1) transportation accidents; 2) environmentally unsound disposal methods; 3) improper handling of hazardous materials or hazardous wastes; and/or 4) emergencies such as explosions or fires. Severity of these potential effects varies by type of activity, concentration and/or type of hazardous materials or wastes, and proximity to sensitive receptors.

Potential hazardous materials used during construction would include gasoline, diesel fuel, lubricants, and other petroleum-based products used to operate and maintain construction equipment and vehicles. This handling of hazardous materials would be a temporary activity coinciding with the short-term construction phase. Transported, used, stored, and/or disposed of hazardous materials would be required to comply with County, State, and Federal regulations. Even though hazardous materials associated with the use and maintenance of construction equipment and vehicles may be stored on the project site, it is expected that only the amounts needed would be kept onsite, and any handling of such materials would be limited in both quantities and concentrations. Removal and disposal of hazardous materials from the project site would not be required as the project site is currently vacant with no structures. The resultant level of impact of hazardous materials during construction would be less than significant.

#### ***Long-Term Operation Impacts***

Long-term maintenance of the proposed project would not involve ongoing use of substantial quantities of hazardous materials. Because of the nature of the project, hazardous materials used onsite may vary, but would likely be limited to fertilizers, herbicides, pesticides, solvents, cleaning agents, and similar materials used for regular maintenance activities at the proposed project. These types of materials are common and represent a low risk to people and the environment when used as intended.

However, to ensure the Project area is kept clean and free of hazards during construction, the project would implement Mitigation Measure HAZ-1, Spill Prevention and Clean-up Best Management Practices, described below. While it isn't anticipated that dangerous quantities of hazardous substances would be used during project operation, the project would be subject to compliance with the Division of Occupational Safety and Health (DOSH), better known as Cal/OSHA, and the Los Angeles County Health Hazards Materials Division for enforcement of workplace safety standards and handling and use of hazardous materials, respectively. Therefore, the proposed project would have a less than significant impact with mitigation incorporated on the public or the environment as a result of the routine transport, use, or disposal of hazardous materials.

**MITIGATION MEASURE**

**HAZ-1 Spill Prevention and Clean-up Best Management Practices.** In order to reduce the potential for materials and pollutants associated with construction to be discharged to the environment, the project proponent will implement the following:

- a. Containment and cleanup equipment (e.g., absorbent pads, mats, socks, granules, drip pans, shovels, and lined clean drums) will be at the staging areas and construction site for use, as needed.
- b. Staging areas where refueling, storage, and maintenance of equipment occur will not be located within 100 feet of drainages to reduce the potential for contamination by spills.
- c. Construction equipment will be maintained and kept in good operating condition to reduce the likelihood of line breaks or leakage.
- d. No refueling or servicing will be done without absorbent material (e.g. absorbent pads, mats, socks, pillows, and granules) or drip pans underneath to contain spilled material. If these activities result in an accumulation of materials on the soil, the soil will be removed and disposed of properly.
- e. If a spill or hazardous waste or material is detected, construction activity will cease immediately, and the Contractor will immediately respond to safely contain and remove spilled materials.
- f. In the event of a spill or discovery of hazardous waste or material, the project Contractor shall notify the project Environmental Professional and the City engineer.
- g. Spill areas will be restored to pre-spill conditions, as practicable.

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

☐ Potentially Significant Impact      ☒ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☐ No Impact

**Less Than Significant with Mitigation**

**Discussion b):** The Environmental Site Assessment (PA & Associates 2019) involved a literature review and field survey of the project area to identify any Recognized Environmental Conditions (RECs) that may require further sampling or remediation by a qualified hazardous materials specialist. RECs refer to the presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property<sup>13</sup>. The Environmental Site Assessment includes a review of local, state, and federal environmental regulatory databases, historical sources, aerial photographs, fire insurance maps, physical setting sources, and agency communications regarding the project site. The project site doesn't have any RECs that could be released to the local vicinity during construction of the project site, according to the regulatory database search, agency communication, and field investigation.

As discussed above, in Section 5.9 a), the potential for the release of hazardous substances during construction or operation is considered low, and, even if a release were to occur, it would not result in a significant hazard to the public, surrounding uses, or the environment due to the small quantities of these materials associated with construction vehicles. However, to ensure the project area is kept clean and free of hazards or accidental release of hazardous materials during construction, the project would implement Mitigation Measure HAZ-1, Spill Prevention and Clean-up Best Management Practices, described above. While it isn't anticipated that dangerous quantities of hazardous substances would be used during project operation, the project would be subject to compliance with Cal/OSHA and the Los Angeles County Health Hazards Materials Division for enforcement of workplace safety standards and handling and use of hazardous materials, respectively. As a result, project impacts resulting in significant hazard to the public or the environment through foreseeable upset or accidental conditions involving the release of hazardous materials into the environment would be less than significant with mitigation incorporated.

---

<sup>13</sup> P.A. & Associates, Inc. (2019, November 20). Environmental Site Assessment for Sub Area A, B, and C: Bell Gardens Veterans Park, Bell Gardens, California 90201.

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

- ☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

**Less Than Significant Impact**

**Discussion c):** Activities associated with the construction and operation of proposed project generally would not include the use of hazardous materials, substance, or waste that would emit hazardous emissions. However, the project would be required to comply with regulations pertaining to emissions or handling of hazardous materials, substances, or wastes near schools. Compliance with the California Hazardous Waste Control Law, California Health and Safety Code, and Resource Conservation and Recovery Act regulations for how to transport and handle hazardous and non-hazardous materials and waste. Therefore, the proposed project would have a less than significant impact on existing or planned schools within one-quarter mile of the project site due to accidental release of hazardous materials.

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

- ☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less than Significant Impact**

**Discussion d):** Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search was conducted through the California Department of Toxic Substances Control (DTSC) Envirostor website to identify whether any candidate site is listed in the database as a Cortese site. There are no known Cortese listings on or within a 1000-foot radius of the proposed project.<sup>14</sup> Hazard to the public or the environment with implementation of the proposed project would be less than significant.

---

<sup>14</sup> Department of Toxic Substance Control (2024, June). Envirostor.

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

- ☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☐ Less Than Significant Impact    ☒ No Impact

➤ **No Impact**

**Discussion e):** The nearest airport to the City of Bell Gardens is Long Beach (LGB) Airport which is 10.2 miles away. Other nearby airports include Los Angeles (LAX) (14.9 miles), Burbank (BUR) (19.7 miles), Santa Ana (SNA) (26 miles), and Ontario/San Bernardino (ONT) (32.6 miles). The Project is not located within an airport land use plan or within two miles of a public airport. No impact would occur.

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

- ☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☒ Less Than Significant Impact    ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion f):** The City of Bell Gardens' Emergency Operations Plan (EOP) addresses the planned response to extraordinary emergency situations associated with natural disasters, national security emergencies, and technological incidents affecting the City of Bell Gardens. The objective of the EOP is to coordinate and incorporate all the facilities and personnel of the City into an efficient organization capable of responding effectively to all disasters and emergencies. It also facilitates multi-agency and multi-jurisdictional coordination, particularly between the City of Bell Gardens and Los Angeles County, special districts, and State agencies, in emergency operations. The proposed project would not conflict with emergency response access or procedures associated with an emergency response plan or evacuation plan. In addition, the project would comply with fire codes and regulations. Impacts are considered less than significant.

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

- ☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☐ Less Than Significant Impact    ☒ No Impact

➤ **No Impact**

**Discussion g):** The City of Bell Gardens does not contain any lands that are in a "Very High, High, or Moderate" Fire Hazard Zone. The City is not subject to wildland fires given its population dense, urban environment is not near to wildland areas. Therefore, the project would not directly or indirectly expose people or structures to a risk of loss, injury or death involving wildland fires. No impact would result.

## 5.10 HYDROLOGY AND WATER QUALITY

This section describes the hydrology and water quality setting and the potential related effects to the proposed project.

### **Regulatory Setting**

#### **Federal Regulations**

##### ***Federal Emergency Management Agency (FEMA)***

FEMA administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to jurisdictions that comply with FEMA regulations to limit development within floodplains. FEMA also prepares Flood Insurance Rate Maps (FIRMs) to identify areas subject to flooding. These FIRMs provide flood information and identify flood hazard zones. FEMA's minimum level of flood protection for new development is the 100-year flood event, also described as a flood having a one percent chance of being equaled or exceeded in any given year with an average recurrence interval of one hundred years.

##### ***Clean Water Act (CWA)***

U.S. EPA serves as the lead federal agency responsible for water quality management. The CWA of 1972 is the primary federal law that governs and authorizes water quality control activities by the U.S. EPA and individual states. Section 303 of the CWA requires individual states to adopt water quality standards for all surface waters of the U.S.

The NPDES permit program was established under Section 402 of the CWA to regulate municipal and industrial discharges to surface waters of the U.S. from municipal separate storm sewer systems (MS4s). Federal NPDES permit regulations have been established for a broad range of discharges, including point source municipal waste discharges and non-point source storm water runoff.

##### ***Safe Drinking Water Act***

Under the Safe Drinking Water Act (Public Law 93-523), passed in 1974, the U.S. EPA regulates contaminants of concern to domestic water supply. Contaminants of concern relevant to domestic water supply are defined as those that pose a public health threat or that alter the aesthetic acceptability of the water. These types of contaminants are regulated by the U.S. EPA's primary and secondary maximum contaminant levels (MCLs), which are applicable to treated water supplies delivered to a distribution system.

The U.S. EPA has delegated to the California Department of Public Health (CDPH) the responsibility for administering California's drinking-water program. The CDPH is accountable to the U.S. EPA for program implementation and for adopting standards and regulations that are at least as stringent as those developed by the U.S. EPA. The applicable state primary and secondary MCLs are set forth in CCR, Title 22, Division 4, Chapter 15, Article 4.

#### **State Regulations**

##### ***Porter-Cologne Water Quality Control Act***

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act) of 1969 is California's statutory authority for the protection of water quality. Under the Porter-Cologne Act, the State must adopt water quality policies, plans, and objectives that protect the State's waters for the use and enjoyment of its residents. The Porter-Cologne Act

requires the State Water Resources Control Board (SWRCB) and its Regional Water Quality Control Boards (RWQCB) to adopt and periodically update water quality control plans (Basin Plans). Basin Plans are the regional water quality control plans required by both the CWA and Porter-Cologne Act, in which beneficial uses, water quality objectives, and implementation programs are established for each of the RWQCBs. The Porter-Cologne Act also requires waste dischargers to notify the RWQCBs of their activities through the preparation of Reports of Waste Discharge and authorizes the SWRCB and its RWQCBs to issue and enforce waste discharge requirements, NPDES permits, Section 401 water quality certifications, and other approval actions.

In California, the SWRCB has broad authority over water quality control issues for the state. The SWRCB is responsible for developing statewide water quality policy and exercises the powers delegated to the State by the federal government under the CWA. Other state agencies with jurisdiction over water quality regulation in California include the California Department of Health Services for drinking water regulations, the California Department of Pesticide Regulation, the California Department of Fish and Wildlife, and the Office of Environmental Health and Hazard Assessment.

#### ***NPDES Permit System and Waste Discharge Requirements for Construction***

The 1972 amendment to the CWA established the NPDES permit program. The NPDES permit program outlined in the CWA contains effluent limitation guidelines, water quality requirements, and permit program requirements for discharges to waters of the United States. The EPA has overall responsibility for the NPDES program, but administration of the program in California has been delegated to the SWRCB and the nine RWQCBs.

### **Local Regulations**

#### ***City of Bell Gardens General Plan***

The following policy relevant to the proposed project are included in Section 5: Conservation Element of the City's General Plan:

- Policy 1: The City of Bell Gardens shall protect the quality of water in the underground water basin by optimizing open space areas with programs adopted as part of the Open Space and Recreation Element.

#### ***City of Bell Gardens Municipal Code***

Chapter 11.12, Urban Stormwater Management, of the City of Bell Garden's Municipal Code requires compliance with City-wide stormwater management requirements. Sections of the code that are applicable to the proposed project include the following:

- Section 11.12.190 prohibits illicit discharge into the storm drain system that is prohibited by local, state, or federal statutes, ordinances, codes, or regulations. Illicit discharge includes all nonstormwater discharges except discharges pursuant to an NPDES permit or discharges that are exempted or conditionally exempted by such permit.
- Section 11.12.450 prohibits stormwater and runoff for construction sites and requires implementing all stormwater and runoff pollution mitigation measures required by such permit.
- Section 11.12.500 requires an owner or occupant of any property to comply with the following good housekeeping requirements, including A) through E):
  - A. No person shall leave, deposit, discharge, dump, or otherwise expose any chemical, fuel, animal waste, garbage, batteries, and/or septic waste in an area where actual or potential discharge to the

- city streets or the storm drain system may occur. Any spills, discharge, or residues shall be removed as soon as possible and disposed of properly.
- B. Runoff from landscape irrigation, air conditioning condensate, water line flushing, foundation/footing drains, individual residential car washing, dechlorinated swimming pool discharges and sidewalk washing shall be conducted in a manner not in violation of other provisions of this code.
  - C. Runoff from washing paved areas, including but not limited to parking lots, on industrial or commercial property is prohibited unless specifically required by federal, state, or local health or safety codes and not in violation of any other provision of this code. Runoff from authorized washing of paved areas shall be minimized to the extent practicable.
  - D. Objects, such as motor vehicle parts, containing grease, oil, or other hazardous materials, and unsealed receptacles containing hazardous materials, shall not be stored in areas exposed to stormwater or otherwise susceptible to runoff.
  - E. Any machinery or equipment which is to be repaired or maintained in areas exposed to stormwater or otherwise susceptible to runoff shall be provided with containment areas to control leaks, spills, or discharges.
- Section 11.12.520 requires implementation of BMPs for industrial and commercial facilities to the maximum extent practicable. Minimum BMPs applicable to all industrial and commercial facilities include, but are not limited to:
    - A. Termination of all non-stormwater discharge to the storm drain system that is not specifically authorized by an NPDES permit;
    - B. Exercising general good housekeeping practices;
    - C. Incorporating regular scheduled preventive maintenance into operations;
    - D. Maintaining spill prevention and control procedures;
    - E. Implementing soil erosion control;
    - F. Posting on-site private storm drains to indicate that they are not to receive liquid or solid wastes;
    - G. Implementing regular cleaning of the on-site private storm drain system; and
    - H. Ensuring that stormwater runoff is directed away from operating, processing, fueling, cleaning and storage areas.
  - Section 11.12.542 requires preparation of an urban stormwater mitigation plan prepared by a registered civil engineer, licensed architect, landscape architect, or any other professional knowledgeable about stormwater management issues and shall evaluate and propose BMPs to address each source of pollutants identified by the project evaluation. As a minimum, the designer shall address the BMPs listed in the commercial site visit program, for the proposed use of the site, as approved by the Regional Water Quality Control Board – Los Angeles by Resolution 98-08 on April 13, 1998. All Urban Water Management Plans (UWMPs) shall contain the following elements:
    - A. Peak Stormwater Runoff Rate. Peak runoff rate shall not exceed predevelopment levels.

- B. Provide Storm Drain System Stenciling and Signage. All storm drain inlets from a project shall be clearly labeled to indicate that no dumping is permitted, drains to ocean. Labels shall be maintained at least every three years.
- C. Conserve Natural Areas. The development of properties shall preserve natural areas or pervious areas to the maximum extent practical. The pervious areas shall be used for treatment of runoff, as a recharge area, or as passive or active open space.
- D. Proper Design of Trash Storage Areas. Trash enclosure areas shall not be designed in the path of drainage nor shall roof drainage downspouts discharge to the trash enclosure.
- E. Vehicle/Equipment Wash Area. If the project includes vehicle/equipment wash areas, the design shall include a roof to prevent rainwater from entering the area along with berms to prevent site drainage from entering the wash area. The wash area shall be connected to the sanitary sewer.
- F. Proof of Ongoing Maintenance. The plan shall incorporate record keeping standards to document maintenance of structural BMPs to assure ongoing operation of the systems. Records shall be maintained for three years.
- The records shall be available for inspection upon request by the city engineer or the designated agent. (Ord. 732 § 2, 2001).

***Special Floods Area***

The Federal Emergency Management Agency (FEMA) created flood maps to assist mortgage lenders to determine insurance requirements and assist communities in developing strategies to reduce their flood risk. These identified areas are known as Special Flood Hazard Areas (SFHA). An SFHA is defined as the area that will be inundated by a flood event having a one percent chance of being equaled or exceeded in any given year. The one percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas are labeled Zone B or Zone X (shaded) and are also shown on Flood Insurance Rate Maps (FIRM) and are the areas between the limits of the base flood and the 0.2%-annual-chance (500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2%-annual-chance flood, are labeled Zone C or Zone X (unshaded).

**Affected Environment**

The Project area is located in the Los Angeles Groundwater Basin-Central Sub-Basin, an area that occupies a large portion of the southeastern part of the Coastal Plain of the Los Angeles Groundwater Basin. This sub-basin commonly is referred to as the "Central Basin" and is bounded on the north by a surface divide called the La Brea high, on the northeast, and east by emergent less permeable Tertiary rocks of the Elysian, Repeto, Merced and Puente Hills. Its southeast boundary between the Central Basin and Orange County Groundwater Basin roughly follows Coyote Creek, a regional drainage province boundary. The southeast boundary is formed by the Newport-Inglewood fault system and associated folded rocks of the Newport-Inglewood uplift. Total storage capacity of the Central Basin is 13,800,000-acre feet. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin to the Pacific Ocean. Average precipitation throughout the Sub-basin ranges from 11 to 13 inches.

## **Project Impacts**

### **Would the project:**

#### **a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

☐ Potentially Significant Impact
 ☒ Less Than Significant with Mitigation
 ☐ Less Than Significant Impact
 ☐ No Impact

#### **➤ Less Than Significant Impact with Mitigation**

**Discussion a):** Urban runoff discharges into storm drains. Polluted, urban runoff includes a wide array of stormwater characteristics depend on site conditions (e.g., land use; impervious cover; pollution prevention practices), rain events (rate and duration of rainfall; intensity; time between rain events), soil type and particle sizes, vehicular traffic, and atmospheric deposition. Construction of the project has the potential to result in short-term impacts to water quality from urban runoff. Activities such as demolition, grubbing, grading, building construction, paving, and/or architectural coating could generate potential water pollutants, such as chemicals, paints, silt, and debris that may affect the water quality. During construction activities, the potential for erosion, siltation, and sedimentation would be greatest. Operation of the project could also generate urban runoff from oils, gas, and fluids associated with maintenance vehicles and equipment.

The project will be subject to compliance with Municipal Code Chapter 11.12, Urban Stormwater Management, including but not limited to, Section 11.12.190, that prohibits illicit discharges to the storm drain system, Section 11.12.450 that requires adequate stormwater and runoff best management practices (BMPs) for construction site, Section 11.12.500 that requires good housekeeping provisions for stormwater management, Section 11.12.520 that requires stormwater BMPs for industrial and commercial facilities, and Section 11.12.542 that requires preparation of an urban stormwater mitigation plan that evaluates and proposes BMPs to address each source of pollutants identified by the project evaluation. The project area is subject to Los Angeles Regional Water Quality Control Board (LARWQCB) water quality regulations. The LARWQCB implements a municipal stormwater permitting program as part of the National Pollutant Discharge Elimination System (NPDES) authority granted under the federal Clean Water Act. Because the proposed project site is greater than 1 acre, the project proponent would be required to prepare and comply with a Stormwater Pollution Prevention Plan (SWPPP). With implementation of Mitigation Measure GEO-1, Implement Storm Water Pollution Prevention Plan (SWPPP), identified in Section 5.7, Geology and Soils, the proposed project is not anticipated to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The resultant level of impact would be less than significant with mitigation incorporated.

**b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that project may impede sustainable groundwater management of the basin?**

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☐ Less Than Significant Impact    ☒ No Impact

➤ **No Impact**

**Discussion b):** The project would not involve the extraction of groundwater. Groundwater was not encountered in the exploratory borings to the maximum explored depth of 51 ½ feet below ground surface (bgs). Based on available data, project construction isn't anticipated to go beyond approximately 4-5 feet bgs. Groundwater is not expected to be encountered during the construction of this project<sup>15</sup>. The project is not anticipated to alter or deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. No impact to groundwater would occur as a result of the project.

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:****i) Result in substantial erosion or siltation on- or off-site?**

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☐ Less Than Significant Impact    ☒ No Impact

➤ **No Impact**

**Discussion c) i).** Increased impervious surfaces (e.g. concrete and asphalt) increase the volume and velocity of surface water runoff during storm events or related to nuisance flows. The project proposes to develop a water tank, booster pump, PFAS treatment plant, and associated filtration pipes in an area that is currently developed with a lawn and ornamental trees. The project would therefore incrementally increase impervious surface, decrease soil infiltration on site, and contribute to an increase in surface water runoff during storm events. However, surface flows from the project will drain into the existing municipal separate storm sewer system (MS4) through existing storm drain inlets in Perry Road, Florence Place, and Emil Avenue. The increase in potential stormwater runoff from the project site would be adequately captured by the storm drain system because the project would be subject to compliance with Municipal Code Chapter 11.12, Urban Stormwater Management. Therefore, the project would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site. No impact to existing drainage pattern of the site or downstream would result from the proposed project.

---

<sup>15</sup> Leighton Consulting, Inc. (May 24, 2024). Geotechnical Exploration Report Well No. 1 PFAS Water Treatment Facility 6665 Florence Place City of Bell Gardens, California.

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

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☒ Less Than Significant Impact    ☐ No Impact

**➤ Less Than Significant Impact**

**Discussion c) ii).** The proposed project would result in only incremental increase in impervious surfaces and resulting storm flows due to the development. However, the Project wouldn't substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or offsite and a less than significant impact is anticipated.

**iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☒ Less Than Significant Impact    ☐ No Impact

**➤ Less than Significant Impact**

**Discussion c) iii).** While the Project would result in a slight increase in impervious surface for development of the new tank, booster pump, water pipeline, and PFAS treatment plant, the Project would not increase impervious surfaces and/or nuisance and storm flows such that flows could not be accommodated by the existing storm drain system. The Project would not result in runoff that would exceed the capacity of existing or planned storm water drainage systems or result in downstream water pollution (e.g., pathogens, sedimentation, metals, hydrocarbons, nitrates). Impacts from project runoff water to the storm drain system or water quality would be less than significant.

**iv) Impede or redirect flood flows?**

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☐ Less Than Significant Impact    ☒ No Impact

**➤ No Impact**

**Discussion c) iv):** Construction and operation of the project site would not change on-site stormwater patterns. No stream or river exists on the project site or in the vicinity of the project. The project site stormwater and nuisance flows drain to the storm drain system through surface sheet flow and inlets within the curb and gutter of the surrounding streets. The increase in potential stormwater runoff from the project site would be adequately captured by the storm drain system because the project would be subject to compliance with Municipal Code Chapter 11.12, Urban Stormwater Management. The project wouldn't impede or redirect flood flows and no impact is anticipated.

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion d):** According to the Federal Emergency Management Agency (FEMA), the Project site is located on FEMA Flood Insurance Rate Map #06037C1810F. The southwestern portion of the Project site is in a Zone X for an area protected from a 1% annual chance flood by a levee (i.e., the Los Angeles County Levee). The levee is designed to protect the area inhabitants from a flood hazard. The project site isn't located within a tsunami inundation zone nor would it be at risk of a seiche because there is no water body near the project site. The project site would be subject to compliance with City-wide stormwater management requirements under Municipal Code Chapter 11.12, Urban Stormwater Management for adequate stormwater and nuisance flows onsite and into the municipal separate stormwater sewer system (MS4). The project would result in no impact causing a flood hazard, tsunami, or seiche zones or risk release of pollutants due to inundation.

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion e):** The California Sustainable Groundwater Management Act (2014) provides authority for agencies to develop and implement groundwater sustainability plans or alternative plans that demonstrate water basins are being managed sustainably. The City of Bell Gardens Municipal Code and other regulations are designed to protect water resources and improve water quality. The Project will be required to comply with the Los Angeles Water Quality Control Plan (i.e. Basin Plan), overseen by the Los Angeles Regional Water Quality Control Board, and the National Discharge Pollution Elimination System (NDPES) Permit, which the City of Bell Garden is a permittee to. The Regional Water Board implements the Basin Plan by issuing and enforcing waste discharge requirements to individuals, municipalities, or businesses whose waste discharges can affect water quality. These regulations are also covered by City-wide stormwater management requirements under Municipal Code Chapter 11.12, Urban Stormwater Management. Thereby, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The resultant level of impact would be less than significant.

## 5.11 LAND USE AND PLANNING

This section describes the existing land use and planning setting and potential effects from implementation of the proposed project.

### **Regulatory Setting**

#### **State Regulations**

##### ***California Government Code Section 65300, et seq.***

California Government Code Section 65300, et seq. establishes the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-term, and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in the City's or County's judgment, bears relation to its planning. The general plan addresses a broad range of topics, including at a minimum, land use, circulation, housing, conservation, open space, noise, and safety. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the City's or county's vision for the area.

The State Zoning Law (California Government Code Section 65800, et seq.) establishes that zoning ordinances, which are laws that define allowable land uses within a specific zone district, are required to be consistent with the general plan.

#### **Local Regulations**

##### ***City of Bell Gardens General Plan***

Section 1: Land Use Element of the City's General Plan identify the following policies applicable to the proposed project:

- Policy 1: The City of Bell Gardens decision-makers shall maintain open communication with the community at all times and shall tirelessly seek input from the residents and property owners regarding the future of the City.
- Policy 3: The City shall promote compatible commercial development to emphasize commercial identity and to enhance the appearance, potential economic vitality, and revitalization of the commercial areas in the City.
- Policy 5: The City shall provide an environment to stimulate local employment, property values, community stability, and the economic vitality of existing local businesses.

Most of the built environment in the City of Bell Gardens is residential, with varying types of densities.

### **Affected Environment**

The project site is currently a greenbelt that is located to the south of the Bell Gardens Veterans Park and the Boys & Girls' Club. According to the Project Environmental Site Assessment, aerial photographs of the project site (i.e., Subarea A and B) were formerly lots built with single family residential buildings. These former residential buildings were depicted in aerial photographs from 1952 and 1972. By the mid-1980's, the residential buildings had been demolished at the project site. By 1994, the aerial photographs depict an absence of the residential

buildings and the current use of the project site (i.e., Subarea A and B) as a greenbelt and park for local citizens. Areas surrounding the project site are depicted as built out with residences by 1994.

## **Project Impacts**

### **Would the project:**

#### **a) Physically divide an established community?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

#### **➤ Less Than Significant Impact**

**Discussion a):** The project would be constructed to the east and adjacent to the existing Well No. 1 Facility. The proposed project would be located in the existing greenbelt along Florence Place between Perry Road and Emil Avenue. The project proposes to develop a water tank, booster pump, water pipes, and a PFAS Treatment Facility. The proposed development is compatible with existing City water well operation in that location and proposes to improve upon the existing Well No. 1 Facility. The area surrounding the project site is the existing Well No. 1 Facility to west, the Boys & Girls club to the north, Bell Gardens Skate Park followed by lawns and ornamental trees to the east, and single-family residents to the immediate south. The project's objective is to improve upon the City's existing well water treatment and storage capacity in an area that is developed with a water well facility that is surrounded by a block wall. The community has been developed with primarily residential uses since 1994<sup>16</sup>. The project would not introduce any elements that would have the potential to physically divide an established community. The project would have a less than significant impact on an established community.

#### **b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

#### **➤ Less Than Significant Impact**

**Discussion b):** The project site and areas to the immediate north (Boys & Girls Club), west (Well No. 1) and east (greenbelt) are zoned for open space/park uses (O-S). The area to the south is zoned for high density residential (R-3) uses. The land use and zoning designations for the project site are O-S. The project proposes improvements to the existing Well No. 1 Facility. Proposed development on the site is categorized as accessory buildings or structures associated with a water wells, water reservoirs, and storage tanks, according

---

<sup>16</sup> P.A. & Associates, Inc. (2019, November 2). Environmental Site Assessment for Sub Area A, B, and C: Bell Gardens Veterans Park, Bell Gardens, California 90201

to Section 9.08.030, Permitted Land Uses, of Chapter 9.08, Open Space Zone, of the City of Bell Garden Municipal Code. The proposed project is considered compatible with the existing water well (Well No. 1) located on the project site. Therefore, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Less than significant impact would result.

## 5.12 MINERAL RESOURCES

This section describes the existing mineral resources setting and potential effects from implementation of the proposed project.

### **Regulatory Setting**

#### **Federal**

##### ***Surface Mining and Reclamation Act (SMARA)***

SMARA was enacted in 1975 for the purpose of establishing mineral resource management policies within the general plan by local agencies. SMARA has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- Mineral Resource Zone 1 (MRZ-1): This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- Mineral Resource Zone 2 (MRZ-2): This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- Mineral Resource Zone 3 (MRZ-3): This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgrade it to MRZ-1.
- Mineral Resource Zone 4 (MRZ-4): This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

#### **State**

##### ***California Department of Conservation***

The State Mining and Geology Board (SMGB) serves as a regulatory, policy, and appeals body representing the State's interests in the reclamation of mined lands, geology, geologic and seismologic hazards, and the conservation of mineral resources.

### **Affected Environment**

No land within the project site is designated for mineral use extraction or processing. The local vicinity is developed with a mix of primarily residential uses, commercial uses, schools, and parks.

**Project Impacts****Would the project:**

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion a):** There are no mineral resources zoned (MRZ) land uses in the City of Bell Gardens<sup>17</sup>. The project site and surrounding area are not designated for mineral use extraction or processing. No impact would occur.

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion b):** There are no mineral resources zoned (MRZ) land uses in the City of Bell Gardens. The project site and surrounding area are not designated for mineral use extraction or processing. No impact involving loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan would results from the proposed project.

---

<sup>17</sup> City of Bell Gardens (2023). Zoning Map.

## 5.13 NOISE

This section describes the existing noise setting and potential impacts from the proposed project. The impact assessment of noise for this section was performed by Blodgett Baylosis Environmental Planning on February 20, 2020 and is entitled the *Air Quality, Energy, Greenhouse Gas, and Noise Study Water Well Improvement Project Florence Place and Emil Avenue Bell Gardens, California* (see Appendix G).

### **Regulatory Setting**

#### **State**

##### ***Building Standards Administrative Code***

The State of California has established regulations that help prevent adverse impacts to occupants of buildings located near noise sources. Referred to as the “State Noise Insulation Standard,” it requires buildings to meet performance standards through design and/or building materials that would offset any noise source in the vicinity of the receptor. State regulations include requirements for the construction of new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings that are intended to limit the extent of noise transmitted into habitable spaces. These requirements are found in the California Code of Regulations, Title 24 (known as the Building Standards Administrative Code), Part 2 (known as the California Building Code), Appendix Chapters 12 and 12A. For limiting noise transmitted between adjacent dwelling units, the noise insulation standards specify the extent to which walls, doors, and floor ceiling assemblies must block or absorb sound. For limiting noise from exterior noise sources, the noise insulation standards set an interior standard of 45 dBA  $L_{dn}$  in any habitable room with all doors and windows closed. In addition, the standards require preparation of an acoustical analysis demonstrating the way dwelling units have been designed to meet this interior standard, where such units are proposed in an area with exterior noise levels greater than 60 dBA  $L_{dn}$ .

Government Code Section 65302 mandates that the legislative body of each county and city in California adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise and land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable.

#### **Local**

##### ***City of Bell Gardens General Plan***

The following policies contained in Section 7: Noise Element of the City’s General Plan are applicable to the proposed project:

- Policy 1: The City of Bell Gardens shall discourage incompatible use of property along the major transportation lines and encourage noise reduction measures for existing uses.
- Policy 2: The City of Bell Gardens shall ensure that the noise caused by sources other than traffic (construction, etc.) are at acceptable levels.

##### ***City of Bell Gardens Municipal Code***

Noise in the City of Bell Gardens is regulated by Chapter 16.24, Noise Regulation. Section 16.24.090, Schools, hospitals, and churches – Noise restriction, of the City’s Municipal Code indicates the following:

It is unlawful for any person to create any noise on any street, sidewalk, or public place adjacent to any school, institution of learning, or church while the same is in use, or adjacent to any hospital, which noise unreasonably interferes with the workings of such institution or disturbs or unduly annoys patients in the hospital, provided conspicuous signs are displayed in the streets, sidewalk or public place indicating the presence of a school, church, or hospital. (Ord. 276, 1971; prior code § 5407).

Section 16.24.120, Construction of buildings and projects – Restriction, of the City's Municipal Code regulates construction noise as follows:

Between the hours of 7:00 p.m. of one day and 8:00 a.m. of the next day, it is unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment, or perform any outside construction or repair work on buildings, structures, or projects, or operate any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, or other construction device in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance, unless beforehand a permit therefor has been duly obtained from the officer or body of the city having the function to issue permits of this kind. No permit shall be required to perform emergency work as defined in BGMC 16.24.020. (Ord. 276, 1971; prior code § 5410).

### **Affected Environment**

Noise is defined as unwanted sound. Sound is mechanical energy transmitted by pressure waves through the air and is characterized by various parameters that include sound frequency, the speed of propagation, and the pressure level of energy content (amplitude). Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep. Several noise measurement scales exist which are used to describe noise in a particular location. A *decibel* (dB) is a unit of measurement which indicates the relative intensity of a sound. The zero point on the dB scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Changes of 3.0 dB or less are only perceptible in laboratory environments. Audible increases in noise levels refer to a change of 3.0 dB or more, as this level has been found to be barely perceptible to the human ear in outdoor environments. Sound levels in dB are calculated on a logarithmic basis. An increase of 10 dB represents a 10-fold increase in acoustic energy, while 20 dB is 100 times more intense, 30 dB is 1,000 times more intense. Each 10-dB increase in sound level is perceived as approximately a doubling of loudness. Sound intensity is normally measured through the A-weighted sound level (dBA). The existing noise environment within the City of Bell Gardens is characterized by the area's general level of development. Ambient noise levels are therefore increased because of roadway traffic, industrial activities, and other human activities.

## Project Impacts

Would the project result in:

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards or other agencies?**

☐ Potentially Significant Impact
 ☒ Less Than Significant with Mitigation
 ☐ Less Than Significant Impact
 ☐ No Impact

### ➤ Less Than Significant with Mitigation

**Discussion a):** The ambient noise environment is characteristic of a residential neighborhood. Traffic is the dominant noise source on adjacent streets (i.e., Perry Road, Florence Place, and Emil Avenue). Activities at Bell Gardens Veterans Park to the north of the project site are secondary noise sources. The Noise Analysis (Blodgett Baylosis Environmental Planning 2020) prepared for the project included a series of 100 discrete measurements recorded at two separate locations (Location 1 and Location 2) in the project area.

Location 1 was near the northeast corner of Perry Road and Florence Place, next to the existing water well and pump house. Location 2 was on the west side of Emil Road, south of the alley. Measurements were captured five feet about the ground surface. Measurements taken at Locations 1 and 2 were captured free from obstructions approximately five feet above the ground surface. Measurements were taken on Tuesday, January 21, 2020 at 1:45 a.m. Table 7 below indicates the variation in noise level that is exceeded 50 percent of the time. Average noise levels during the measurement period were 66.5 dBA for Location 1 and 60.5 dBA for Location 2.

**TABLE 7 NOISE MEASUREMENTS**

Noise Metric	Noise Level (dBA) for Location 1	Noise Level (dBA) for Location 2
L <sub>max</sub> (Maximum Noise Level)	93.1	66.3
L <sup>99</sup> (Noise levels <99% of time)	77.1	65.6
L <sup>90</sup> (Noise levels <90% of time)	73.3	63.5
L <sup>75</sup> (Noise levels <90% of time)	70.5	61.8
L <sup>50</sup> (Noise levels <90% of time)	66.9	60.5
L <sub>min</sub> (Minimum Noise Level)	52.2	54.3
Average Noise Level	66.5	60.5

Source: Blodgett Baylosis Environmental Planning (February 20, 2020). Air Quality, Energy, Greenhouse Gas, and Noise Study Water Well Improvement Project Florence Place and Emil Avenue Bell Gardens, California

Construction Noise

Project construction noise levels were estimated using the Federal Highway Administration (FHWA) Roadway Construction Noise Model Version 1.1. The distance used between construction activity and the nearest sensitive receptors varied depending on the individual pieces of equipment. The model assumes at 10.0 dBA reduction due to attenuation from the existing block wall located along the west side of the project site and from the use of mandatory sound suppressing appurtenance on construction equipment. The Noise Analysis prepared for the project conducted construction noise modeling for the site preparation phase, the grading phase, the building construction phase, and the paving phase. Results of the construction noise modeling are presented in Table 8 below.

**TABLE 8 CONSTRUCTION NOISE LEVELS AT THE NEAREST SENSITIVE RECEPTORS**

<b>Construction Phase</b>	<b>Noise Levels (dBA)</b>
Site Preparation	87.3
Grading	89.4
Construction	84.2
Paving	78.4
Coatings	76.8

Source: Blodgett Baylosis Environmental Planning (February 20, 2020). Air Quality, Energy, Greenhouse Gas, and Noise Study Water Well Improvement Project Florence Place and Emil Avenue Bell Gardens, California

As demonstrated above in Table 7, the noisiest phase of construction is anticipated to be the grading phase, which would result in 89.4 dBA at the property line of the sensitive receptors located to the west. Construction noise is regulated under Section 16.24.120 (construction of buildings and projects) of the City of Bell Gardens Municipal Code. No construction is permitted between 7 p.m. and 8 a.m. within a residential zone, or within a radius of 500 feet therefrom. Mitigation Measures N-1 through N-4 would reduce potentially significant impacts associated with construction noise to less than significant.

Operation Noise

Project operation will result in a number of additional noise sources. The pump house will contain the electric powered pump. The electrical motor will generate a continuous hum while it is operational. A power transformer will be located outside the pump. The transformer will not result in any noise that would be audible outside the well site. In addition, a back-up diesel generator located next the transformer will provide emergency power, but only will be used during power outages and during testing. A field study was conducted to ascertain potential noise levels that would be generated by the pump house equipment. The field study was conducted on an existing operational pump house in Chino. The analysis determined that there was a continuous "hum" that generated an average noise level of between 65.9 dBA and 66.9 dBA during measurements. A City of Bell Gardens

staff person on-site indicated the equipment was installed more than 10 years ago and new bearings and other maintenance were necessary. The following mitigation are required to ensure the project's future noise impact on the residential development is lessened to the fullest possible extent. Mitigation Measure N-1, Implement Best Management Practices for Construction Noise, would reduce potentially significant impacts associated with construction noise to less than significant.

**MITIGATION MEASURE**

**N-1: Implement Best Management Practices for Construction Noise.** In addition to adherence with the construction hours of operation and noise standards presented in the City of Bell Gardens Municipal Code Section 16.24.090 and Section 16.24.12, the following measures are recommended to reduce construction and operation noise and vibrations emanating from the proposed project to less than significant:

- a. Construction staging areas must be located within the alley area at least 200 feet from the nearest residential unit.
- b. The use of electric powered construction equipment should be considered, if feasible.
- c. If electric powered construction equipment is determined to be infeasible, the project contractors must utilize construction equipment that contains all available mufflers, engine barriers, and other applicable sound suppressing appurtenances.
- d. The contractors must notify local residents regarding construction times and local construction information by placing a notice in the form of a sign along the project site's eastern boundary. The notice shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet code requirements. In addition, copies of all complaints and subsequent communication between affected residents and contractors must be forwarded to the City of Bell Gardens Community Development Director.
- e. All machinery and noise generating equipment must be enclosed in the pump house structure.
- f. All ventilation, ducts, or other openings into the pump house must be properly baffled to facilitate noise attenuation. Vents and other openings should be directed away from the nearest noise sensitive receptors.
- g. No audible alarms will be permitted. All alarm devices must consist of silent alarms that will not disturb the neighboring residences.
- h. All maintenance on the equipment, including testing of generators, must occur during daytime.

**b) Generation of excessive groundborne vibration or groundborne noise levels?**

☐ Potentially Significant Impact     
 ☐ Less Than Significant with Mitigation     
 ☒ Less Than Significant Impact     
 ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion b):** Groundborne vibration results from sound waves radiating through the ground. The sound caused by groundborne vibration is called groundborne noise. The ground motion caused by groundborne vibration is measured as peak particle velocity (PPV) in inches per second, and groundborne noise is measured as vibration decibels (Vdb). Typical outdoor sources of perceptible groundborne vibration and noise are construction equipment and traffic on rough roads.

The Federal Transit Administration (FTA) has published standard vibration level and peak particle velocities for construction equipment operations. The calculated root mean square (RMS) velocity level expressed in Vdb and PPV for construction equipment at distances of 25, 50, and 100 feet are listed on Table 9.

**TABLE 9 VIBRATION LEVELS OF CONSTRUCTION EQUIPMENT**

Equipment	PPV at 25 feet (ft.) in inches per second (in/sec)	RMS at 25 ft. (Vdb)	PPV at 50 ft. (in/sec)	RMS at 50 ft. (Vdb)	PPV at 100 ft. (in/sec)	RMS at 100 ft. (Vdb)
Loaded Truck	0.0760	86	0.0269	77	0.0095	68
Jackhammer	0.0350	79	0.0124	70	0.0044	61
Small Bulldozer	0.0030	58	0.0011	49	0.0004	40

Source: Federal Transit Administration, 2006

Notes: PPV = peak particle velocity; in/sec = inches per second; RMS = root mean square; Vdb = vibration decibels

The FTA uses a PPV of 0.2 inch per second as the vibration damage threshold for fragile buildings and a PPV of 0.12 inch per second for extremely fragile historic buildings. The FTA criterion for infrequent groundborne noise events (fewer than 30 events per day) that may cause annoyance is 80 Vdb for residences and other buildings where people normally sleep. While this project is not a transit project being proposed by the FTA, these FTA thresholds are being used for this analysis as a comparison to the FTA-published vibration levels for construction equipment. According to the Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018, while ground vibrations from construction activities do not often reach the levels that can damage structures, construction vibration may result in building damage or prolonged annoyance from activities such as blasting, piledriving, vibratory compaction, demolition, and drilling or excavation near sensitive

structures. Demolition activity may involve use of a jack hammer and associated ground vibration for improvements to Well No. 1 Facility. Construction workers will need to follow safety measures and equipment specifications. No sensitive land uses are located in the immediate vicinity of the project area. Therefore, the project would have a less than significant impact on excessive groundborne vibration or groundborne noise levels would be less than significant.

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion c):** The nearest airport to the City of Bell Gardens is the Long Beach Airport located approximately 15 miles to the south. There is no public airport within two miles of the proposed project, and Bell Gardens isn't located in an airport land use plan. Therefore, the project would not result in a safety hazard for people residing or working in the project area because of a public airport or public use airport and impacts would be less than significant.

## 5.14 POPULATION AND HOUSING

This section describes the existing population and housing setting from implementation of the proposed project.

### **Regulatory Setting**

#### **State**

##### ***Housing Requirements of the Sustainable Community Strategy***

In accordance with Senate Bill (SB) 375, the Sustainable Community Strategy must accommodate regional housing needs allocations on the California side of the region with the goal of consistency between future land use and transportation plans. Each jurisdiction must provide for Very Low, Low, Moderate, and Above Moderate-income categories in its Housing Element with the land use allocations governed by the City Bell Gardens.

##### ***Regional Housing Needs Allocation (RHNA)***

Housing Element regulations require local jurisdictions to plan for the construction of a share of the region's projected housing needs. This share is called the RHNA. The specific RHNA number for a jurisdiction is important because state law mandates that each jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community to meet or exceed this number of housing units. The SCAG prepared anticipated population projections when developing the Regional Housing Needs Allocation (RHNA) goals.

#### **Local**

##### ***City of Bell Gardens General Plan***

The City of Bell Gardens 2021-2029 Housing Element makes adequate and affordable housing a priority of the City, although the City is built out. To achieve adequate and affordable housing, the Housing Element addresses the following:

- An analysis of population and employment trends;
- An analysis of household characteristics;
- An inventory of suitable land for residential development;
- An identification of a zone or zones where emergency shelters are permitted by right;
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation; and
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The Housing Element also provides an overview of the key housing needs in Bell Gardens based on demographic, socioeconomic, housing stock, and special need characteristics. The Housing Element includes preserving and

improving existing housing, encouraging a variety of housing types, providing housing assistance where needed and feasible, removing governmental constraints to development of new housing opportunities, and promoting equal housing opportunities.

### **Affected Environment**

The City of Bell Gardens is a densely populated and culturally diverse community. According to the 2018 American Community Survey (ACS), 95.6% of the residents in Bell Gardens are Hispanic. A key aspect of Bell Gardens is its foreign-born population, which comprises 42.9% of the City's residents. In 2020, the population of Bell Gardens was 42,449. The Southern California Association of Governments (SCAG) forecasts a population growth of 1.04% over the next 25 years with an estimated Bell Gardens population of approximately 44,300 in 2045. Due to the built-out situation of the City, the population is projected to nominally increase in the future. Bell Gardens has over 732.5 acres designated as residential land use, encompassing 59% of the City's total area. In 2018, the County had an average of 2.96 persons per household. The City's average household size in 2018 was 4.37 persons. The average household size for owner-occupied housing in Bell Gardens was 4.5, compared to 4.33 persons for renter occupied housing<sup>18</sup>.

### **Project Impacts**

**Would the project:**

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion a):** The project proposes improvements to the existing Well No. 1 Facility to treat per- and polyfluoroalkyl substances (PFAS) from the well water and increase the potable water storage capacity. The project site is an existing park area with lawn and ornamental trees located on the north side of Florence Place between Perry Road and Emil Avenue. The City of Bell Gardens is built out and fully developed with its primary infrastructure including streets, water, and sewer in place. The project will enhance the City's potable water treatment and storage capacity for existing and future water usage in the City, which will not contribute to substantial population growth in the area, either directly or indirectly, and impacts to such would be less than significant.

<sup>18</sup> City of Bell Gardens (2022, February 14). 2021-2029 Housing Element.

**b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

**➤ No Impact**

**Discussion b):** The project proposes improvements to the existing Well No. 1 Facility to treat per- and polyfluoroalkyl substances (PFAS) from the well water and increase the potable water storage capacity. The project site is an existing park area with lawn and ornamental trees located on the north side of Florence Place between Perry Road and Emil Avenue. The project will not displace any existing housing or necessitate the construction of replacement housing elsewhere. No impacts would result.

## 5.15 PUBLIC SERVICES

This section describes the public services setting and the potential effects from implementation of the proposed project on public services.

### **Regulatory Setting**

#### **State**

##### ***California Building Standards Code***

The 2022 California Building Standards Code (CBC), contained in Part 2 of Title 24 of the California Code of Regulations (CCR), identifies building design standards, including those for fire safety. The CBC is based on the 1997 Uniform Building Code but has been modified for California conditions. It is adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by local city and county building officials for compliance with the CBC. Typical fire safety requirements of the CBC include the installation of sprinklers in multi-family buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas.

##### ***California Fire Code***

The California Fire Code, contained in Part 9 of CCR Title 24, incorporates by adoption the International Fire Code of the International Code Council, with California amendments. The California Fire Code regulates building standards set forth in the CBC, fire department access, fire protection systems and devices, fire and explosion hazards safety, hazardous materials storage and use, and standards for building inspection. The California Fire Code is updated and published every 3 years by the California Building Standards Commission.

##### ***Mitigation Fee Act***

Enacted as AB 1600 on January 1, 1989, the Mitigation Fee Act (California Government Code 66000-66008) requires a local agency that is establishing, increasing, or imposing an impact fee as a condition of development to identify the purpose of the fee and the use to which the fee is to be put. The agency also must demonstrate a reasonable relationship between the fee and the purpose for which it is charged, and between the fee and the type of development project on which it is to be levied.

##### ***California Government Code, Section 65995(b) and Education Code, Section 17620***

SB 50 amended Section 65995 of the California Government Code, which contains limitations on Section 17620 of the Education Code, the statute that authorizes school districts to assess development fees within school district boundaries. Section 65995(b)(3) of the Government Code requires the maximum square footage assessment for development to be increased every 2 years, according to inflation adjustments.

##### ***Quimby Act***

The Quimby Act sets a standard park space to population ratio of up to 3 acres of park space per 1,000 persons. Cities with a ratio of higher than three acres per 1,000 persons can set a standard of up to five acres per 1,000 persons for new development. The calculation of a City's park space to population ratio is based on a comparison of the population count of the last federal Census to the amount of City-owned parkland. A 1982 amendment (Assembly Bill [AB] 1600) requires agencies to clearly show a reasonable relationship between the public need for a recreation facility or park land and the type of development project on which the fee is imposed.

**Local*****City of Bell Gardens General Plan***

The following policies contained in the Safety Element of the City's General Plan area applicable to implementation of the project:

- Policy 1: The City of Bell Gardens shall provide for the safety of the community through physical planning and maintaining an adequate level of police, fire, and emergency services facilities.
- Policy 2: The City of Bell Gardens shall minimize the loss of life, injuries, and property damage through continuing prevention, inspection, and public education programs, including continual update of the City's Emergency Preparedness Plan.

**Affected Environment**

The project area depends on public services related to fire protection, police protection, school, parks, and other public services facilities, such as libraries. The Los Angeles County Fire Department provides fire protection and emergency services to the project site. Specifically, Fire Station 29, Battalion 3, Division 6 provides these services to the project area. This Station is located at 7000 Garfield Avenue adjacent to the Bell Gardens Veterans Park, approximately 0.4 mile west of the project site. The Bell Gardens Police Department provides law enforcement services to residents and businesses in the City of Bell Gardens. The services provided include the following: crime prevention; traffic and congestion control; safety management; emergency response; and homeland security. The Bell Gardens Police Department is located at 7100 Garfield Avenue within the City. The project site is located in the Montebello Unified School District service area, which has the following two schools located within ¼ mile of the project site – Suva Elementary School and Suva Intermediate School. The adjacent 56-acre Bell Gardens Veterans Park to the north of the project site provides extensive public areas and facilities for passive and active recreational uses. Other public facilities in the area include libraries, community recreation centers, post offices, or animal shelters.

## **Project Impacts**

- a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

i) **Fire protection?**

ii) **Police protection?**

iii) **Schools?**

iv) **Parks?**

v) **Other public facilities?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

### **➤ Less than Significant Impact**

**Discussion a) i-v)** Fire protection, police protection, schools, parks, and other public facilities are public services in the vicinity of the project site as follows:

- Fire Protection. The Los Angeles County Fire Department provides fire protection and emergency services to the project site from Fire Station 29, Battalion 3, Division 6. This Station is located at 7000 Garfield Avenue adjacent to the Bell Gardens Veterans Park, approximately 0.4 mile west of the project site. Project development and operation would not result in a need for new or expanded facilities. No impact would result.
- Police Protection. The Bell Gardens Police Department provides law enforcement services to residents and businesses in the City of Bell Gardens. The service provided include the following: crime prevention; traffic and congestion control; safety management; emergency response; and homeland security. The Bell Gardens Police Department is located at 7100 Garfield Avenue within the City. Project development and operation would not demand additional protection services that the project sites do not already have. In addition, project development and operation would not require or result in construction of new or physical police facilities. No impact would result.
- Schools. The project sites are located in the Montebello Unified School District service area, which has the following two schools located within ¼ mile of the project site – Suva Elementary School and Suva Intermediate School. Project development and operation will not generation additional residential population or need for housing. Therefore, project development and operation would not generate a student population nor indirectly cause or contribute to a need to construct new or physically altered public school facilities. No impact would result.

- Parks. Project development and operation will result in a decrease in open space area currently used for passive recreation. The entire greenbelt in which the three potential project sites are located occupies approximately 2.25 acres. The adjacent 56-acre Bell Gardens Veterans Park will continue to provide extensive public areas and facilities for passive and active recreational uses. Thereby, project development and operation will not result in a substantial physical deterioration of a recreation facility. Impacts would be less than significant.
- Other Public Facilities. The project involves construction of improvements to the existing Well No. 1 Facility, a public utility, with development of a water tank, booster pump, filtration pipes, and PFAS treatment facility. Project development and operation will not demand for other public facilities such as libraries, community recreation centers, post offices, or animal shelters because the project doesn't involve an increase in population. Therefore, project development and operation would not adversely affect other public facilities or require the construction of new or modified public facilities. No impact would result.

The project wouldn't result in the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. No impact would result.

## 5.16 RECREATION

This section describes the parks and recreation facilities setting and potential effects from project implementation on such facilities in the City of Bell Gardens.

### **Regulatory Setting**

#### **State**

##### ***Quimby Act***

The Quimby Act gives a city the authority to require developers of a subdivision of land for residential uses to dedicate land or pay fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition of approval of a tentative map for the purpose of health, safety, and general welfare. The Quimby Act does not apply to residential development on future approved projects on single parcels, such as apartment complexes and other multifamily development.

The amount of land to be dedicated is computed by multiplying the product of a) the number of proposed dwelling units and b) the average number of persons per dwelling unit within the density classification for the proposed subdivision, by the park acreage standard of 5 acres and dividing that number by one thousand (1,000). The Quimby Act specifies that the dedication requirement must be a minimum of 3.0 acres and a maximum of 5.0 acres per 1,000 residents. A jurisdiction can require residential developers to dedicate above the three-acre minimum if the jurisdiction's existing park standard at the time it adopted its Quimby Act ordinance justifies the higher level (up to five acres per 1,000 residents). The standard used must also conform to the jurisdiction's adopted general or specific plan standards. The Quimby Act allows payment of a fee in-lieu of land dedication for the purpose of land acquisition for parks, park improvements including recreation facilities, and rehabilitation of existing park and recreation facilities<sup>19</sup>.

#### **Local**

##### ***City of Bell Gardens General Plan***

The Open Space and Recreation Element of the City of Bell Gardens General Plan is focused on preserving city parks and school playground, in particular, and provides the following policies for open space and recreation in the City:

- Policy 1: The City of Bell Gardens shall continue to protect and maintain existing open space used for recreation and shall explore opportunities for providing additional park land.
- Policy 2: The City of Bell Gardens shall expand existing open space through land acquisition and multi-use corridors, particularly in the northwest of the City.
- Policy 3: The City of Bell Gardens shall maximize the City's recreational resources through the adoption of a Quimby Act ordinance.

---

<sup>19</sup> Wildan Financial Services (2022, August 18). City of Bell Gardens Development Impact Fee Nexus Study. Page 21.

**City of Bell Gardens Development Fees for Parks**

The City of Bell Gardens assesses development impact fees for parks and recreation facilities based on three approaches:

- A Quimby Act Fee in-lieu of parkland dedication. This fee is payable by residential development occurring in subdivisions.
- A Mitigation Fee Act Fee for parkland acquisition. This fee is payable by residential development not occurring in subdivisions.
- A Mitigation Fee Act Fee for parkland improvements. This fee is payable by all residential development.

A development project pays either the Quimby Act Fee in-lieu of land dedication, or the Mitigation Fee Act Fee for land acquisition, not both. All development projects pay the Mitigation Fee Act Fees for park improvements<sup>20</sup>.

**Affected Environment**

Park and recreation facilities within the City of Bell Gardens are provided by nine facilities: Veterans Park (6946 Perry Road, 15.05 acres), Skate Park (6645 Florence Place, 0.85 acres), Ford Park (8000 Park Lane, 47.02 acres), Marlow Park (6640 Marlow Avenue, 0.92 acres), Gallant Park (5982 Gallant Street, 0.25 acres), Hannon Park (6902 Hannon Street, 0.42 acres), Asmus Park (8321 Jaboneria Road, 0.76 acres), Woodworth House (6820 Foster Bridge Boulevard, acres 0.59), and Neighborhood Youth Center (7117 El Selinda Avenue, 0.86 acres). In total, the City has an existing parkland standard of 1.74 acres per 1,000 residents, which allows the City to charge at 3.0 acres per 1,000 residents under the Quimby Act. For development not subject to the Quimby Act, the fee analysis in this report will be based on maintaining a 1.74 acre per 1,000 service population standard as new development adds demand for parks in Bell Gardens<sup>21</sup>. The County of Los Angeles average is 3.3 park acres per 1,000<sup>22</sup>. The City's designated parks are illustrated in Figure 5, Parks.

---

<sup>20</sup> Ibid., Page 22.

<sup>21</sup> Ibid., Page 21.

<sup>22</sup> USC Lusk Center for Real Estate (2024). Access to Parks and Green Space. (Website).

## **Project Impacts**

### **Would the project:**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion a):** The project does not propose a development that would increase the use of any existing neighborhood or regional parks or other recreational facilities because the project would not result in an increase in population in the immediate vicinity. The proposed Well No. 1 Improvement Project would result in the loss of approximately 0.68 acres of ornamental lawn and trees that could otherwise be used for passive recreational activities. 0.78 acres of the green space adjacent to the Well No. 1 Facility would remain for people interested in using the area for recreation. Additionally, the project area is not a designated park in the City of Bell Gardens (see Figure 5, Parks). The adjacent Bell Gardens Veterans Park will continue to provide extensive recreational areas and facilities for both passive and active recreational use by the public. The neighboring Bell Gardens Veterans Park, encompassing 15.05 acres of park area with picnic shelter, basketball courts, picnic benches, futsal court, tennis courts, baseball field, volleyball court, and playground would remain accessible to the public and wouldn't experience an increase in pedestrian traffic as a result of the project because the project wouldn't involve an increase in population. Project development thereby will not result in an increase in use of an existing park nor will it involve substantial physical deterioration of a recreation facility, and the resultant level of impact will be less than significant.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion b):** The proposed project would involve expansion of the existing Well No. 1 Facility with a water tank, booster station, water filtration pipelines, and PFAS treatment facility. The project would not involve the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact would occur.

## 5.17 TRANSPORTATION AND TRAFFIC

This section describes the setting and the potential effects from project implementation on transportation and traffic.

### **Regulatory Setting**

#### **Federal Regulations**

##### ***Federal Highway Administration's Highway Safety Improvement Program (HSIP)***

The goal of the HSIP is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned public roads and roads on tribal lands. The HSIP requires a data-driven, strategic approach to improving highway safety on all public roads.

#### **State Regulations**

##### ***California State Transportation Agency***

The mission of the California State Transportation Agency (CalSTA) is to develop and coordinate the policies and programs of the state's transportation entities to achieve the state's mobility, safety, and air quality objectives from its transportation system.

#### **Local Regulations**

##### ***City of Bell Gardens General Plan***

The following policies contained in the Circulation Element Update of the City of Bell Gardens General Plan are relevant to implementation of the proposed project:

- Policy M 1-1: Serve drivers, public transportation vehicles and patrons, bicyclists, and pedestrians of all ages and abilities in planning, programming, design, construction, reconstruction, retrofit, operations, and maintenance activities.
- Policy M 2.6: Place high priority on safety and reduction of collisions.

##### ***City of Bell Gardens Municipal Code***

Section 1401 of the City's traffic ordinance regulates vehicles, bicycles, and skateboards on sidewalks as follows:

###### **(a) Vehicle on Sidewalk.**

A person shall not operate any motor vehicle or ride any animal on any sidewalk or parkway except at a permanent or temporary driveway.

###### **(b) Bicycle on Sidewalk.**

No person shall ride or park or leave a bicycle upon any sidewalk at any time in a business district (C or M zones), and no person shall ride a bicycle on a sidewalk outside a business district except when, because of the nature of the conditions on the roadway, it would be hazardous to ride in the roadway, at which time it is permissible for a bicycle to be ridden on the sidewalk providing that such would not endanger or hinder the movement of pedestrians thereon. The rider of a bicycle upon a roadway shall ride as nearly as practicable within five feet of the right hand curb or edge of the roadway except when passing a standing vehicle or making a left hand turn at an intersection.

(c) Use of Coasters, Roller Skates, Skateboards and Similar Devices Restricted.

No person mounted upon a skateboard, roller skates or riding in, on or by means of any coaster, toy vehicle or similar device shall go upon any roadway or upon the sidewalks of Eastern Avenue between Gage Avenue and Clara Street or of Florence Avenue between the Long Beach Freeway and El Selinda Street. Nothing herein prohibits the use of baby buggies or similar vehicles for the conveyance of infants upon a sidewalk.

### **Affected Environment**

Regional access to the City is provided by the Long Beach Freeway (I-710), which extends along the City's western boundary in a north to south orientation. The roadway network in Bell Gardens follows a grid pattern like that of other urbanized areas of Los Angeles County, with its orientation tilted in the northeast direction to follow the curvilinear Rio Hondo River. The main north-south thoroughfares of Eastern Avenue and Garfield Avenue travel north-south and join in the southernmost part of the City. In the project area, Florence Place runs in the east-west direction with two travel lanes in each direction, intermittent on-street parking, and a roadway width of 64-feet from curb-to-curb. The posted speed limit on Florence Place is 30 mph. There is parallel parking along Florence Place in the project area. Emil Avenue, to the immediate east of the project site, travels northeast-southwest from north of Bell Gardens Veterans Park to John Anson Ford Park, to the south. Emil Avenue travels through Suva Elementary School and Suva Intermediate School but its use in that area is impeded by chainlink fences for school pedestrian traffic. The roadway width from curb-to-curb is 40 feet and there is on-street parking with regular street sweeping limits. The posted speed limit on Emil Avenue is 25 mph<sup>23</sup>.

### **Project Impacts**

#### **Would the project:**

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

#### **➤ Less than Significant Impact**

**Discussion a):** Construction activity will generate construction traffic for demolition/site preparation, grading, building construction, and paving over an approximately 14-month construction duration. Maintenance crews occasionally will travel to the project site to maintain the facility during operation. Service pickup trucks will be used by staff to inspect, monitor, and provide general operation and maintenance activities. These activities will range from weekly inspections, monthly inspections, quarterly inspections, and annual inspections. Project construction would generate a peak traffic total of approximately 26 construction vehicle trips per working

<sup>23</sup> City of Bell Gardens (2022, January). Circulation Element Update of the General Plan.

day over an approximately 14-month construction duration. Operation of the project would involve a couple utility and passenger truck trips on an intermittent basis to maintain the facility for the life of the facility.

The City of Bell Gardens follows the *Traffic Impact Analysis Guidelines of the Los Angeles County*. The guidelines specify that a traffic report is generally necessary if a project generates more than 500 trips per day or where other possible adverse impacts are identified. The proposed project will not come anywhere close to meeting the Los Angeles County 500 trip per day threshold and therefore a traffic impact analysis is not required.

A Congestion Management Plan (CMP) analysis for a project must be provided where a project meets criteria established by the County of Los Angeles CMP Land Use Analysis Guidelines. A CMP Traffic Impact Analysis is required for all projects that are required to prepare an environmental assessment based on local determination of projects requiring a traffic study. The geographic area examined in a Traffic Impact Analysis must include the following at a minimum:

- All CMP arterial monitoring intersections, including freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. peak hours;
- Main line freeway monitoring locations where the project will add 150 or more trips, in either direction, during the a.m. or p.m. weekday peak hours; and
- Caltrans must also be consulted to identify other specific locations to be analyzed on the State highway system.

The project would as a much as 26 worker trips per day during the peak of construction. The proposed project will not add 50 or more trips during either the a.m. or p.m. peak hours and therefore no CMP analysis is required. In addition, no CMP freeway mainline monitoring is required because project construction and operation will not add 150 or more freeway trips in either direction during the a.m. or p.m. weekday peak hours. Therefore, based on CMP criteria no traffic impact analysis is required.

Therefore, project construction and operation would not conflict with the City of Bell Gardens General Plan or other plan policies or City ordinances pertaining to transit, roadway, bicycle and pedestrian facilities, and impacts would be less than significant.

**b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?**

☐ Potentially Significant Impact
 ☒ Less Than Significant with Mitigation
 ☐ Less Than Significant Impact
 ☐ No Impact

➤ **No Impact**

**Discussion b):** CEQA Guidelines Section 15064.3 (Determining the Significance of Transportation Impacts) describes specific considerations for evaluating a project's transportation impacts. This section states that generally vehicle miles traveled is the most appropriate measure of transportation impacts. Vehicle miles traveled refers to the amount and distance of automobile travel attributable to a project. A lead agency may analyze the project's vehicle miles traveled qualitatively.

For this project, a qualitative analysis is appropriate because improvements to the existing Well No. 1 Facility would not result in significant traffic during construction or operation. Construction traffic impacts would reach a peak during the building construction phase of the proposed project. The following vehicles and equipment would be anticipated for eight hours a day during the work week over a construction duration of approximately 200 days: one crane, one saw, one trencher, two tractor/loader/backhoe, two forklifts, three welders, and utility and pickup trucks. There would be two supervisors on the project site and each piece of equipment would have at least one operator. This equates to approximately 26 workers at peak building construction traveling to and from the project area, and the transport of construction vehicles and equipment. Maintenance and operation would involve the use of 2-4 service pickup trucks to inspect, monitor, and provide general operation and maintenance activities. These activities would range from weekly inspections, monthly inspections, quarterly inspections, and annual inspections. The limited number of trips associated with project construction and operation would not exceed the capacity of the existing surrounding roadway circulation system.

In general, daily construction vehicle trips would be short-term and have a relatively small impact on daily traffic generation in the area. In addition, through traffic on roadways in the construction areas would be maintained at all times during construction. The project would be serviced by a small crew of City of Bell Gardens employees during operation, as needed, and would not add appreciable vehicular traffic to the street system. Implementation of Mitigation Measure TRAF-1, Traffic Control Plan, would reduce construction impacts to traffic circulation to less than significant with mitigation incorporated.

**MITIGATION MEASURE**

**TRAF-1: Traffic Control Measures.** At the City's direction, traffic controls will be put in place during construction where deemed necessary, and at least one lane of street will be open at all times for through traffic. Traffic controls will maintain safe traffic flow on local streets affected by construction at all times, including through the use of adequate signage, protective devices, or flag persons to ensure that traffic can flow. Construction road segments will remain without any significant roadway hazards at the end of the construction day.

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

**➤ Less than Significant Impact**

**Discussion c):** The project proposed to construct three, 25-foot wide driveways at the improved Well No. 1 Facility for access to the water tank, booster pump station, and filtration water pipelines. The PFAS treatment facility will have two, 25-foot wide driveways accesses. Access to the project site will continue to occur from Florence Place, Perry Road, Emil Avenue, and the alley behind the project site. A driveway is planned from Florence Place and two driveways are planned from the alley to access the improved Well No. 1 Facility. Driveway access to the PFAS treatment facility would occur from Emil Avenue via the existing alley and from Florence Place. The City of Bell Gardens Engineering Division will review the project site plan for design compliance, including for geometric design and circulation, during the plan check review process. Thereby, the proposed project would not increase hazards due to a geometric design feature or incompatible uses. The resultant level of impact would be less than significant.

**d) Result in inadequate emergency access?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less than Significant Impact      ☐ No Impact

**➤ Less than Significant Impact**

**Discussion d):** The proposed project would be required to remain compliant with the City's traffic code for emergency access during construction and operation. Project construction and operation would involve some truck and equipment transport. Although no construction would occur within any public right of way, the project would be subject to MM-TRAF 1, Traffic Control Plan, as identified in discussion b) above. The City of Bell Gardens would provide a schedule and plan for any temporary roadway lane closure so vehicular traffic would continue to flow smoothly and the safety of crews working adjacent to vehicular travel lanes, or to the alley that borders the project area to the north, would be ensured. The resultant level of impact regarding the potential for inadequate emergency access would be less than significant.

## 5.18 TRIBAL CULTURAL RESOURCES

This section describes the setting and the potential effects from project implementation on tribal cultural resources. The project impacts analysis for this section is based on the *Cultural and Paleontological Resources Assessment Report for the Bell Gardens Water Reservoir Project, City of Bell Gardens, Los Angeles County, California* prepared in February 2020 by Cogstone, which is located in Appendix D of this report.

### **Regulatory Setting**

#### **State Regulations**

##### ***California Senate Bill 18 (Traditional Tribal Cultural Places Act – 2004)***

California state law provides for limited protection of Native American prehistoric, archaeological, cultural, spiritual, and ceremonial places, such as the following: sanctified cemeteries; religious ceremonial sites, shrines; burial grounds; prehistoric ruins; archaeological sites; and sacred sites.

California Senate Bill 18 (2005) placed new requirements on local governments for developments in or near a Traditional Tribal Cultural Place (TTCP). Local jurisdictions must provide opportunities for involvement of California Native American tribes in the land planning process to preserve traditional tribal cultural places. The Final Tribal Guidelines recommends the Native American Heritage Commission provide written information within 30 days to inform the Lead Agency if a proposed project is determined to be near a TTCP and another 90 days for tribes to respond to a local government if the tribes want to consult to determine whether the project would have an adverse impact on the TTCP. If the Native American Heritage Commission, the tribe(s) and interested parties agree upon mitigation measures necessary for the proposed project, the mitigation measures would be included in the project EIR. If the City and tribe agree adequate mitigation or preservation measures cannot be implemented, neither party is obligated to act.

SB 18 also amended California Civil Code Section 815.3 to add California Native American tribes to the list of entities that can acquire and hold conservation easements to protect their cultural places.

##### ***California Assembly Bill 52***

(PRC 21080.1, 21080.3.1, and 21080.3.2)

As of July 1, 2015, Assembly Bill (AB) 52 requires public agencies to consult with California Native American tribes identified by the NAHC for the purpose of mitigating impacts on tribal cultural resources. The specific directives of the bill are as follows:

“Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section (PRC Section 21080.1(d)).”

The legislation imposes new requirements for consultation regarding projects that may affect a tribal cultural resource, includes a broad definition of what may be considered to be a tribal cultural resource, and includes a list of recommended mitigation measures.

Assembly Bill 52 added Tribal Cultural Resources to the categories of Cultural Resources in CEQA. "Tribal resources" are defined as either (1) sites, features, places cultural landscapes, sacred places and objects with cultural value to a California Native American tribe" that are included in the State register of historical resources or a local register of historical resources, or that are determined to be eligible for inclusion in the State register; or, (2) resources determined by the lead agency, in its discretion, to be significant based on the criteria for listing in the State register. Under this legislation, a project that may cause a substantial adverse change in the significance of a tribal cultural resource is defined as a project that may have a significant effect on the environment. Where a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document must discuss the impact and whether feasible alternatives or mitigation measures could avoid or substantially lessen the impact.

Assembly Bill 52 further requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area. If a tribe requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe. Consultation may include discussing the type of environmental review necessary, significance of tribal cultural resources, and significance of project impacts on tribal cultural resources, and alternatives and mitigation measures recommended by the tribe. The parties must consult in good faith, and consultation is considered concluded when either the parties agree to measures to mitigate or avoid a significant effect on a tribal cultural resource (if such a significant effect exists) or when a party concludes mutual agreement cannot be attained.

The legislation also identifies Mitigation Measures that may be considered to avoid significant impacts if there is no agreement on appropriate mitigation. Recommended measures include the following:

- Preservation in place;
- Protecting the cultural character and integrity of the resource;
- Protecting the traditional use of the resource;
- Protecting the confidentiality of the resource; and,
- Permanent conservation easements with culturally appropriate management criteria.

#### ***California Native American Graves Protection and Repatriation Act (CalNAGPAR)***

California State Assembly 978 (AB 978), requiring all state agencies and museums that receive state funding and that have possession or control over collections of human remains or cultural items to provide a process for the identification and repatriation of these items to the appropriate tribes. The bill also created a Repatriation Oversight Commission with oversight authority.

#### ***California Native American Heritage Commission***

The Native American Heritage Commission (NAHC) identifies, catalogs, and protects Native American cultural resources – ancient places of special religious or social significance to Native Americans and known ancient graves and cemeteries of Native Americans on private and public lands in California. The NAHC is also charged with ensuring California Native American tribes' accessibility to ancient Native American cultural resources on public

lands, overseeing the treatment and disposition of inadvertently discovered Native American human remains and burial items, and administering the California Native American Graves Protection and Repatriation Act (CalNAGPRA), among many other powers and duties.

### **Affected Environment**

Early Native Americans in the project area are not well understood, according to the *Cultural and Paleontological Resources Assessment Report for the Bell Gardens Water Reservoir Project, City of Bell Gardens, Los Angeles County, California* prepared in February 2020 by Cogstone. They were replaced about 1,000 years ago by the Gabrielino (Tongva) who were semi-sedentary hunters and gathers. The Gabrielino speak a language that is part of the Takic language family. Their territory encompassed a vast area stretching from Topanga Canyon in the northwest, to the base of Mount Wilson in the north, to San Bernardino in the east, Aliso Creek in the southeast and the Southern Channel Islands, in all an area of more than 2,500 square miles. At European contact, the tribe consisted of more than 5,000 people living in various settlements throughout the area. Some of the villages could be quite large, housing up to 150 people. Houses were domed, circular structures thatched with tule or similar materials. In addition to the permanent villages, the Tongva occupied temporary seasonal campsites that were used for a variety of activities such as hunting, fishing, and gathering plant resources. Hunting was primarily for rabbit and deer, while plant collection included acorns, buckwheat, chia, berries, vegetables, and fruits. Acorns were the most important single food source. Seeds were parched, ground, and cooked as mush in various combinations according to taste and availability. Coastal seasonal camps and camps near bays and estuaries were used to gather shellfish, including abalone, turban, mussels, clams, scallops, and bubble shells, and hunt waterfowl.

### **Project Impacts**

#### **Would the project:**

**a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**

☐ Potentially Significant Impact
 ☐ Less Than Significant with Mitigation
 ☐ Less Than Significant Impact
 ☒ No Impact

#### **➤ No Impact**

**Discussion a) i):** On October 31, 2019, Cogstone conducted a search of California Historic Resources Information System (CHRIS) database of the project site and surrounding one-mile radius. The record search/literature review was conducted to evaluate whether any historic properties listed on or determined eligible for listing on the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) exist within the project area. No historic properties were detected during the records search for the project site. Cogstone conducted a field survey of the project site on January 24, 2020 and confirmed

an absence of historic properties on the site. The proposed project would have no impact on any historical resources as defined by Public Resources Code Section 5020.1(k).

- i) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

☐ Potentially Significant Impact      ☒ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant with Mitigation**

**Discussion a) ii):** Chapter 532 Statutes of 2014, known as California Assembly Bill 52 (AB 52), requires lead agencies evaluate a project's potential impact on tribal cultural resources. These resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." Also, AB 52 gives lead agencies discretion to determine, based on substantial evidence, whether a resource qualifies as a "tribal cultural resource."

In compliance with California Public Resources Code Section 21080.3.1(b), Cogstone initiated formal consultation with the California Native American Heritage Commission (NAHC), who communicated in writing that a records search of the NAHC Sacred Lands File (SLF) resulted in a finding of no tribal cultural resources in the project area. The NAHC provided Cogstone a list of California Native American Tribes, specifically five separate contacts for the Gabrieleno Tribe, that may be affected by the project, may have knowledge about cultural resources in the project vicinity, and may have concerns about adverse effects on tribal cultural resources from development, such as the effects defined in California Public Resources Code Section 21074. Cogstone contacted the following tribal representatives:

- Gabrieleno Band of Mission Indians – Kizh Nation, Covina, CA
- Gabrieleno/Tongva San Gabriel Band of Mission Indians, San Gabriel, CA
- Gabrieleno/Tongva Nation, Los Angeles, CA
- Gabrieleno Tongva Indians of California Tribal Council, Bellflower, CA
- Gabrielino-Tongva Tribe, West Hills, CA

The 30-day AB 52 Tribal consultation period ended on November 12, 2019; no requests for consultation were received from any of the tribes contacted. No request for consultation were received from the tribes contacted. On November 12, 2019, the NAHC responded that a search of the Sacred Lands File was completed and there are no sacred lands or resources known within the Project area. The Cultural and Paleontological Resources Assessment Report prepared for the Project area concludes as follows - - "... the project will not

disturb any known human remains." 30-day AB 52 Tribal consultation was reinitiated for the project and ended on September 3, 2024.

The proposed project was previously impacted for the development of the existing Well No. 1 Facility and community park space. The project isn't anticipated to directly or indirectly impact undiscovered subsurface tribal cultural resources during grading and/or construction activities. The possibility of encountering such resources is greater on vacant, undeveloped properties than on developed sites, and records searches have not turned up any sensitive "tribal cultural resources". Although no sacred lands or resources were identified, to ensure any potential impact related to Tribal Cultural Resources, the Mitigation Measure TCR-1 is recommended, as a result of beginning consultation with the Gabrieleno Band of Mission Indians-Kizh Nation. Thereby, the project would have as less than significant impact with mitigation incorporated on any tribal, cultural, or archaeological resources.

## MITIGATION MEASURE

- TCR-1: Tribal Cultural Resources Monitoring.** 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 "Consulting Tribe").
- a. 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.
  - b. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soils, 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 or no potential for impacting Tribal Cultural Resources.
  - c. 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.
  - d. 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)).
  - e. If a non-Native American resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available.
  - f. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.

Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

## **5.19 UTILITIES AND SERVICE SYSTEMS**

This section describes the utilities and service systems setting and potential effects from implementation on of the proposed project.

### **Regulatory Setting**

#### **Federal Regulations**

##### ***Water***

##### **Federal Safe Drinking Water Act**

The Safe Drinking Water Act authorizes the Environmental Protection Agency (EPA) to establish national standards for drinking water, called the National Primary Drinking Water Regulations, to protect against both naturally occurring and man-made contaminants. These standards set enforceable maximum contaminant levels in drinking water and require all water providers in the United States to treat water to remove contaminants, except for private wells serving fewer than twenty-five people. In California, the State Department of Health Services conducts most enforcement activities.

##### ***Wastewater***

##### **Clean Water Act**

The Water Pollution Control Act of 1972, more commonly known as the Clean Water Act (CWA), regulates the discharge of pollutants into watersheds throughout the nation. Under the CWA, the EPA implements pollution control programs and sets wastewater standards.

##### **National Pollutant Discharge Elimination System (NPDES)**

The NPDES permit program was established within the CWA to regulate municipal and industrial discharges to surface waters of the United States. Federal NPDES permit regulations have been established for broad categories of discharges, including point-source municipal waste discharges and nonpoint-source stormwater runoff. NPDES permits identify effluent and receiving water limits on allowable concentrations and/or mass emissions of pollutants contained in the discharge; prohibitions on discharges not specifically allowed under the permit; and provisions that describe required actions by the discharger, including industrial pretreatment, pollution prevention, self-monitoring, and other activities. Wastewater discharge is regulated under the NPDES permit program for direct discharges into receiving waters and by the National Pretreatment Program for indirect discharges to a sewage treatment plant.

#### **State Regulations**

##### ***Water***

##### **Porter-Cologne Water Quality Control Act**

Under the Porter-Cologne Water Quality Control Act (Porter-Cologne) of 1969, the State Water Resources Control Board (SWRCB) has the ultimate authority over state water rights and water quality policy. Porter-Cologne also establishes nine RWQCBs to oversee water quality on a day-to-day basis at the local and regional level. RWQCBs engage in several water quality functions in their respective regions. RWQCBs regulate all pollutant or nuisance

discharges that may affect either surface water or groundwater.

### **Water Conservation Act of 2009**

This Act was drafted to protect statewide water sources. The Act called for a 20% reduction in water use in California by the year 2020. Failure to comply with interim and final targets (20% reduction) make each non-complying jurisdiction ineligible for grants and loans from the State needed to attain water self-sufficiency.

### **Local Regulations**

#### ***City of Bell Gardens General Plan***

The Housing Element of the City's General Plan states the City provides all required utilities to developments in the City, including electricity, and water supply of qualities and pressures required by the fire codes to provide adequate fire protection.

### **Affected Environment**

Utility systems include networks and facilities associated with domestic (potable) water, sewer, storm drain, electricity, natural gas, wastewater, and solid waste disposal. Table 10 lists the utility providers that serve the City of Bell Gardens in the project vicinity:

**TABLE 10 UTILITY PROVIDERS IN BELL GARDENS**

<b>Utility Service</b>	<b>Utility Provider</b>
Domestic Water Service	City of Bell Gardens, Golden State Water Company
Wastewater Treatment	Los Angeles County Department of Public Works
Storm Drain System	City of Bell Gardens
Electricity	Southern California Edison
Natural Gas	Southern California Gas
Solid Waste	Athens Service

The City of Bell Gardens has established a number of programs in partnership with Athens Service that promote recycling, composting, and waste reduction, in an effort to decrease the volume of trash dumped at the landfill.

The City of Bell Gardens currently serves its community through a single groundwater well (Well No. 1) and a single connection to imported water from the Metropolitan Water District of Southern California. Currently, Well No.1 can produce only 2,000 gallons per minute, which forces the City to purchase expensive imported water. In addition, project development would increase water storage capacity with construction of a new 1.2-million gallon reservoir tank.

## Project Impacts

### Would the project:

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☒ Less Than Significant Impact    ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion a):** The purpose of the project is to provide PFAS water treatment and increase water storage capacity associated with the existing water well facility. Project development involves construction of filtration improvements associated with the City-owned water well. The project will not increase demands for utility services by residents. Construction and operation of the project will not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Therefore, the level of impact of project construction and operation on other wet and dry utilities would be less than significant.

- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

☐ Potentially Significant Impact    ☐ Less Than Significant with Mitigation    ☒ Less Than Significant Impact    ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion b):** The City of Bell Gardens and the Golden State Water Company deliver water to residents, businesses, and agencies in Bell Gardens. The City of Bell Gardens owns one-third of the City's Water System in the northern part of the City. Well No. 1 is owned by the City. The other two-thirds of the City's water system is owned and operated by Golden State Water Company, primarily in the southern part of the City.

The water system owned by the City of Bell Gardens is contracted and maintained through Liberty Utilities. Project construction and operation would serve to enhance the water supply, filtration, and distribution system by improving the reliability of supplying water. Project development would add an approximately 1.2-million gallon welded steel water tank to the City's water supply, filtration, and distribution system. This added supply and efficiency would serve the Bell Gardens community during the foreseeable future during normal, dry, and multiple dry years. Therefore, the resultant level of impact of project development and operation would be less than significant.

**c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

➤ **No Impact**

**Discussion c):** Project construction and operation would not involve any new uses, such as a toilet, wash basin, or shower, or any other water that already has been used domestically, commercially or industrially and that would place demand on the City's wastewater treatment systems. Therefore, no impact would result.

**d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion d):** The Sanitation District operates a comprehensive solid waste management system that serves the needs of a large portion of Los Angeles County, including Bell Gardens. Private haulers provide trash collection for commercial land uses in the City of Bell Gardens and Athens Services provides waste collection and trash disposal service to Bell Gardens residences, businesses, and agencies, as well as disposal of such trash in contracted landfills. Athens Services diverts solid waste through reuse, recycling, and composting actions. Demolition of a portion of the existing block wall to allow for development of the water tank, booster pump, and water filtration pipelines would involve several truck trips to the local landfill. Other examples of solid waste generated during construction include grubbed vegetation, crew food scraps, and construction packaging material. The project would generate a nominal amount of solid waste on a weekly basis during construction and operation in comparison to the landfill's capacity, and it would not be in excess of state or local disposal standards or impair the attainment of solid waste reduction goals. Therefore, the level of impact pertaining to generation of solid waste by project development and operation would be less than significant.

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

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

**➤ Less Than Significant Impact**

**Discussion e):** All project development-generated solid waste will be disposed of by the construction contractor at an approved site. Project operation of the water system improvements is not anticipated to generate more than nominal amounts of solid waste that would be disposed of in a trash receptacle. Athens Service provides solid waste removal and hauling services for the City of Bell Gardens. During project development the contractor will be required to adhere to City of Bell Gardens and County of Los Angeles ordinances pertaining to solid waste generation, reduction, and recycling. Therefore, project construction and operation level of impact related to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste will be less than significant.

## 5.20 WILDFIRE

This section describes the setting and the potential effects from project implementation on wildfires.

### **Regulatory Setting**

#### **State Regulations**

##### ***California Department of Forestry and Fire Protection (CAL FIRE)***

CAL FIRE is responsible for providing wildland fire protection, fire prevention, and resource management on more than thirty-one million acres of State Responsibility Area (SRA) lands throughout California. In addition, CAL FIRE provides emergency services to 115 local government cooperators through agreements with districts, cities, and counties.

##### ***California Senate Bill (SB) 1241***

The Planning and Zoning Law requires the legislative body of a city or county to adopt a comprehensive, long-term general plan that includes various elements, including, among others, a safety element for the protection of the community from unreasonable risks associated with, among other things, wildland, and urban fires. SB 1241 revises the safety element requirements for SRAs and VHFHSZs, as specified, and requires the safety element to address the risk of fire in such areas, taking into account specified considerations, including, among others, the most recent version of the Office of Planning and Research's "Fire Hazard Planning" document.

#### **Local Regulations**

##### ***City of Bell Gardens General Plan***

The following policy applicable to the project is contained in Section 6: Safety Element of the City of Bell Garden's General Plan:

- Policy 2: The City of Bell Gardens shall minimize the loss of life, injuries, and property damage through continuing prevention, inspection, and public education programs, including continual update of the City's Emergency Preparedness Plan.

The City implements fire access, fire flow capacity, fire prevention, and police and fire protection programs for safety measures related to fires.

### **Affected Environment**

The City of Bell Gardens is completely developed with urban uses and is not in proximity to wildlands or the nearest State-designated fire hazard zone, which is Hacienda Hills and approximately 7 miles east of the project site. The project site is located within an urbanized area that CAL FIRE does not designate as a fire hazard<sup>24</sup>.

---

<sup>24</sup> Cal Fire (2024, July). Fire Hazard Severity Zone Viewer.

## **Project Impacts**

Would the project:

### **a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

#### **➤ Less Than Significant Impact**

**Discussion a):** Project construction and operation would not impede emergency response to the project site or project vicinity. The availability of additional stored potable water supply onsite wouldn't exacerbate wildfire risk. Having an additional source of water would be a benefit for such emergency situations. During construction and operation, it is anticipated that fire and police services would be able to adequately service the project in an emergency. The resultant level of impact would be less than significant.

### **b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☒ No Impact

#### **➤ No Impact**

**Discussion b):** The City of Bell Gardens is completely developed with urban uses and is not in proximity to the nearest State-designated wildfire hazard zone, which is in Hacienda Hills and approximately 7 miles to the east from the project site. The project site is located within an urbanized area that CAL FIRE does not designate as a wildfire risk. The proposed project site is located on the existing Well No. 1 Facility, which is enclosed by a 10-foot block wall, and within a landscaped turf area bound by Perry Road, Florence Place, Emil Avenue, and an alley. The Bell Gardens Veterans Park, a public park designed with ornamental lawn and vegetation, exists to the north. The project area is developed on a city grid and is entirely urbanized. No wildland is present on, adjacent to, or near the project area. Therefore, there would be no impact from project development or operation due to slope, prevailing winds, and other factors, that would exacerbate wildfire risks and thereby expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impact would occur.

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion c):** The project site is in an urban area and surrounded by high density residential uses, two public schools, and a large City-designated park. Urban fire hazards exist as a result of human activities due to accidents, carelessness, and negligence by individuals engaged in activities that involve fire sources, such as faulty wiring, mechanical equipment, appliances, cigarettes, matches, and electricity. The project will improve an existing water well facility, which is a vital potable water resource for the City, an urbanized area without wildlands or a wildfire risk. It won't involve installation or maintenance of infrastructure that may exacerbate fire risk in the area beyond known urban fire hazards. Additionally, the project will be required to comply with the City's Fire Department standards for building design and construction to reduce the risk of fire hazards, which will be required as part of City approval of the project<sup>25</sup>. It requires adequate water for firefighting purposes, fire retardant, fire lanes, and other standards. The impacts associated with the project related to such fire risk are considered less than significant.

**d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion d):** The project site is located in a flat, urbanized area that is built out and isn't in risk of a wildland fire due to distance from wildlands, though the potential for an urban-caused fire exists. Prior grading and site development required City approvals for geologic and hydraulic impacts and hazards. The project-specific geotechnical report didn't discover landslide potential or groundwater during the investigation which involved borings down to 51-feet below ground surface (bgs). The project area is generally level, not subject to flooding and has no unstable slopes. Therefore, project development and operation would have a less than significant impact related to exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage courses.

---

<sup>25</sup> City of Bell Gardens (1995, July 17). General Plan Section 6 Safety Element. Pages 23-24.

## 5.21 MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ Potentially Significant Impact      ☐ Less Than Significant with Mitigation      ☒ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant Impact**

**Discussion a):** The project site doesn't contain aquatic habitat necessary for the subsistence of fish. The onsite ornamental lawn and trees provide habitat for common flora and fauna found in small, urban park environments. While 0.68 acres of lawn and approximately 15 ornamental trees would be removed for the Water Well No. 1 Improvements Project, additional passive open space (0.78 acres) would remain adjacent to the facility for common flora and fauna. Additionally, the 15-acre Bell Gardens Veterans Park remains to the north in close proximity to the project site. No sensitive native habitats of riparian or upland values exist on the project site. The existing ornamental lawns and trees, while providing habitat for a number of common species found in urban park environments doesn't provide "native habitat" that is necessary for the subsistence of rare or endangered plant or animal species. The *Cultural and Paleontological Resources Assessment Report* for the project site doesn't turn up any previously recorded cultural resources or historic sites on the project site. A Sacred Lands File search requested from the Native American Heritage Commission didn't reveal any sacred lands or resources in the project area. Thereby, the project would not result in any direct environmental impacts that would substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Impacts are considered less than significant.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

☐ Potentially Significant Impact      ☒ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant with Mitigation**

**Discussion b):** State CEQA Guidelines Section 15065(a)(3) defines "cumulatively considerable" as times when "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." The City plans to mitigate any impacts deemed potentially significant to less than significant levels of impact. The following mitigation measures are proposed for potentially significant impacts to biological resources, cultural resources, geology and soils, hazardous materials, noise, traffic, and tribal cultural resources: AQ-1, Construction Air Quality Measures; BIO-1, Nesting Bird Surveys; CULT-1, Human Remains; HAZ-1, Spill Prevention and Clean-up Best Management Practices; GEO-1, Implement Stormwater Pollution Prevention Plan (SWPPP); N-1, Implement Best Management Practices for Construction Noise; TRAF-1, Traffic Control Measures; and TCR-1, Tribal Cultural Resources Monitoring. Thereby, the project is not anticipated to result in any environmental effects that are considered cumulatively considerable. Impacts would be less than significant with mitigation incorporated.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐ Potentially Significant Impact      ☒ Less Than Significant with Mitigation      ☐ Less Than Significant Impact      ☐ No Impact

➤ **Less Than Significant with Mitigation**

**Discussion c):** There are no known substantial adverse effects on human beings that would be caused by implementation of the project. The project will address current regulatory requirements to treat the water of known PFAS, which are known carcinogens, and it would increase potable water storage capacity for use by the City of Bell Garden's residents and businesses. Impacts would be less than significant after incorporation of mitigation measures identified in discussion b) above.

## **6.0 REFERENCES**

- Blodgett, Baylosis, Environmental Planning (2020, February 20) Air Quality, Energy, Greenhouse Gas, and Noise Study Water Well Improvement Project Florence Place and Emil Avenue Bell Gardens, California
- Cal Fire (2024, July). Fire Hazard Severity Zone Viewer. <https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>
- California Air Resources Board (2024, July). 2022 State and Federal Area Designations. <https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations>
- California Department of Conservation (2024, June). California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>
- California Department of Conservation (2024, June). Williamson Act Program Overview. [https://www.conservation.ca.gov/dlrp/wa/Pages/wa\\_overview.aspx](https://www.conservation.ca.gov/dlrp/wa/Pages/wa_overview.aspx)
- California Department of Food and Agriculture (2024, May). CDFA Weed Pest Ratings and CCR 4500 Noxious Weeds as of June 22, 2021. <https://www.cdfa.ca.gov/plant/ipc/encyclopedia/pdf/CaliforniaNoxiousWeeds.pdf>
- California Department of Transportation (2024, May). The California Scenic Highway Program. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3807c46cc8e8057116f1aaca>
- Chambers Group (2020, February 10). Results of the Biological Reconnaissance Survey for the Upgrade Water Well Pump and Install New Reservoir Site Located in Bell Gardens, California
- City of Bell Gardens (2010). General Plan. <https://www.bellgardens.org/government/city-departments/community-development/planning/general-plan>
- City of Bell Gardens Municipal Code (2024). [https://www.codepublishing.com/CA/Bell Gardens/](https://www.codepublishing.com/CA/Bell%20Gardens/)
- Cogstone (2020, February). Cultural and Paleontological Resources Assessment Report for the Bell Gardens Water Reservoir Project, City of Bell Gardens, Los Angeles County, California
- Department of Toxic Substance Control (2024, June). Envirostor. <https://www.envirostor.dtsc.ca.gov/>
- Federal Transit Administration (2024, June). Transit Noise and Vibration Impact Assessment Manual (Report 0123) <https://www.transit.dot.gov/research-innovation/transit-noise-and-vibration-impact-assessment-manual-report-0123>.
- Leighton Consulting, Inc. (2024, May 24). Geotechnical Exploration Report Well No. 1 PFAS Water Treatment Facility 6665 Florence Place City of Bell Gardens, California
- P.A. & Associates, Inc. (2019, November 2). Environmental Site Assessment for Sub Area A, B, and C: Bell Gardens Veterans Park, Bell Gardens, California 90201

South Coast Air Quality Management District (2022, December 2). 2022 Air Quality Management Plan.  
<https://www.aqmd.gov/home/air-quality/air-quality-management-plans/air-quality-mgt-plan>

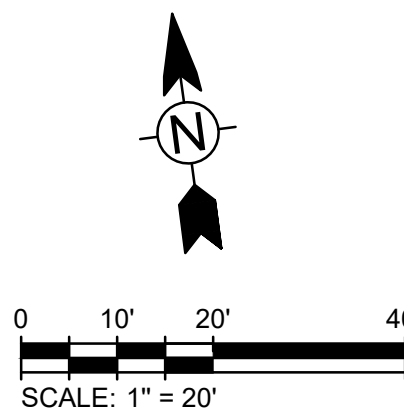
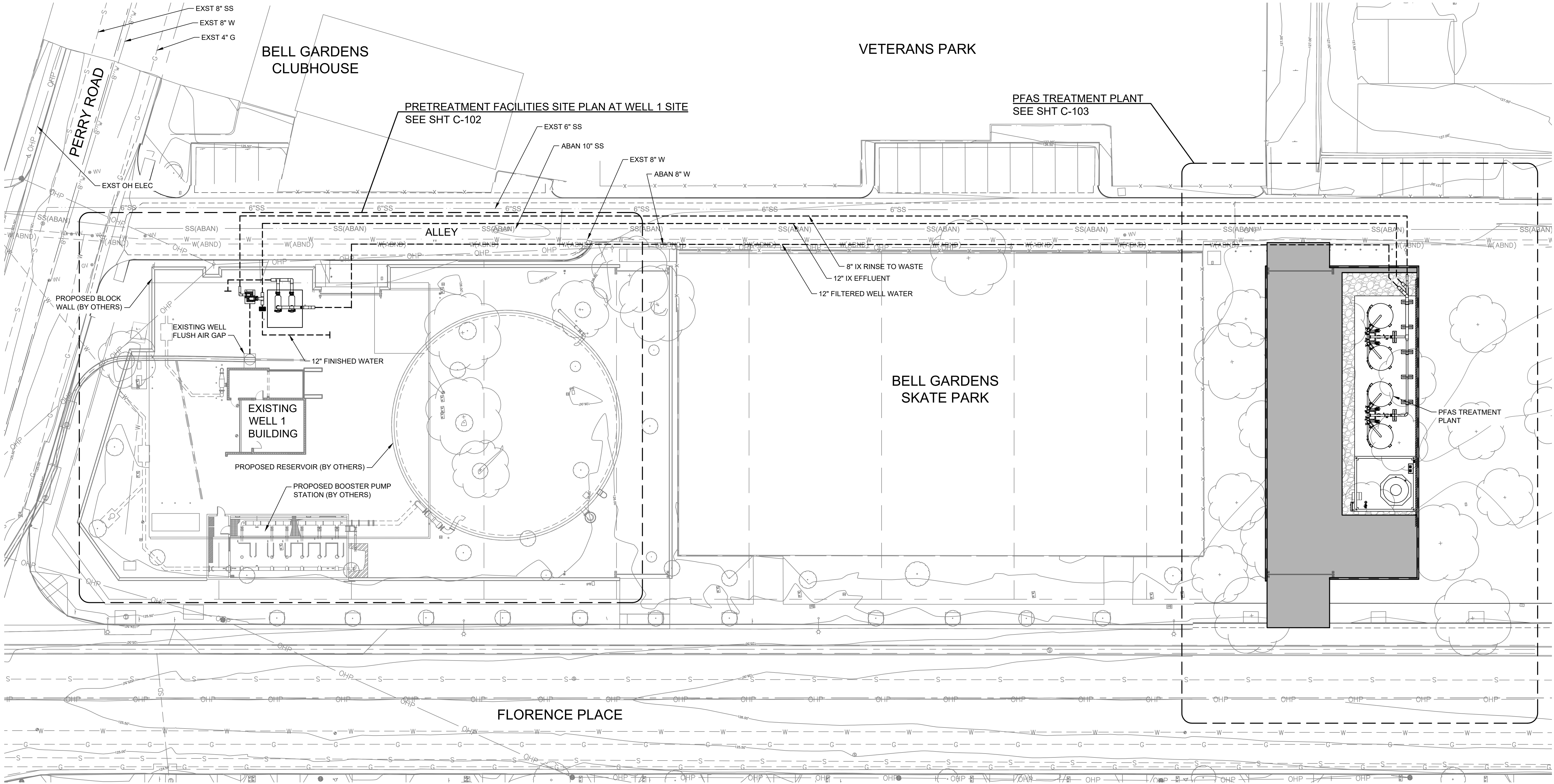
United States Department of Agriculture (2024, May). USDA Forestry Map Finder.  
<https://www.fs.usda.gov/mapfinder>.

United States Department of Agriculture (2024, June). Natural Resources Conservation Service. Web Soil Survey.  
<http://websoilsurvey.sc.egov.usda.gov/>.

USC Lusk Center for Real Estate (2024). Access to Parks and Green Space.  
<https://la.myneighborhooddata.org/2019/02/access-to-parks-and-green-space/#:~:text=According%20to%20the%20County%20Department,park%20space%20per%201%2C000%20people.>

## **APPENDIX A SITE PLAN**

2/28/2024 2:42:13 PM - C:\USERS\WILLIE.JOHNSON\DRAWINGS\TETRA TECH\NO200-480179-24001-BG-WELL-1\PFAS\PROJECT FILES\CAD\DWG\101-SITE\PLAN.DWG - JOHNSON, WILLIE





**TETRA TECH**  
www.tetrattech.com  
17885 Von Karman Ave, Suite 500  
Irvine, CA 92614  
Tel: (949) 809-5000

30% SUBMITTAL  
  
NOT FOR  
CONSTRUCTION



MARK	DATE	DESCRIPTION	BY

CITY OF BELL GARDENS  
BELL GARDENS WELL NO. 1 PFAS DESIGN

SITE PLAN

PROJ: 200-480179-24001  
DES: K. MATSUMOTO  
DRWN: W. JOHNSON  
CHKD: K. BUTTACAVOLI

C-101

Bar measures 1 inch, otherwise drawing not to scale

Copyright: Tetra Tech

## **APPENDIX B PROJECT AQ/GHG EMISSIONS ESTIMATES**

Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Well No. 1 Improvements Project  
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Industrial	1.00	User Defined Unit	0.90	39,204.00	0
Other Asphalt Surfaces	1.00	Acre	0.31	13,504.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - The project site is 0.90 acres or 39,204 square feet for the Water Well No. 1 Facility and PFAS Treatment Plant, plus 0.31 acres for impacts to the alley construction of three water pipelines.

Construction Phase - Demolition, 10 days  
Site preparation, 20 days  
Grading, 20 days  
Building construction, 200 days  
Architectural coating, 5 days  
Paving, 20 days

Off-road Equipment -

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

## Off-road Equipment - Building construction:

- 1 crane
- 2 forklifts
- 1 generator set
- 2 tractors/loaders/backhoes
- 3 welder
- 1 trencher
- 1 saw

## Off-road Equipment - Demolition:

- 1 tractor
- 1 loader
- 1 backhoe
- 1 dozer
- 1 dumper
- 1 saw

## Off-road Equipment - Grading:

- 1 grader
- 1 water tender
- 2 tractors/loaders/backhoes
- 1 dozer

## Off-road Equipment - Paving:

- 1 cement and mortar mixers
- 1 paver
- 1 roller
- 1 tractor/loader/backhoe
- 1 paving equipment

## Off-road Equipment - Site grading:

- 1 dumper
- 2 tractor/loaders/backhoes
- 1 dozer
- 1 crusher/proc. equipment

Trips and VMT - Demolition, 15 workers trips/day

Site prep, 13 worker trips/day

Grading, 13 worker trips/day

Building construction, 26 worker trips/day (adjusted up from model given)

Architectural coating, 4 worker trips/day

Paving, 13 worker trips/day

Demolition - Demolition occur over 0.34 acres

Grading - Site preparation and grading will occur on .90 acres.

Architectural Coating - No residential interior or exterior paint. Low VOCs paint will be utilized for non-residential exterior.

Area Coating - No residential is planner for this project. Non-residential exterior paint will be low VOCs.

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation - Watering exposed soils 3/day during site preparation/grading.

Mobile Land Use Mitigation -

Area Mitigation - Use low VOC paint, no more than 50 g/L of VOCs

Waste Mitigation -

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	0.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblArchitecturalCoating	EF_Residential_Exterior	50.00	0.00
tblArchitecturalCoating	EF_Residential_Interior	50.00	0.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	0
tblAreaCoating	Area_EF_Nonresidential_Interior	100	0
tblAreaCoating	Area_EF_Parking	100	0
tblAreaCoating	Area_EF_Residential_Exterior	50	0
tblAreaCoating	Area_EF_Residential_Interior	50	0
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	0	50
tblConstructionPhase	NumDays	10.00	5.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	4.00	20.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	2.00	20.00
tblGrading	AcresOfGrading	20.00	4.00
tblGrading	AcresOfGrading	18.75	1.88
tblLandUse	LandUseSquareFeet	0.00	39,204.00
tblLandUse	LandUseSquareFeet	43,560.00	13,504.00

Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblLandUse	LotAcreage	0.00	0.90
tblLandUse	LotAcreage	1.00	0.31
tblOffRoadEquipment	HorsePower	81.00	64.00
tblOffRoadEquipment	LoadFactor	0.73	0.46
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblTripsAndVMT	WorkerTripNumber	22.00	26.00

2.0 Emissions Summary

---

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2025	10.2970	24.8901	24.8998	0.0512	6.7278	0.9661	7.6939	3.4653	0.9064	4.3717	0.0000	4,867.668 8	4,867.668 8	1.0958	0.0335	4,905.053 0
Maximum	10.2970	24.8901	24.8998	0.0512	6.7278	0.9661	7.6939	3.4653	0.9064	4.3717	0.0000	4,867.668 8	4,867.668 8	1.0958	0.0335	4,905.053 0

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2025	10.2970	24.8901	24.8998	0.0512	2.9249	0.9661	3.8911	1.4321	0.9064	2.3385	0.0000	4,867.668 8	4,867.668 8	1.0958	0.0335	4,905.053 0
Maximum	10.2970	24.8901	24.8998	0.0512	2.9249	0.9661	3.8911	1.4321	0.9064	2.3385	0.0000	4,867.668 8	4,867.668 8	1.0958	0.0335	4,905.053 0

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	56.52	0.00	49.43	58.67	0.00	46.51	0.00	0.00	0.00	0.00	0.00	0.00

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7810	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.7810</b>	<b>0.0000</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>4.4000e-004</b>	<b>4.4000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>4.7000e-004</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7935	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.7935</b>	<b>0.0000</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>4.4000e-004</b>	<b>4.4000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>4.7000e-004</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	-1.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/6/2025	1/17/2025	5	10	
2	Site Preparation	Site Preparation	1/18/2025	2/14/2025	5	20	
3	Building Construction	Building Construction	2/11/2025	11/17/2025	5	200	
4	Grading	Grading	2/15/2025	3/14/2025	5	20	
5	Paving	Paving	11/18/2025	12/15/2025	5	20	
6	Architectural Coating	Architectural Coating	12/2/2025	12/8/2025	5	5	

**Acres of Grading (Site Preparation Phase): 1.88****Acres of Grading (Grading Phase): 4****Acres of Paving: 0.31****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 58,806; Non-Residential Outdoor: 19,602; Striped Parking Area: 810 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Dumpers/Tenders	1		16	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Crushing/Proc. Equipment	1		85	0.78

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Dumpers/Tenders	1		16	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Concrete/Industrial Saws	1		64	0.46
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Trenchers	1		78	0.50
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	11	26.00	9.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

**3.2 Demolition - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.3396	12.9057	13.3316	0.0242		0.5452	0.5452		0.5091	0.5091		2,325.7934	2,325.7934	0.5866		2,340.4584
<b>Total</b>	<b>1.3396</b>	<b>12.9057</b>	<b>13.3316</b>	<b>0.0242</b>	<b>3.0000e-005</b>	<b>0.5452</b>	<b>0.5453</b>	<b>0.0000</b>	<b>0.5091</b>	<b>0.5091</b>		<b>2,325.7934</b>	<b>2,325.7934</b>	<b>0.5866</b>		<b>2,340.4584</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.2 Demolition - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0453	0.0297	0.4341	1.3200e-003	0.1677	9.3000e-004	0.1686	0.0445	8.5000e-004	0.0453		137.4991	137.4991	3.1400e-003	3.2100e-003	138.5340
<b>Total</b>	<b>0.0453</b>	<b>0.0297</b>	<b>0.4341</b>	<b>1.3200e-003</b>	<b>0.1677</b>	<b>9.3000e-004</b>	<b>0.1686</b>	<b>0.0445</b>	<b>8.5000e-004</b>	<b>0.0453</b>		<b>137.4991</b>	<b>137.4991</b>	<b>3.1400e-003</b>	<b>3.2100e-003</b>	<b>138.5340</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.3396	12.9057	13.3316	0.0242		0.5452	0.5452		0.5091	0.5091	0.0000	2,325.7934	2,325.7934	0.5866		2,340.4584
<b>Total</b>	<b>1.3396</b>	<b>12.9057</b>	<b>13.3316</b>	<b>0.0242</b>	<b>1.0000e-005</b>	<b>0.5452</b>	<b>0.5453</b>	<b>0.0000</b>	<b>0.5091</b>	<b>0.5091</b>	<b>0.0000</b>	<b>2,325.7934</b>	<b>2,325.7934</b>	<b>0.5866</b>		<b>2,340.4584</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.2 Demolition - 2025****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0453	0.0297	0.4341	1.3200e-003	0.1677	9.3000e-004	0.1686	0.0445	8.5000e-004	0.0453		137.4991	137.4991	3.1400e-003	3.2100e-003	138.5340
<b>Total</b>	<b>0.0453</b>	<b>0.0297</b>	<b>0.4341</b>	<b>1.3200e-003</b>	<b>0.1677</b>	<b>9.3000e-004</b>	<b>0.1686</b>	<b>0.0445</b>	<b>8.5000e-004</b>	<b>0.0453</b>		<b>137.4991</b>	<b>137.4991</b>	<b>3.1400e-003</b>	<b>3.2100e-003</b>	<b>138.5340</b>

**3.3 Site Preparation - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3690	0.0000	5.3690	2.9072	0.0000	2.9072			0.0000			0.0000
Off-Road	1.1424	11.9291	8.6764	0.0203		0.4733	0.4733		0.4355	0.4355		1,967.9414	1,967.9414	0.6365		1,983.8532
<b>Total</b>	<b>1.1424</b>	<b>11.9291</b>	<b>8.6764</b>	<b>0.0203</b>	<b>5.3690</b>	<b>0.4733</b>	<b>5.8423</b>	<b>2.9072</b>	<b>0.4355</b>	<b>3.3427</b>		<b>1,967.9414</b>	<b>1,967.9414</b>	<b>0.6365</b>		<b>1,983.8532</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.3 Site Preparation - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0393	0.0257	0.3763	1.1400e-003	0.1453	8.0000e-004	0.1461	0.0385	7.4000e-004	0.0393		119.1659	119.1659	2.7200e-003	2.7800e-003	120.0628
<b>Total</b>	<b>0.0393</b>	<b>0.0257</b>	<b>0.3763</b>	<b>1.1400e-003</b>	<b>0.1453</b>	<b>8.0000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>7.4000e-004</b>	<b>0.0393</b>		<b>119.1659</b>	<b>119.1659</b>	<b>2.7200e-003</b>	<b>2.7800e-003</b>	<b>120.0628</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0939	0.0000	2.0939	1.1338	0.0000	1.1338			0.0000			0.0000
Off-Road	1.1424	11.9291	8.6764	0.0203		0.4733	0.4733		0.4355	0.4355	0.0000	1,967.9414	1,967.9414	0.6365		1,983.8532
<b>Total</b>	<b>1.1424</b>	<b>11.9291</b>	<b>8.6764</b>	<b>0.0203</b>	<b>2.0939</b>	<b>0.4733</b>	<b>2.5672</b>	<b>1.1338</b>	<b>0.4355</b>	<b>1.5693</b>	<b>0.0000</b>	<b>1,967.9414</b>	<b>1,967.9414</b>	<b>0.6365</b>		<b>1,983.8532</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.3 Site Preparation - 2025****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0393	0.0257	0.3763	1.1400e-003	0.1453	8.0000e-004	0.1461	0.0385	7.4000e-004	0.0393		119.1659	119.1659	2.7200e-003	2.7800e-003	120.0628
<b>Total</b>	<b>0.0393</b>	<b>0.0257</b>	<b>0.3763</b>	<b>1.1400e-003</b>	<b>0.1453</b>	<b>8.0000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>7.4000e-004</b>	<b>0.0393</b>		<b>119.1659</b>	<b>119.1659</b>	<b>2.7200e-003</b>	<b>2.7800e-003</b>	<b>120.0628</b>

**3.4 Building Construction - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4889	12.0280	14.9619	0.0256		0.4659	0.4659		0.4461	0.4461		2,339.7175	2,339.7175	0.4361		2,350.6192
<b>Total</b>	<b>1.4889</b>	<b>12.0280</b>	<b>14.9619</b>	<b>0.0256</b>		<b>0.4659</b>	<b>0.4659</b>		<b>0.4461</b>	<b>0.4461</b>		<b>2,339.7175</b>	<b>2,339.7175</b>	<b>0.4361</b>		<b>2,350.6192</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.4 Building Construction - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.3800e-003	0.3607	0.1327	1.6200e-003	0.0577	1.7600e-003	0.0594	0.0166	1.6900e-003	0.0183		174.6562	174.6562	6.0800e-003	0.0252	182.3108
Worker	0.0785	0.0514	0.7525	2.2900e-003	0.2906	1.6000e-003	0.2922	0.0771	1.4800e-003	0.0786		238.3318	238.3318	5.4300e-003	5.5600e-003	240.1257
<b>Total</b>	<b>0.0879</b>	<b>0.4122</b>	<b>0.8852</b>	<b>3.9100e-003</b>	<b>0.3483</b>	<b>3.3600e-003</b>	<b>0.3516</b>	<b>0.0937</b>	<b>3.1700e-003</b>	<b>0.0968</b>		<b>412.9880</b>	<b>412.9880</b>	<b>0.0115</b>	<b>0.0307</b>	<b>422.4365</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4889	12.0280	14.9619	0.0256		0.4659	0.4659		0.4461	0.4461	0.0000	2,339.7175	2,339.7175	0.4361		2,350.6192
<b>Total</b>	<b>1.4889</b>	<b>12.0280</b>	<b>14.9619</b>	<b>0.0256</b>		<b>0.4659</b>	<b>0.4659</b>		<b>0.4461</b>	<b>0.4461</b>	<b>0.0000</b>	<b>2,339.7175</b>	<b>2,339.7175</b>	<b>0.4361</b>		<b>2,350.6192</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.4 Building Construction - 2025****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.3800e-003	0.3607	0.1327	1.6200e-003	0.0577	1.7600e-003	0.0594	0.0166	1.6900e-003	0.0183		174.6562	174.6562	6.0800e-003	0.0252	182.3108
Worker	0.0785	0.0514	0.7525	2.2900e-003	0.2906	1.6000e-003	0.2922	0.0771	1.4800e-003	0.0786		238.3318	238.3318	5.4300e-003	5.5600e-003	240.1257
<b>Total</b>	<b>0.0879</b>	<b>0.4122</b>	<b>0.8852</b>	<b>3.9100e-003</b>	<b>0.3483</b>	<b>3.3600e-003</b>	<b>0.3516</b>	<b>0.0937</b>	<b>3.1700e-003</b>	<b>0.0968</b>		<b>412.9880</b>	<b>412.9880</b>	<b>0.0115</b>	<b>0.0307</b>	<b>422.4365</b>

**3.5 Grading - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2342	0.0000	6.2342	3.3331	0.0000	3.3331			0.0000			0.0000
Off-Road	1.1904	12.4243	8.4937	0.0206		0.4961	0.4961		0.4564	0.4564		1,995.7975	1,995.7975	0.6455		2,011.9345
<b>Total</b>	<b>1.1904</b>	<b>12.4243</b>	<b>8.4937</b>	<b>0.0206</b>	<b>6.2342</b>	<b>0.4961</b>	<b>6.7303</b>	<b>3.3331</b>	<b>0.4564</b>	<b>3.7895</b>		<b>1,995.7975</b>	<b>1,995.7975</b>	<b>0.6455</b>		<b>2,011.9345</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.5 Grading - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0393	0.0257	0.3763	1.1400e-003	0.1453	8.0000e-004	0.1461	0.0385	7.4000e-004	0.0393		119.1659	119.1659	2.7200e-003	2.7800e-003	120.0628
<b>Total</b>	<b>0.0393</b>	<b>0.0257</b>	<b>0.3763</b>	<b>1.1400e-003</b>	<b>0.1453</b>	<b>8.0000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>7.4000e-004</b>	<b>0.0393</b>		<b>119.1659</b>	<b>119.1659</b>	<b>2.7200e-003</b>	<b>2.7800e-003</b>	<b>120.0628</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.4313	0.0000	2.4313	1.2999	0.0000	1.2999			0.0000			0.0000
Off-Road	1.1904	12.4243	8.4937	0.0206		0.4961	0.4961		0.4564	0.4564	0.0000	1,995.7975	1,995.7975	0.6455		2,011.9345
<b>Total</b>	<b>1.1904</b>	<b>12.4243</b>	<b>8.4937</b>	<b>0.0206</b>	<b>2.4313</b>	<b>0.4961</b>	<b>2.9274</b>	<b>1.2999</b>	<b>0.4564</b>	<b>1.7563</b>	<b>0.0000</b>	<b>1,995.7975</b>	<b>1,995.7975</b>	<b>0.6455</b>		<b>2,011.9345</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.5 Grading - 2025****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0393	0.0257	0.3763	1.1400e-003	0.1453	8.0000e-004	0.1461	0.0385	7.4000e-004	0.0393		119.1659	119.1659	2.7200e-003	2.7800e-003	120.0628
<b>Total</b>	<b>0.0393</b>	<b>0.0257</b>	<b>0.3763</b>	<b>1.1400e-003</b>	<b>0.1453</b>	<b>8.0000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>7.4000e-004</b>	<b>0.0393</b>		<b>119.1659</b>	<b>119.1659</b>	<b>2.7200e-003</b>	<b>2.7800e-003</b>	<b>120.0628</b>

**3.6 Paving - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5732	5.3259	8.7951	0.0136		0.2465	0.2465		0.2276	0.2276		1,297.8096	1,297.8096	0.4114		1,308.0951
Paving	0.0406					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.6138</b>	<b>5.3259</b>	<b>8.7951</b>	<b>0.0136</b>		<b>0.2465</b>	<b>0.2465</b>		<b>0.2276</b>	<b>0.2276</b>		<b>1,297.8096</b>	<b>1,297.8096</b>	<b>0.4114</b>		<b>1,308.0951</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.6 Paving - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0393	0.0257	0.3763	1.1400e-003	0.1453	8.0000e-004	0.1461	0.0385	7.4000e-004	0.0393		119.1659	119.1659	2.7200e-003	2.7800e-003	120.0628
<b>Total</b>	<b>0.0393</b>	<b>0.0257</b>	<b>0.3763</b>	<b>1.1400e-003</b>	<b>0.1453</b>	<b>8.0000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>7.4000e-004</b>	<b>0.0393</b>		<b>119.1659</b>	<b>119.1659</b>	<b>2.7200e-003</b>	<b>2.7800e-003</b>	<b>120.0628</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5732	5.3259	8.7951	0.0136		0.2465	0.2465		0.2276	0.2276	0.0000	1,297.8096	1,297.8096	0.4114		1,308.0951
Paving	0.0406					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.6138</b>	<b>5.3259</b>	<b>8.7951</b>	<b>0.0136</b>		<b>0.2465</b>	<b>0.2465</b>		<b>0.2276</b>	<b>0.2276</b>	<b>0.0000</b>	<b>1,297.8096</b>	<b>1,297.8096</b>	<b>0.4114</b>		<b>1,308.0951</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.6 Paving - 2025****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0393	0.0257	0.3763	1.1400e-003	0.1453	8.0000e-004	0.1461	0.0385	7.4000e-004	0.0393		119.1659	119.1659	2.7200e-003	2.7800e-003	120.0628
<b>Total</b>	<b>0.0393</b>	<b>0.0257</b>	<b>0.3763</b>	<b>1.1400e-003</b>	<b>0.1453</b>	<b>8.0000e-004</b>	<b>0.1461</b>	<b>0.0385</b>	<b>7.4000e-004</b>	<b>0.0393</b>		<b>119.1659</b>	<b>119.1659</b>	<b>2.7200e-003</b>	<b>2.7800e-003</b>	<b>120.0628</b>

**3.7 Architectural Coating - 2025****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.4610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>9.6318</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.7 Architectural Coating - 2025****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0121	7.9100e-003	0.1158	3.5000e-004	0.0447	2.5000e-004	0.0450	0.0119	2.3000e-004	0.0121		36.6664	36.6664	8.4000e-004	8.6000e-004	36.9424
<b>Total</b>	<b>0.0121</b>	<b>7.9100e-003</b>	<b>0.1158</b>	<b>3.5000e-004</b>	<b>0.0447</b>	<b>2.5000e-004</b>	<b>0.0450</b>	<b>0.0119</b>	<b>2.3000e-004</b>	<b>0.0121</b>		<b>36.6664</b>	<b>36.6664</b>	<b>8.4000e-004</b>	<b>8.6000e-004</b>	<b>36.9424</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.4610					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>9.6318</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****3.7 Architectural Coating - 2025****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0121	7.9100e-003	0.1158	3.5000e-004	0.0447	2.5000e-004	0.0450	0.0119	2.3000e-004	0.0121		36.6664	36.6664	8.4000e-004	8.6000e-004	36.9424
<b>Total</b>	<b>0.0121</b>	<b>7.9100e-003</b>	<b>0.1158</b>	<b>3.5000e-004</b>	<b>0.0447</b>	<b>2.5000e-004</b>	<b>0.0450</b>	<b>0.0119</b>	<b>2.3000e-004</b>	<b>0.0121</b>		<b>36.6664</b>	<b>36.6664</b>	<b>8.4000e-004</b>	<b>8.6000e-004</b>	<b>36.9424</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

**4.2 Trip Summary Information**

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
User Defined Industrial	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

**4.3 Trip Type Information**

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Industrial	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
User Defined Industrial	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318

**5.0 Energy Detail**

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
User Defined Industrial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Exterior

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7935	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
Unmitigated	0.7810	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004

**6.2 Area by SubCategory****Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7810					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-005	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
<b>Total</b>	<b>0.7810</b>	<b>0.0000</b>	<b>2.0000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>4.4000e-004</b>	<b>4.4000e-004</b>	<b>0.0000</b>		<b>4.7000e-004</b>

## Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied****6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0125					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7810					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-005	0.0000	2.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		4.4000e-004	4.4000e-004	0.0000		4.7000e-004
<b>Total</b>	<b>0.7935</b>	<b>0.0000</b>	<b>2.0000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>4.4000e-004</b>	<b>4.4000e-004</b>	<b>0.0000</b>		<b>4.7000e-004</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

Well No. 1 Improvements Project - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

---

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

---

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

10.0 Stationary Equipment

---

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

---

## **APPENDIX C BIOLOGICAL RECONNAISSANCE SURVEY**



February 10, 2020  
(21210)

Andre Dupret, Vice President of Development Services  
Infrastructure Engineers  
3060 Saturn Street, Suite 250  
Brea, CA 92821

**SUBJECT: RESULTS OF THE BIOLOGICAL RECONNAISSANCE SURVEY FOR THE UPGRADE WATER WELL PUMP AND INSTALL NEW RESERVOIR SITE LOCATED IN BELL GARDENS, CALIFORNIA**

Dear Mr. Dupret,

This letter report summarizes the results of the literature review and biological resources reconnaissance survey conducted for the Well No. 1 Site Improvements Project site (project) located in the City of Bell Gardens, California. The reconnaissance survey was conducted to document the current site conditions and assess the habitat for its potential to support sensitive plant and wildlife species.

**SITE LOCATION AND FEATURES**

The project site is located in the City of Bell Gardens. The project site can be found in Township 2 South, Range 12 West in an unnamed Section of the South Gate quadrangle U.S. Geological Survey (USGS) map. It is located on either side of The Bell Gardens Skate Park at 6635 Florence Place, Bell Gardens, California 90201 along Florence Place between Perry Road and Emil Avenue (Figure 1).

In addition to the Skate Park, the project area is adjacent to the Bell Gardens Well No. 1, Bell Gardens Veterans Park, The Bell Gardens Boys and Girls Club, and a residential neighborhood. The site is situated in an urban setting in which the vegetation at the Bell Gardens Veterans Park and onsite includes well-maintained landscaping species. The City of Bell Gardens is not currently a signatory to any known Habitat Conservation Plans or other conservation plans for which local protection of biological resources is afforded.

The proposed project involves an upgraded water well pump at the existing well site and to install a new reservoir in one of three currently identified subareas (Figure 1). Subarea B is adjacent to the existing well site and west of the existing skate park. Subarea A is immediately east of the skate park while Subarea C is further east on the corner of Emil Avenue and Florence Place. Subarea C is divided into a northern section and a southern section (along Florence Place) of approximately the same size. Each of the three subareas were surveyed during the biological resources reconnaissance survey.

## METHODS

### Literature Review and Biological Reconnaissance Survey

Chambers Group conducted database searches to determine which species are known to occur within the project vicinity. The most recent records of the California Natural Diversity Database (CNDDDB 2020) and the California Native Plant Society Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPSEI 2020) were reviewed for the quadrangles containing and surrounding the project site (South Gate, Hollywood, Los Angeles, El Monte, Whittier, Los Alamitos, Long Beach, Torrance, and Inglewood). These databases contain records of reported occurrences of federal- and state-listed endangered or threatened or proposed endangered or threatened species, California Species of Special Concern (SSC), and otherwise sensitive species or habitats that may occur within or in the immediate vicinity of the project site. A list of sensitive plant and wildlife species potentially occurring within the project site was developed from the database searches.

Biologists conducted an inventory of biological resources on the property and assessed the potential for the presence of sensitive plant and wildlife species and sensitive habitats. Qualitative observations were made of habitat type on site, including soil and vegetation types.

### Soils

Prior to conducting the surveys, soil maps for southeastern Los Angeles County were referenced to determine the types of soil found on the project site (U.S. Department of Agriculture Natural Resources Conservation Service, USDA 2019).

### Vegetation

Vegetation communities were determined in accordance with the categories set forth in Gray and Bramlet (1992). Plants of uncertain identity were collected and subsequently identified from keys, descriptions, and illustrations in Baldwin et al. 2012). Plant nomenclature follows that of *The Jepson Manual: Vascular Plants of California, Second Edition* (Baldwin et al. 2012). A list of plant species observed during the survey is presented as Attachment A.

### Wildlife

A reconnaissance-level field survey was performed throughout the site to characterize the distribution and relative abundance of wildlife, wildlife resources, and wildlife habitats within the project site. Wildlife and wildlife sign (including tracks, scat, carcasses, burrows, nests, excavations, and vocalizations) were noted and recorded. A list of wildlife species observed during the project site visit is included as Attachment B.

### Special Status Plants and Sensitive Wildlife Species

The potential for occurrence of special status plants and wildlife was evaluated through a literature review and visit to the property. Sensitive plant and animal species include all federal- and state-listed endangered and threatened species. A sensitive species was considered a potential inhabitant of the project site if general habitat requirements of the species were present (such as the presence of roosting, nesting, or foraging

habitat, or a permanent water source) and/or its known geographical distribution encompassed or was adjacent to part of the project site. All habitat types on the site were visited on foot, and the probability for special-status plants to occur onsite was evaluated.

Factors used to determine the potential for occurrence included the quality of habitat, elevation, and the results of reconnaissance survey. In addition, the location of prior CNDDDB records of occurrence were used as additional data, but because the CNDDDB is a positive-sighting database, these data were used only in support of the analysis from the previously identified factors. The “potential for occurrence” ranking is based on the following criteria:

- **Absent:** Species was not observed during focused surveys conducted at an appropriate time for identification of the species or species is restricted to habitats that do not occur on the project site, or suitable habitat conditions are not present onsite.
- **Low:** Habitats needed to support the species are of poor quality within the project site.
- **Moderate:** Either habitat requirements or environmental conditions associated with the species occur within the project site; or marginal habitat exists within the site and a historical record exists of the species within the project site or immediate vicinity of the project site.
- **High:** Both the habitat requirements and environmental conditions associated with the species occur within the site and a historical record exists of the species within the project site or its immediate vicinity.
- **Present:** Species was observed within the project site at the time of the survey.

Location information on some sensitive species is not available; therefore, for survey purposes, landscape factors associated with species occurrence requirements may be considered sufficient to give a species a positive potential for occurrence.

The City of Bell Gardens was queried for the presence of a tree ordinance or any protections afforded to trees in the City (City 2019).

### Jurisdictional Waters Assessment

Prior to beginning the field preliminary delineation, a topographic map, aerial photograph, and the U.S Fish and Wildlife Service National Wetlands Inventory Wetlands Mapper (USFWS 2019) were examined to determine the locations of potential areas containing waters subject to U.S. Army Corps of Engineers (UASCE), Regional Water Quality Control Board (RWQCB), or California Department of Fish and Wildlife (CDFW) jurisdiction. Chambers Group biologists examined the project site to identify potential jurisdiction pursuant to Section 404 and 401 of the Clean Water Act, and jurisdiction pursuant to Section 1602 of the State of California Fish and Game Code.

The jurisdictional limits of waters, if any, would be identified by desktop analysis and a field survey. Suspected jurisdictional areas are field checked for the presence of riparian vegetation, definable channels, definable bed and bank, and Ordinary High Water Marks (OHWMs). The lateral extent of each jurisdictional water feature is

measured to the outer edge of riparian vegetation as the line of demarcation between riparian and upland habitats, top of bank to top of bank, or by OHWM.

## RESULTS

The reconnaissance survey was conducted on January 29, 2020 by Chambers Group biologists Heather Clayton and Jessica Calvillo between the hours of 11:45 am and 1:37 pm. Upon arrival the temperature was recorded at 81 degrees Fahrenheit (°F), with wind speeds from 0 to 1.7 miles per hour (mph), no cloud cover, and no precipitation. The survey concluded with a temperature of 82°F, wind speeds from 0 to 5 mph, 35 percent cloud cover, and no precipitation.

### Soils

The project site falls entirely within 'Urban Land-Biscailuz-Hueneme, drained complex, with 0 to 2 percent slopes' (identification number: 1005) (USDA 2019). This soil complex is composed of approximately 50 percent Urban land, approximately 20 percent Biscailuz and similar soils, and approximately 15 percent Hueneme drained and similar soils. Minor soil components include Bolsa drained, Pico, and Xerorthents.

- Urban land is found on alluvial fans with 0 to 2 percent slopes and is composed of highly compact, shallow, manufactured layers typical of urban areas.
- The Biscailuz Series is formed in alluvium on floodplains and lowlands and is typically composed of loam to a depth of 31 inches, followed by loamy fine sand to a depth of 43 inches. Biscailuz soils are formed from discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock. The available water capacity is moderate at approximately 8.6 inches. This is a somewhat poorly drained soil with a water table more than 80 inches below the surface. This soil is used for urban residential and commercial development. Ornamental plants and turf-grass are common in these areas. On agricultural lands, row and truck crops are grown (USDA 2019).
- The Hueneme Series is formed in nearly level alluvial plains and basins in stratified alluvium and is typically composed of fine sandy loam to a depth of 41 inches, followed by a combination of silt loam, fine sandy loam, and very fine sandy loam to a depth of 79 inches. Hueneme soils are formed from discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock. The available water capacity is high at approximately 10.5 inches. This is a somewhat poorly drained soil with a water table more than 80 inches below the surface. In an agricultural setting this soil is used for vegetables and lemons. Originally, vegetation consisted of salt-tolerant grasses and forbs in most areas (USDA 2019).

A soil map for the project area and an accompanying soil description sheet can be found in Attachment C.

### Vegetation and Other Areas

The dominant vegetation community within the project site is Ornamental Landscaping vegetation. Developed areas also occur on the project site. All vegetation communities identified on the project site are shown in (Figure 2). Representative site photographs are included as Attachment D. The following sections

summarize the principal characteristics of the vegetation community and other areas within the project site. A list of plant species that were observed during the survey is presented as Attachment A.

### Ornamental Landscaping

Ornamental Landscaping includes areas where the vegetation is dominated by non-native horticultural plants (Gray and Bramlet 1992). Typically, the species composition consists of introduced trees, shrubs, flowers and turf grass.

Ornamental Landscaping is present within each of the three subareas on site. Plant species found on the project site typical of this community included: non-native turf grass, scattered weeds, and planted ornamental trees dominated by non-native sweet gum (*Liquidambar styraciflua*) and camphor tree (*Cinnamomum camphora*). There are 1.78 acres of Ornamental Landscaping on the project site.

### Developed

Developed areas consist of asphalt or concrete pads that are devoid of vegetation. These areas have been altered by humans and contain man-made structures. Developed areas were mapped within Subarea A and Subarea C of the project site. There is 0.13 acre of developed areas on the project Site.

### Sensitive Plant Species

The CNDDDB and CNPSEI literature reviews resulted in a list of 49 sensitive plant species that have records of occurrence on or within the vicinity of the quad containing the project site (CDFW 2020, CNPS 2020). Ten of the 49 sensitive plant species are federal- and/or state-listed as endangered or threatened species. None of the 49 sensitive plant species returned in the literature review have a potential to occur on the project site and all 49 are considered **absent** from the project site due to lack of suitable habitat. A full list of sensitive plant species considered absent from the project site and their status can be found in Attachment E.

### Wildlife

Ornamental Landscaping characterizes the project area. The project site supports wildlife species that are characteristic of this vegetation community. The following paragraphs describe the wildlife species observed during the reconnaissance survey. Please refer to Attachment B for the full list of wildlife species observed and detected on the project site.

### Reptiles and Amphibians

No reptile or amphibian species were observed on the project site during the during the reconnaissance survey.

### Birds

Birds observed at the project site during the reconnaissance survey included black phoebe (*Sayornis nigricans*), gull (*Larus* sp.), house finch (*Carpodacus mexicanus*), mourning dove (*Zenaida macroura*), northern flicker (*Colaptes auratus*), and yellow-rumped warbler (*Setophaga coronata*).

## Mammals

Mammals occurring and/or detected in the project area included Botta's pocket gopher (*Thomomys bottae*), and domestic dog (*Canis familiaris*).

### Sensitive Wildlife Species

After a thorough literature review and an assessment of the various habitat types on the property, it was determined that 44 sensitive wildlife species have records of occurrence on or within the vicinity of the quad containing the project site (CDFW 2020). Factors used to determine potential for occurrence include quality of habitat, impact of surrounding residential development, and the date and location of prior CNDDDB records of occurrence. None of the 44 sensitive wildlife species returned in the literature review have potential to occur on the project site and all 44 are considered **absent** from the project site due to lack of suitable habitat. One monarch (*Danaus plexippus*) was observed on site during the reconnaissance survey; however, this was considered an incidental observation (traveling through the site) as suitable roosting habitat and host-plant species are not present on site. A full list of sensitive wildlife species considered absent from the project site and their status can be found in Attachment E.

### Jurisdictional Waters Assessment

Pursuant to Section 404 of the Clean Water Act, the USACE regulates the discharge of dredged and/or fill material into waters of the United States. Waters of the United States include navigable waterways and wetlands adjacent to navigable waterways, non-navigable waterways, and wetlands adjacent to non-navigable waters that are contiguous with navigable waterways.

The State of California regulates discharge of dredged and/or fill material into waters of the State pursuant to Section 401 of the Clean Water Act. The RWQCB asserts jurisdiction to all those areas defined as jurisdictional under Section 404 of the Clean Water Act, plus isolated waters. As a State agency, the State Water Resources Control Board (SWRCB) regulates all waters of the State, including isolated wetlands as identified in the California Porter-Cologne Water Quality Control Act (Porter Cologne; Ca. Water Code, Div. 7, §13000 et seq.).

Jurisdictional authority of the CDFW over waters is established under Section 1600 of the Fish and Game Code, which pertains to activities that would disrupt the natural flow or alter the channel, bed, or bank of any lake, river, or stream. The Fish and Game Code stipulates that it is unlawful to substantially divert or obstruct the natural flow or substantially change the bed, channel or bank of any river, stream or lake without notifying the CDFW, incorporating necessary mitigation, and obtaining a Streambed Alteration agreement. In addition, CDFW does not have jurisdiction over wetlands, but has jurisdiction to protect against a net loss of wetlands. CDFW supports the wetland criteria recognized by USFWS; one indicator of wetland conditions must exist for wetlands conditions to be considered present.

The project site does not contain potential jurisdictional waters. No riparian habitat, wetlands or vernal pools were identified in the project area and a formal delineation of the site will not likely be required.

## SUMMARY AND RECOMMENDATIONS

A reconnaissance-level biological survey was conducted at the project site to identify and map the vegetation communities, to document the existing biological resources, and to assess the habitat for its potential to support sensitive plant and wildlife species on the project site. Based on the results of the reconnaissance surveys, Chambers Group recommends the measures described below.

### Sensitive Plants

Of the 49 special status plant species evaluated for their potential occurrence on site, none of these species has a moderate to high potential for occurrence. Due to the developed nature of the site and as it is regularly maintained with landscaped vegetation, there is no potential for any special status plant species to occur in any of the three subareas associated with the project. No further plant surveys are recommended.

No special protection is afforded for trees in the City of Bell Gardens. The City municipal code remains silent on tree protection; due to the lack of a tree protection or tree preservation ordinance, individual trees, particularly non-native trees, are not protected (City 2019). No further surveys for trees are recommended at this time.

### Sensitive Wildlife

According to the literature review and the biological reconnaissance survey, no special status wildlife species have potential to occur within the project site. A number of trees are present within the Ornamental Landscaping community on site, which would support nesting birds. In compliance with the Migratory Bird Treaty Act (MBTA) and section 10(a)(1)(A) of the Endangered Species Act, vegetation removal and other ground-disturbing activities associated with construction should be conducted from September 15 through January 31, when birds are not nesting; or a pre-construction nesting bird survey will likely be required within the project boundary and buffer if construction of the project is planned to occur within the nesting bird season (February 1 to September 15).

- A pre-construction nesting bird survey should be conducted by a qualified biologist no more than seven days prior to vegetation removal or construction activities during the nesting season.
- If an active nest is found, all active bird nests shall be flagged in all directions, and an appropriate avoidance buffer will be established around the nest by a qualified biologist in consultation with CDFW. This buffer shall not be disturbed by construction activities until the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, and the young are no longer expected to be impacted by the project as determined through additional monitoring by a qualified biologist.
- If, during the nesting season, 10 days have passed since an area has been surveyed, and construction work has not been continuous in that area, then construction work shall not take place in that area until a new nesting bird survey has been performed.
- If active nests are observed adjacent to the project and an avoidance buffer has been established, it is recommended that a biological monitor be present on site to monitor nesting behaviors in order to

assess if the nest buffer is appropriate. If the birds show any sign of stress, the buffer will be increased; and work should be conducted elsewhere until fledging occurs. If necessary, the size of the buffer area may be reduced if the biologist in consultation with CDFW determines that the construction activity would not be likely to have adverse effects on the particular species in question.

#### **Jurisdictional Waters**

The project site does not contain any potential jurisdictional waters. No wetlands or vernal pools were identified in the project area and a formal delineation of the site will not likely be required. The project is not expected to have a substantial adverse effect on any state or federally protected waters including marshes, vernal pools, wetlands, or otherwise coastal habitat.

Please contact me at (949) 261-5414 extension 7241 or via E-mail at [hclayton@chambersgroupinc.com](mailto:hclayton@chambersgroupinc.com) if you have any questions.

Sincerely,

**CHAMBERS GROUP, INC.**



**Heather Clayton**  
**Senior Biologist**

#### **Figures**

Figure 1 - Site Location and Vicinity Map

Figure 2 - Vegetation Communities and Photo Locations Map

#### **Attachments**

Attachment A – Plant Species Detected List

Attachment B - Wildlife Species Detected List

Attachment C - Soil Survey Results Map

Attachment D - Site Photographs

Attachment E - CNDDB and CNPSEI Literature Review Results

## **REFERENCES**

- Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken (editors)  
2012 *The Jepson Manual: Vascular Plants of California, Second Edition*. University of California Press, Berkeley, California.
- California Department of Fish and Wildlife (CDFW)  
2020 Natural Diversity Database. RareFind Version 5.2.14. Database Query for the South Gate, Hollywood, Los Angeles, El Monte, Whittier, Los Alamitos, Long Beach, Torrance, and Inglewood, California, USGS 7.5-minute quadrangles. Wildlife and Habitat Data Analysis Branch. Version Dated January 29, 2020.
- California Native Plant Society (CNPS)  
2020 Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). California Native Plant Society, Sacramento, California. Accessed on January 29, 2020 from <http://www.rareplants.cnps.org>.
- The City of Bell Gardens (City)  
2019 The City of Bell Gardens Municipal Code. Accessed December 2019 from <https://www.bellgardens.org/services/city-services/municipal-code>.
- Gray, J. and D. Bramlet  
1992 Habitat Classification System, Natural Resources, Geographic Information System (GIS) Project. County of Orange Environmental Management Agency, Santa Ana, CA.
- U.S. Department of Agriculture (USDA)  
2019 Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Official Soil Series Descriptions, Los Angeles County, California, Southeastern Part. Version 6. Accessed on February 7, 2020 from <http://websoilsurvey.nrcs.usda.gov/app/>.
- U.S. Fish and Wildlife Service (USFWS)  
2019 National Wetlands Inventory. Wetlands Mapper. Accessed on February 7, 2020 from <https://www.fws.gov/wetlands/data/Mapper.html>.

## **ATTACHMENT A – PLANT SPECIES OBSERVED**



**APPENDIX A – PLANT SPECIES OBSERVED**

Scientific Name	Common Name
<b>GYMNOSPERMS</b>	
<b>PODOCARPACEAE</b>	<b>PODOCARP FAMILY</b>
<i>Podocarpus macrophyllus</i> *	plum pine
<b>MAGNOLIIDS</b>	
<b>LAURACEAE</b>	<b>LAUREL FAMILY</b>
<i>Cinnamomum camphora</i> *	camphor tree
<b>ANGIOSPERMS (EUDICOTS)</b>	
<b>APIACEAE</b>	<b>CARROT FAMILY</b>
<i>Apiastrum angustifolium</i>	wild celery
<b>ASTERACEAE</b>	<b>SUNFLOWER FAMILY</b>
<i>Lactuca serriola</i> *	prickly lettuce
<i>Pseudognaphalium luteoalbum</i> *	everlasting cudweed
<i>Sonchus oleraceus</i> *	common sow thistle
<i>Sonchus</i> sp.*	sow thistle species
<i>Taraxacum officinale</i> *	common dandelion
<b>BRASSICACEAE</b>	<b>MUSTARD FAMILY</b>
<i>Lepidium didymum</i> *	wart cress
<i>Sisymbrium orientale</i> *	oriental hedge mustard
<b>CARYOPHYLLACEAE</b>	<b>PINK FAMILY</b>
<i>Stellaria media</i> *	common chickweed
<b>EUPHORBIACEAE</b>	<b>SPURGE FAMILY</b>
<i>Euphorbia albomarginata</i> *	rattlesnake weed
<b>FABACEAE</b>	<b>LEGUME FAMILY</b>
<i>Medicago lupulina</i> *	black medick
<i>Medicago polymorpha</i> *	bur clover
<i>Trifolium repens</i> *	white clover
<i>Trifolium</i> sp.*	clover
<b>GERANIACEAE</b>	<b>GERANIUM FAMILY</b>
<i>Erodium botrys</i> *	broad-lobed filaree
<b>HAMAMELIDACEAE</b>	<b>WITCH-HAZEL FAMILY</b>
<i>Liquidambar styraciflua</i> *	sweet gum
<b>MALVACEAE</b>	<b>MALLOW FAMILY</b>
<i>Malva parviflora</i> *	cheeseweed
<b>OXALIDACEAE</b>	<b>OXALIS FAMILY</b>
<i>Oxalis corniculata</i> *	creeping wood-sorrel
<b>PLANTAGINACEAE</b>	<b>PLANTAIN FAMILY</b>
<i>Plantago major</i> *	common plantain
<i>Veronica arvensis</i> *	corn speedwell

Scientific Name	Common Name
<i>Platanus x acerifolia</i> *	London planetree
<b>POLYGONACEAE</b>	<b>BUCKWHEAT FAMILY</b>
<i>Polygonum arenastrum</i> *	common knotweed
<b>SAPINDACEAE</b>	<b>SOAPBERRY FAMILY</b>
<i>Koelreuteria paniculata</i> *	golden raintree
<b>SOLANACEAE</b>	<b>NIGHTSHADE FAMILY</b>
<i>Solanum americanum</i>	small-flowered nightshade
<b>STERCULIACEAE</b>	<b>CACAO FAMILY</b>
<i>Brachychiton populneus</i> *	bottle tree
<b>ANGIOSPERMS (MONOCOTS)</b>	
<b>ARECACEAE</b>	<b>PALM FAMILY</b>
<i>Washingtonia robusta</i> *	Mexican fan palm
<b>CYPERACEAE</b>	<b>SEDGE FAMILY</b>
<i>Cyperus</i> sp.*	sedge
<b>POACEAE</b>	<b>GRASS FAMILY</b>
<i>Agrostis</i> sp.*	bent grass
<i>Eleusine indica</i> *	goose grass
<i>Pennisetum clandestinum</i> *	kikuyu grass
<i>Poa annua</i> *	annual bluegrass
<i>Stenotaphrum secundatum</i> *	Saint Augustine grass
*Non-Native Species	

## **ATTACHMENT B – WILDLIFE SPECIES OBSERVED/DETECTED**



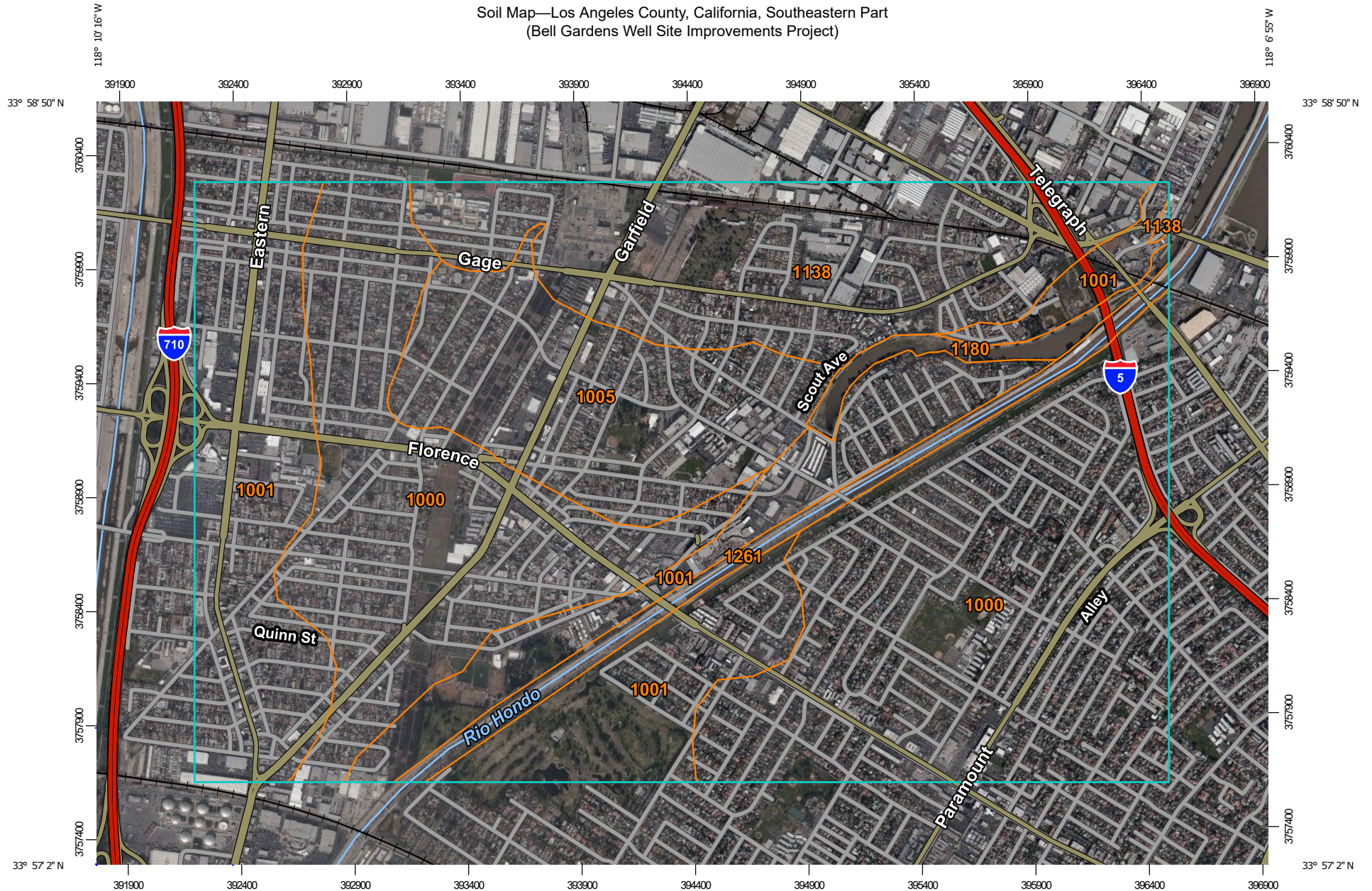
APPENDIX B – WILDLIFE SPECIES OBSERVED OR DETECTED

Scientific Name	Common Name
<b>CLASS INSECTA</b>	<b>INSECTS</b>
<b>NYMPHALIDAE</b>	<b>BRUSH-FOOTED BUTTERFLIES</b>
<i>Danaus gilippus</i> ssp. <i>thersippus</i>	striated queen
<i>Danaus plexippus</i>	monarch butterfly
<b>CLASS AVES</b>	<b>BIRDS</b>
<b>LARIDAE</b>	<b>SKUAS, GULLS, TERNS, SKIMMERS</b>
<i>Larus</i> sp.	gull
<b>COLUMBIDAE</b>	<b>PIGEONS &amp; DOVES</b>
<i>Zenaida macroura</i>	mourning dove
<b>PICIDAE</b>	<b>WOODPECKERS</b>
<i>Colaptes auratus</i>	northern flicker
<b>TYRANNIDAE</b>	<b>TYRANT FLYCATCHERS</b>
<i>Sayornis nigricans</i>	black phoebe
<b>PARULIDAE</b>	<b>WOOD WARBLERS</b>
<i>Setophaga coronata</i>	yellow-rumped warbler
<b>FRINGILLIDAE</b>	<b>FINCHES</b>
<i>Carpodacus mexicanus</i>	house finch
<b>CLASS MAMMALIA</b>	<b>MAMMALS</b>
<b>GEOMYIDAE</b>	<b>POCKET GOPHERS</b>
<i>Thomomys bottae</i>	Botta's pocket gopher
<b>CANIDAE</b>	<b>WOLVES &amp; FOXES</b>
<i>Canis familiaris</i>	domestic dog

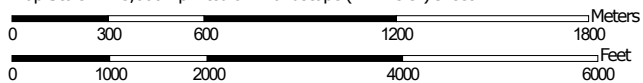
## **ATTACHMENT C – SOIL SURVEY RESULTS MAP**



Soil Map—Los Angeles County, California, Southeastern Part  
(Bell Gardens Well Site Improvements Project)



Map Scale: 1:23,600 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84



Natural Resources  
Conservation Service


Web Soil Survey  
National Cooperative Soil Survey

2/7/2020  
Page 1 of 3


Soil Map—Los Angeles County, California, Southeastern Part  
(Bell Gardens Well Site Improvements Project)


## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Los Angeles County, California, Southeastern Part

Survey Area Data: Version 6, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 3, 2018—Mar 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1000	Urban land-Hueneme, drained-San Emigdio complex, 0 to 2 percent slopes	1,172.3	41.8%
1001	Urban land-Metz-Pico complex, 0 to 2 percent slopes	734.2	26.2%
1005	Urban land-Biscailuz-Hueneme, drained complex, 0 to 2 percent slopes	327.7	11.7%
1138	Urban land-Azuvin-Montebello complex, 0 to 5 percent slopes	454.7	16.2%
1180	Pits and Quarries	37.3	1.3%
1261	Urban land, frequently flooded, 0 to 5 percent slopes	77.3	2.8%
<b>Totals for Area of Interest</b>		<b>2,803.5</b>	<b>100.0%</b>

## Los Angeles County, California, Southeastern Part

### 1005—Urban land-Biscailuz-Hueneme, drained complex, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2nbzh

*Elevation:* 0 to 190 feet

*Mean annual precipitation:* 11 to 16 inches

*Mean annual air temperature:* 63 to 66 degrees F

*Frost-free period:* 350 to 365 days

*Farmland classification:* Prime farmland if irrigated and drained

#### Map Unit Composition

*Urban land:* 50 percent

*Biscailuz and similar soils:* 20 percent

*Hueneme, drained, and similar soils:* 15 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Urban Land

##### Setting

*Landform:* Alluvial fans

##### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* 0 inches to manufactured layer

*Runoff class:* Very high

*Frequency of flooding:* Rare

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 8

*Hydric soil rating:* No

#### Description of Biscailuz

##### Setting

*Landform:* Alluvial fans

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock

##### Typical profile

*^A - 0 to 3 inches:* loam

*^Cu1 - 3 to 12 inches:* loam

*2Bk1 - 12 to 24 inches:* loam

*2Bk2 - 24 to 31 inches:* loam

*2C2 - 31 to 43 inches:* loamy fine sand

3Ab3 - 43 to 79 inches: silt loam

**Properties and qualities**

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Somewhat poorly drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water (Ksat):*

Moderately high to high (0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* Rare

*Frequency of ponding:* None

*Calcium carbonate, maximum in profile:* 15 percent

*Salinity, maximum in profile:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Sodium adsorption ratio, maximum in profile:* 4.0

*Available water storage in profile:* Moderate (about 8.6 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3w

*Hydrologic Soil Group:* B

*Hydric soil rating:* No

**Description of Hueneme, Drained**

**Setting**

*Landform:* Alluvial fans

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Discontinuous human-transported material over mixed alluvium derived from granite and/or sedimentary rock

**Typical profile**

*^A - 0 to 4 inches:* fine sandy loam

*C1 - 4 to 22 inches:* fine sandy loam

*C2 - 22 to 41 inches:* fine sandy loam

*C3 - 41 to 61 inches:* silt loam

*C4 - 61 to 75 inches:* fine sandy loam

*C5 - 75 to 79 inches:* very fine sandy loam

**Properties and qualities**

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Somewhat poorly drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water (Ksat):*

Moderately high to high (0.60 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* Rare

*Frequency of ponding:* None

*Calcium carbonate, maximum in profile:* 3 percent

*Salinity, maximum in profile:* Very slightly saline to slightly saline  
(2.0 to 4.0 mmhos/cm)

*Sodium adsorption ratio, maximum in profile:* 8.0

*Available water storage in profile:* High (about 10.5 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3w

*Hydrologic Soil Group:* B

*Hydric soil rating:* No

#### **Minor Components**

##### **Bolsa, drained**

*Percent of map unit:* 8 percent

*Landform:* Alluvial fans

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

##### **Pico**

*Percent of map unit:* 5 percent

*Landform:* Alluvial fans

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

##### **Xerorthents**

*Percent of map unit:* 2 percent

*Landform:* Alluvial fans

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: Los Angeles County, California, Southeastern Part

Survey Area Data: Version 6, Sep 16, 2019

## **ATTACHMENT D – REPRESENTATIVE SITE PHOTOGRAPHS**



**ATTACHMENT D – REPRESENTATIVE SITE PHOTOGRAPHS**



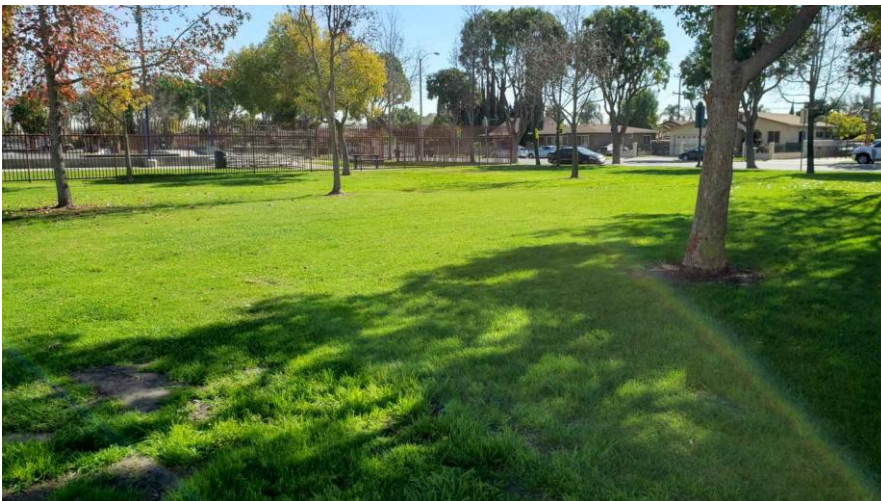
**Photo 1**

Depicts the developed existing well site where encroachment of the new reservoir in Subarea B would occur, facing southeast.



**Photo 2a**

Depicts ornamental landscaping in Subarea B, facing south.



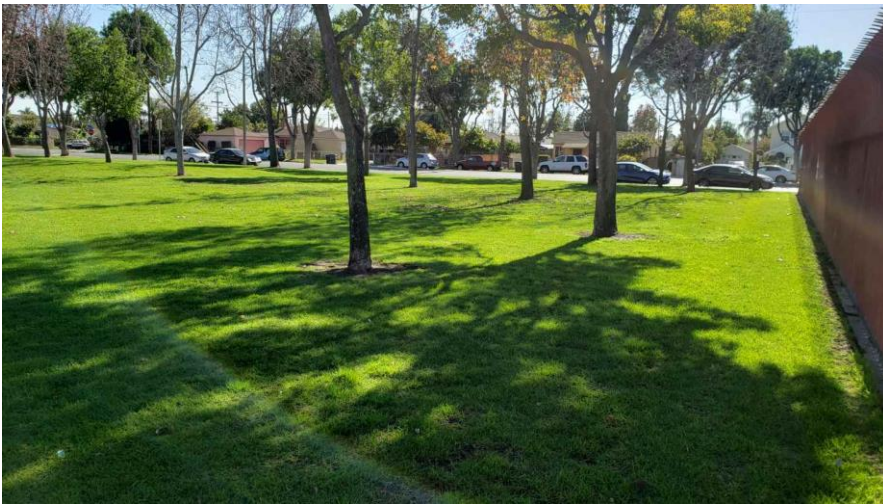
**Photo 2b**

Depicts ornamental landscaping in Subarea B, facing southeast.



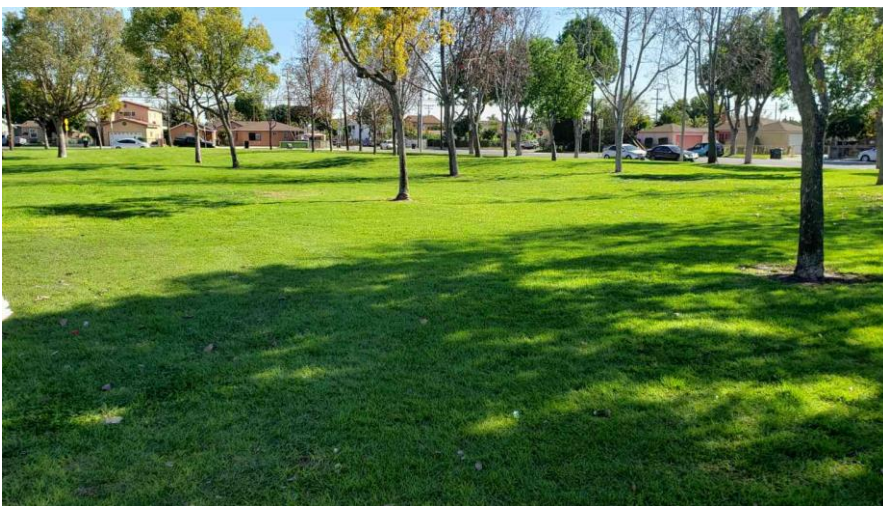
**Photo 2c**

Depicts ornamental landscaping in Subarea B, facing east.



**Photo 3a**

Depicts ornamental landscaping in Subarea A, facing south.



**Photo 3b**

Depicts ornamental landscaping in Subarea A, facing southeast.



**Photo 3c**

Depicts ornamental landscaping in Subarea A, facing east.



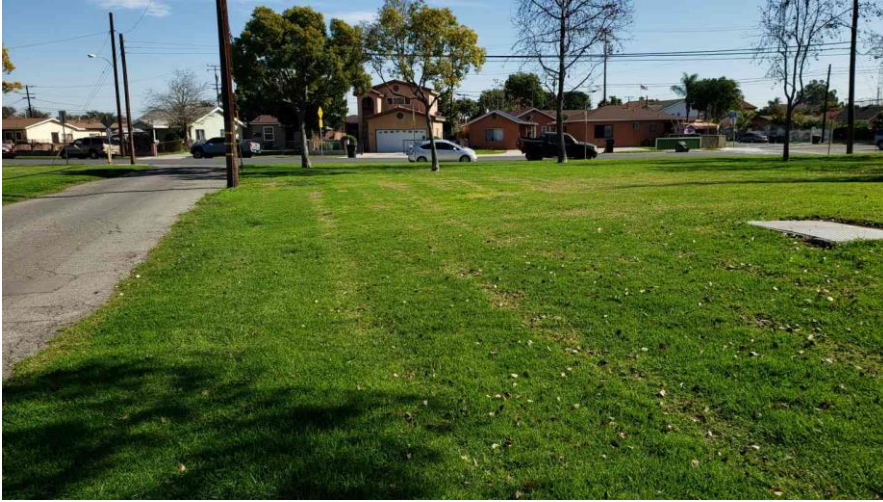
**Photo 4a**

Depicts ornamental landscaping in Subarea C (south), facing south.



**Photo 4b**

Depicts ornamental landscaping in Subarea C (south), facing southeast.



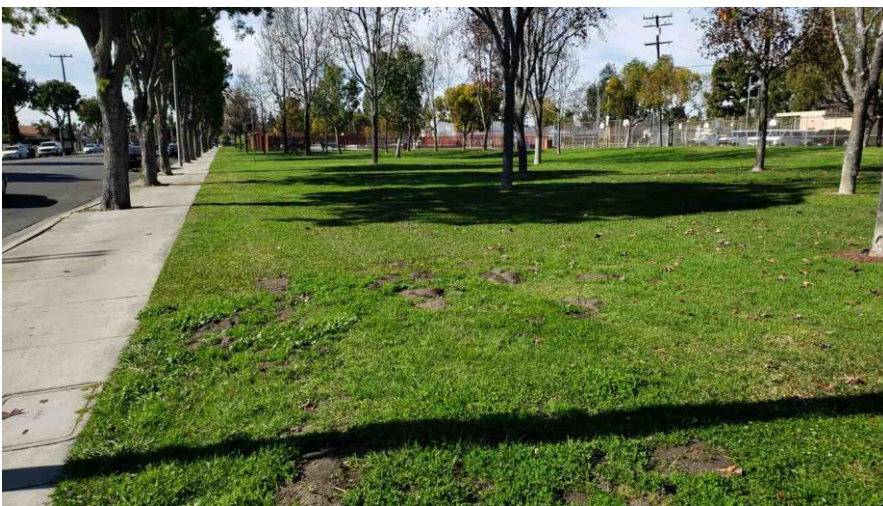
**Photo 4c**

Depicts ornamental landscaping in Subarea C (south), facing east.



**Photo 4d**

Depicts ornamental landscaping in Subarea C (north), facing northeast.



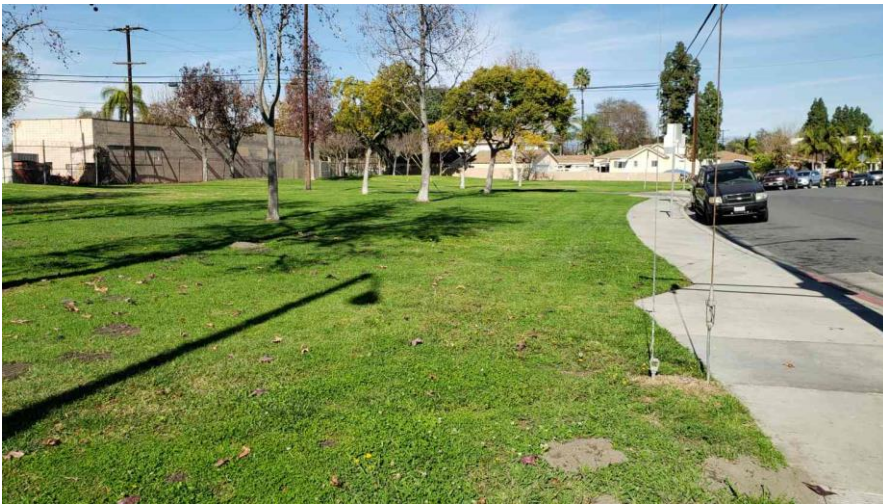
**Photo 5a**

Depicts ornamental landscaping in Subarea C (south), facing west.



**Photo 5b**

Depicts ornamental landscaping in Subarea C (south), facing northwest.



**Photo 5c**

Depicts ornamental landscaping in Subarea C (south), facing north.

## **ATTACHMENT E – CNDDDB AND CNPSEI LITERATURE REVIEW RESULTS**





## Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database



**Query Criteria:** Quad> IS > OR > Hollywood (3411813)> OR > Long Beach (3311872)> OR > Los Alamitos (3311871)> OR > Los Angeles (3411812)> OR > South Gate (3311882)> OR > Torrance (3311873)> OR > Whittier (3311881)> OR > Inglewood (3311883)  
> AND > Taxonomic Group> IS > (Dune> OR > Scrub> OR > Herbaceous> OR > Marsh> OR > Riparian> OR > Woodland> OR > Forest> OR > Alpine> OR > Inland Waters> OR > Marine> OR > Estuarine> OR > Riverine> OR > Palustrine> OR > Ferns> OR > Gymnosperms> OR > Monocots> OR > Dicots> OR > Lichens> OR > Bryophytes> OR > Fungi)

Bell Gardens Well No. 1 Site (21210)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b><i>Aphanisma blitoides</i></b> aphanisma	PDCHE02010	None	None	G3G4	S2	1B.2
<b><i>Arenaria paludicola</i></b> marsh sandwort	PDCAR040L0	Endangered	Endangered	G1	S1	1B.1
<b><i>Astragalus brauntonii</i></b> Braunton's milk-vetch	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
<b><i>Astragalus hornii</i> var. <i>hornii</i></b> Horn's milk-vetch	PDFAB0F421	None	None	GUT1	S1	1B.1
<b><i>Astragalus tener</i> var. <i>titi</i></b> coastal dunes milk-vetch	PDFAB0F8R2	Endangered	Endangered	G2T1	S1	1B.1
<b><i>Atriplex coulteri</i></b> Coulter's saltbush	PDCHE040E0	None	None	G3	S1S2	1B.2
<b><i>Atriplex pacifica</i></b> south coast saltscale	PDCHE041C0	None	None	G4	S2	1B.2
<b><i>Atriplex parishii</i></b> Parish's brittlescale	PDCHE041D0	None	None	G1G2	S1	1B.1
<b><i>Atriplex serenana</i> var. <i> davidsonii</i></b> Davidson's saltscale	PDCHE041T1	None	None	G5T1	S1	1B.2
<b><i>Berberis nevinii</i></b> Nevin's barberry	PDBER060A0	Endangered	Endangered	G1	S1	1B.1
<b><i>California Walnut Woodland</i></b> California Walnut Woodland	CTT71210CA	None	None	G2	S2.1	
<b><i>Calochortus plummerae</i></b> Plummer's mariposa-lily	PMLIL0D150	None	None	G4	S4	4.2
<b><i>Calochortus weedii</i> var. <i>intermedius</i></b> intermediate mariposa-lily	PMLIL0D1J1	None	None	G3G4T2	S2	1B.2
<b><i>Calystegia felix</i></b> lucky morning-glory	PDCON040P0	None	None	G1Q	S1	1B.1
<b><i>Centromadia parryi</i> ssp. <i>australis</i></b> southern tarplant	PDAST4R0P4	None	None	G3T2	S2	1B.1
<b><i>Centromadia pungens</i> ssp. <i>laevis</i></b> smooth tarplant	PDAST4R0R4	None	None	G3G4T2	S2	1B.1



Selected Elements by Scientific Name  
California Department of Fish and Wildlife  
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b><i>Chloropyron maritimum ssp. maritimum</i></b> salt marsh bird's-beak	PDSCR0J0C2	Endangered	Endangered	G4?T1	S1	1B.2
<b><i>Cuscuta obtusiflora var. glandulosa</i></b> Peruvian dodder	PDCUS01111	None	None	G5T4?	SH	2B.2
<b><i>Dudleya multicaulis</i></b> many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
<b><i>Eryngium aristulatum var. parishii</i></b> San Diego button-celery	PDAP10Z042	Endangered	Endangered	G5T1	S1	1B.1
<b><i>Helianthus nuttallii ssp. parishii</i></b> Los Angeles sunflower	PDAST4N102	None	None	G5TH	SH	1A
<b><i>Horkelia cuneata var. puberula</i></b> mesa horkelia	PDROS0W045	None	None	G4T1	S1	1B.1
<b><i>Isocoma menziesii var. decumbens</i></b> decumbent goldenbush	PDAST57091	None	None	G3G5T2T3	S2	1B.2
<b><i>Lasthenia glabrata ssp. coulteri</i></b> Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
<b><i>Lepidium virginicum var. robinsonii</i></b> Robinson's pepper-grass	PDBRA1M114	None	None	G5T3	S3	4.3
<b><i>Nama stenocarpa</i></b> mud nama	PDHYD0A0H0	None	None	G4G5	S1S2	2B.2
<b><i>Nasturtium gambelii</i></b> Gambel's water cress	PDBRA270V0	Endangered	Threatened	G1	S1	1B.1
<b><i>Navarretia fossalis</i></b> spreading navarretia	PDPLM0C080	Threatened	None	G2	S2	1B.1
<b><i>Navarretia prostrata</i></b> prostrate vernal pool navarretia	PDPLM0C0Q0	None	None	G2	S2	1B.2
<b><i>Nemacaulis denudata var. denudata</i></b> coast woolly-heads	PDPGN0G011	None	None	G3G4T2	S2	1B.2
<b><i>Orcuttia californica</i></b> California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
<b><i>Pentachaeta lyonii</i></b> Lyon's pentachaeta	PDAST6X060	Endangered	Endangered	G1	S1	1B.1
<b><i>Phacelia stellaris</i></b> Brand's star phacelia	PDHYD0C510	None	None	G1	S1	1B.1
<b><i>Pseudognaphalium leucocephalum</i></b> white rabbit-tobacco	PDAST440C0	None	None	G4	S2	2B.2
<b><i>Quercus dumosa</i></b> Nuttall's scrub oak	PDFAG050D0	None	None	G3	S3	1B.1
<b><i>Ribes divaricatum var. parishii</i></b> Parish's gooseberry	PDGRO020F3	None	None	G5TX	SX	1A
<b><i>Scutellaria bolanderi ssp. austromontana</i></b> southern mountains skullcap	PDLAM1U0A1	None	None	G4T3	S3	1B.2



Selected Elements by Scientific Name  
California Department of Fish and Wildlife  
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b><i>Sidalcea neomexicana</i></b> salt spring checkerbloom	PDMAL110J0	None	None	G4	S2	2B.2
<b><i>Southern Coastal Salt Marsh</i></b> Southern Coastal Salt Marsh	CTT52120CA	None	None	G2	S2.1	
<b><i>Southern Sycamore Alder Riparian Woodland</i></b> Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	
<b><i>Suaeda esteroa</i></b> estuary seablite	PDCHE0P0D0	None	None	G3	S2	1B.2
<b><i>Symphyotrichum defoliatum</i></b> San Bernardino aster	PDASTE80C0	None	None	G2	S2	1B.2
<b><i>Symphyotrichum greatae</i></b> Greata's aster	PDASTE80U0	None	None	G2	S2	1B.3
<b><i>Walnut Forest</i></b> Walnut Forest	CTT81600CA	None	None	G1	S1.1	

Record Count: 44

\*The database used to provide updates to the Online Inventory is under construction. View updates and changes made since May 2019 [here](#).

## Plant List

44 matches found. [Click on scientific name for details](#)

### Search Criteria

Found in Quads 3411813, 3411812, 3411811, 3311883, 3311882, 3311881, 3311873 3311872 and 3311871;

[Modify Search Criteria](#) [Export to Excel](#) [Modify Columns](#) [Modify Sort](#) [Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	Habitats	CA Rare Plant Rank	Federal State Listing Status
<a href="#">Arenaria paludicola</a>	marsh sandwort	Caryophyllaceae	perennial stoloniferous herb	May-Aug	• Marshes and swamps (freshwater or brackish)	1B.1 S1	FE CE
<a href="#">Astragalus brauntonii</a>	Braunton's milk-vetch	Fabaceae	perennial herb	Jan-Aug	• Chaparral • Coastal scrub • Valley and foothill grassland	1B.1 S2	FE
<a href="#">Astragalus pycnostachyus</a> var. <a href="#">lanosissimus</a>	Ventura marsh milk-vetch	Fabaceae	perennial herb	(Jun)Aug-Oct	• Coastal dunes • Coastal scrub • Marshes and swamps (edges, coastal salt or brackish)	1B.1 S1	FE CE
<a href="#">Astragalus tener</a> var. <a href="#">titi</a>	coastal dunes milk-vetch	Fabaceae	annual herb	Mar-May	• Coastal bluff scrub (sandy) • Coastal dunes • Coastal prairie (mesic)	1B.1 S1	FE CE
<a href="#">Atriplex coulteri</a>	Coulter's saltbush	Chenopodiaceae	perennial herb	Mar-Oct	• Coastal bluff scrub • Coastal dunes • Coastal scrub • Valley and foothill grassland	1B.2 S1S2	
<a href="#">Atriplex parishii</a>	Parish's brittlescale	Chenopodiaceae	annual herb	Jun-Oct	• Chenopod scrub • Playas • Vernal pools	1B.1 S1	
<a href="#">Atriplex serenana</a> var. <a href="#">davidsonii</a>	Davidson's saltscale	Chenopodiaceae	annual herb	Apr-Oct	• Coastal bluff scrub • Coastal scrub	1B.2 S1	
<a href="#">Berberis nevadensis</a>	Nevadensis barberry	Berberidaceae	perennial evergreen shrub	(Feb)Mar-Jun	• Chaparral • Cismontane woodland • Coastal scrub • Riparian scrub	1B.1 S1	FE CE

<u>Calochortus catalinae</u>	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	(Feb)Mar-Jun	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Cismontane woodland</li> <li>• Coastal scrub</li> <li>• Valley and foothill grassland</li> </ul>	4.2	S3S4		
<u>Calochortus plummerae</u>	Plummer's mariposa lily	Liliaceae	perennial bulbiferous herb	May-Jul	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Cismontane woodland</li> <li>• Coastal scrub</li> <li>• Lower montane coniferous forest</li> <li>• Valley and foothill grassland</li> </ul>	4.2	S4		
<u>Calochortus weedii</u> <u>var. intermedius</u>	intermediate mariposa lily	Liliaceae	perennial bulbiferous herb	May-Jul	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Coastal scrub</li> <li>• Valley and foothill grassland</li> </ul>	1B.2	S2		
<u>Calystegia felix</u>	lucky morning-glory	Convolvulaceae	annual rhizomatous herb	Mar-Sep	<ul style="list-style-type: none"> <li>• Meadows and seeps (sometimes alkaline)</li> <li>• Riparian scrub (alluvial)</li> </ul>	1B.1	S1		
<u>Calystegia peirsonii</u>	Peirson's morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jun	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Chenopod scrub</li> <li>• Cismontane woodland</li> <li>• Coastal scrub</li> <li>• Lower montane coniferous forest</li> <li>• Valley and foothill grassland</li> </ul>	4.2	S4		
<u>Camissoniopsis lewisii</u>	Lewis' evening-primrose	Onagraceae	annual herb	Mar-May(Jun)	<ul style="list-style-type: none"> <li>• Coastal bluff scrub</li> <li>• Cismontane woodland</li> <li>• Coastal dunes</li> <li>• Coastal scrub</li> <li>• Valley and foothill grassland</li> </ul>	3	S4		
<u>Centromadia parryi</u> <u>ssp. australis</u>	southern tarplant	Asteraceae	annual herb	May-Nov	<ul style="list-style-type: none"> <li>• Marshes and swamps (margins)</li> <li>• Valley and foothill grassland (vernally mesic)</li> <li>• Vernal pools</li> </ul>	1B.1	S2		
<u>Chloropyron maritimum</u> ssp. <u>maritimum</u>	salt marsh bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	May-Oct(Nov)	<ul style="list-style-type: none"> <li>• Coastal dunes</li> <li>• Marshes and swamps (coastal salt)</li> </ul>	1B.2	S1	FE	CE
<u>Clinopodium mimuloides</u>	monkey-flower savory	Lamiaceae	perennial herb	Jun-Oct	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• North Coast coniferous forest</li> </ul>	4.2	S3		
<u>Convolvulus simulans</u>	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	<ul style="list-style-type: none"> <li>• Chaparral (openings)</li> <li>• Coastal scrub</li> <li>• Valley and foothill grassland</li> </ul>	4.2	S4		
<u>Cuscuta obtusiflora</u> <u>var. glandulosa</u>	Peruvian dodder	Convolvulaceae	annual vine (parasitic)	Jul-Oct	<ul style="list-style-type: none"> <li>• Marshes and swamps (freshwater)</li> </ul>	2B.2	SH		
<u>Dudleya multicaulis</u>	many-stemmed dudleya	Crassulaceae	perennial herb	Apr-Jul	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Coastal scrub</li> </ul>	1B.2	S2		

<a href="#"><u>Helianthus nuttallii ssp. parishii</u></a>	Los Angeles sunflower	Asteraceae	perennial rhizomatous herb	Aug-Oct	<ul style="list-style-type: none"> <li>• Valley and foothill grassland</li> <li>• Marshes and swamps (coastal salt and freshwater)</li> </ul>	1A	SH		
<a href="#"><u>Hordeum intercedens</u></a>	vernal barley	Poaceae	annual herb	Mar-Jun	<ul style="list-style-type: none"> <li>• Coastal dunes</li> <li>• Coastal scrub</li> <li>• Valley and foothill grassland (saline flats and depressions)</li> <li>• Vernal pools</li> </ul>	3.2	S3S4		
<a href="#"><u>Horkelia cuneata var. puberula</u></a>	mesa horkelia	Rosaceae	perennial herb	Feb-Jul(Sep)	<ul style="list-style-type: none"> <li>• Chaparral (maritime)</li> <li>• Cismontane woodland</li> <li>• Coastal scrub</li> </ul>	1B.1	S1		
<a href="#"><u>Isocoma menziesii var. decumbens</u></a>	decumbent goldenbush	Asteraceae	perennial shrub	Apr-Nov	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Coastal scrub (sandy, often in disturbed areas)</li> </ul>	1B.2	S2		
<a href="#"><u>Juglans californica</u></a>	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Cismontane woodland</li> <li>• Coastal scrub</li> <li>• Riparian woodland</li> </ul>	4.2	S4		
<a href="#"><u>Lasthenia glabrata ssp. coulteri</u></a>	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	<ul style="list-style-type: none"> <li>• Marshes and swamps (coastal salt)</li> <li>• Playas</li> <li>• Vernal pools</li> </ul>	1B.1	S2		
<a href="#"><u>Lepidium virginicum var. robinsonii</u></a>	Robinson's pepper-grass	Brassicaceae	annual herb	Jan-Jul	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Coastal scrub</li> </ul>	4.3	S3		
<a href="#"><u>Nama stenocarpa</u></a>	mud nama	Namaceae	annual / perennial herb	Jan-Jul	<ul style="list-style-type: none"> <li>• Marshes and swamps (lake margins, riverbanks)</li> </ul>	2B.2	S1S2		
<a href="#"><u>Nasturtium gambelii</u></a>	Gambel's water cress	Brassicaceae	perennial rhizomatous herb	Apr-Oct	<ul style="list-style-type: none"> <li>• Marshes and swamps (freshwater or brackish)</li> </ul>	1B.1	S1	FE	CT
<a href="#"><u>Navarretia fossalis</u></a>	spreading navarretia	Polemoniaceae	annual herb	Apr-Jun	<ul style="list-style-type: none"> <li>• Chenopod scrub</li> <li>• Marshes and swamps (assorted shallow freshwater)</li> <li>• Playas</li> <li>• Vernal pools</li> </ul>	1B.1	S2	FT	
<a href="#"><u>Navarretia prostrata</u></a>	prostrate vernal pool navarretia	Polemoniaceae	annual herb	Apr-Jul	<ul style="list-style-type: none"> <li>• Coastal scrub</li> <li>• Meadows and seeps</li> <li>• Valley and foothill grassland (alkaline)</li> <li>• Vernal pools</li> </ul>	1B.1	S2		
<a href="#"><u>Nemacaulis denudata var. denudata</u></a>	coast woolly-heads	Polygonaceae	annual herb	Apr-Sep	<ul style="list-style-type: none"> <li>• Coastal dunes</li> </ul>	1B.2	S2		
<a href="#"><u>Orcuttia californica</u></a>	California Orcutt grass	Poaceae	annual herb	Apr-Aug	<ul style="list-style-type: none"> <li>• Vernal pools</li> </ul>	1B.1	S1	FE	CE
<a href="#"><u>Pentachaeta lyonii</u></a>	Lyon's pentachaeta	Asteraceae	annual herb	(Feb)Mar-Aug	<ul style="list-style-type: none"> <li>• Chaparral (openings)</li> </ul>	1B.1	S1	FE	CE

<u><a href="#">Phacelia hubbyi</a></u>	Hubby's phacelia	Hydrophyllaceae	annual herb	Apr-Jul	<ul style="list-style-type: none"> <li>• Coastal scrub</li> <li>• Valley and foothill grassland</li> </ul>	4.2	S4
<u><a href="#">Phacelia stellaris</a></u>	Brand's star phacelia	Hydrophyllaceae	annual herb	Mar-Jun	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Coastal scrub</li> <li>• Valley and foothill grassland</li> </ul>	1B.1	S1
<u><a href="#">Pseudognaphalium leucocephalum</a></u>	white rabbit-tobacco	Asteraceae	perennial herb	(Jul)Aug-Nov(Dec)	<ul style="list-style-type: none"> <li>• Coastal dunes</li> <li>• Coastal scrub</li> <li>• Chaparral</li> <li>• Cismontane woodland</li> <li>• Coastal scrub</li> <li>• Riparian woodland</li> </ul>	2B.2	S2
<u><a href="#">Quercus dumosa</a></u>	Nuttall's scrub oak	Fagaceae	perennial evergreen shrub	Feb-Apr(May-Aug)	<ul style="list-style-type: none"> <li>• Closed-cone coniferous forest</li> <li>• Chaparral</li> <li>• Coastal scrub</li> </ul>	1B.1	S3
<u><a href="#">Ribes divaricatum var. parishii</a></u>	Parish's gooseberry	Grossulariaceae	perennial deciduous shrub	Feb-Apr	<ul style="list-style-type: none"> <li>• Riparian woodland</li> </ul>	1A	SX
<u><a href="#">Scutellaria bolanderi ssp. austromontana</a></u>	southern mountains skullcap	Lamiaceae	perennial rhizomatous herb	Jun-Aug	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Cismontane woodland</li> <li>• Lower montane coniferous forest</li> </ul>	1B.2	S3
<u><a href="#">Sidalcea neomexicana</a></u>	salt spring checkerbloom	Malvaceae	perennial herb	Mar-Jun	<ul style="list-style-type: none"> <li>• Chaparral</li> <li>• Coastal scrub</li> <li>• Lower montane coniferous forest</li> <li>• Mojavean desert scrub</li> <li>• Playas</li> </ul>	2B.2	S2
<u><a href="#">Suaeda esteroa</a></u>	estuary seablite	Chenopodiaceae	perennial herb	(May)Jul-Oct(Jan)	<ul style="list-style-type: none"> <li>• Marshes and swamps (coastal salt)</li> <li>• Cismontane woodland</li> <li>• Coastal scrub</li> <li>• Lower montane coniferous forest</li> </ul>	1B.2	S2
<u><a href="#">Symphyotrichum defoliatum</a></u>	San Bernardino aster	Asteraceae	perennial rhizomatous herb	Jul-Nov(Dec)	<ul style="list-style-type: none"> <li>• Meadows and seeps</li> <li>• Marshes and swamps</li> <li>• Valley and foothill grassland (vernally mesic)</li> </ul>	1B.2	S2
<u><a href="#">Symphyotrichum greatae</a></u>	Greata's aster	Asteraceae	perennial rhizomatous herb	Jun-Oct	<ul style="list-style-type: none"> <li>• Broadleafed upland forest</li> <li>• Chaparral</li> <li>• Cismontane woodland</li> <li>• Lower montane coniferous forest</li> <li>• Riparian woodland</li> </ul>	1B.3	S2

#### Suggested Citation

California Native Plant Society, Rare Plant Program. 2020. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 07 February 2020].



## Selected Elements by Common Name

### California Department of Fish and Wildlife

#### California Natural Diversity Database



**Query Criteria:** Quad> IS < /span>(El Monte (3411811)> OR < /span>Hollywood (3411813)> OR < /span>Long Beach (3311872)> OR < /span>Los Alamitos (3311871)> OR < /span>Los Angeles (3411812)> OR < /span>South Gate (3311882)> OR < /span>Torrance (3311873)> OR < /span>Whittier (3311881)> OR < /span>Inglewood (3311883))> AND < /span>Taxonomic Group> IS < /span>(Fish> OR < /span>Amphibians> OR < /span>Reptiles> OR < /span>Birds> OR < /span>Mammals> OR < /span>Mollusks> OR < /span>Arachnids> OR < /span>Crustaceans> OR < /span>Insects)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b>American badger</b> <i>Taxidea taxus</i>	AMAJF04010	None	None	G5	S3	SSC
<b>bank swallow</b> <i>Riparia riparia</i>	ABPAU08010	None	Threatened	G5	S2	
<b>Belding's savannah sparrow</b> <i>Passerculus sandwichensis beldingi</i>	ABPBX99015	None	Endangered	G5T3	S3	
<b>big free-tailed bat</b> <i>Nyctinomops macrotis</i>	AMACD04020	None	None	G5	S3	SSC
<b>burrowing owl</b> <i>Athene cunicularia</i>	ABNSB10010	None	None	G4	S3	SSC
<b>Busck's gallmoth</b> <i>Carolella busckana</i>	IILEM2X090	None	None	G1G3	SH	
<b>California brown pelican</b> <i>Pelecanus occidentalis californicus</i>	ABNFC01021	Delisted	Delisted	G4T3T4	S3	FP
<b>California glossy snake</b> <i>Arizona elegans occidentalis</i>	ARADB01017	None	None	G5T2	S2	SSC
<b>California least tern</b> <i>Sternula antillarum browni</i>	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2	FP
<b>coast horned lizard</b> <i>Phrynosoma blainvillii</i>	ARACF12100	None	None	G3G4	S3S4	SSC
<b>coastal California gnatcatcher</b> <i>Poliopitila californica californica</i>	ABPB08081	Threatened	None	G4G5T2Q	S2	SSC
<b>coastal whiptail</b> <i>Aspidoscelis tigris stejnegeri</i>	ARACJ02143	None	None	G5T5	S3	SSC
<b>Crotch bumble bee</b> <i>Bombus crotchii</i>	IIHYM24480	None	Candidate Endangered	G3G4	S1S2	
<b>ferruginous hawk</b> <i>Buteo regalis</i>	ABNKC19120	None	None	G4	S3S4	WL
<b>green turtle</b> <i>Chelonia mydas</i>	ARAAA02010	Threatened	None	G3	S1	
<b>hoary bat</b> <i>Lasiurus cinereus</i>	AMACC05030	None	None	G5	S4	
<b>least Bell's vireo</b> <i>Vireo bellii pusillus</i>	ABPBW01114	Endangered	Endangered	G5T2	S2	



# Selected Elements by Common Name

## California Department of Fish and Wildlife

### California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b>mimic tryonia (=California brackishwater snail)</b> <i>Tryonia imitator</i>	IMGASJ7040	None	None	G2	S2	
<b>Mohave tui chub</b> <i>Siphateles bicolor mohavensis</i>	AFCJB1303H	Endangered	Endangered	G4T1	S1	FP
<b>monarch - California overwintering population</b> <i>Danaus plexippus pop. 1</i>	IILEPP2012	None	None	G4T2T3	S2S3	
<b>Pacific pocket mouse</b> <i>Perognathus longimembris pacificus</i>	AMAFD01042	Endangered	None	G5T1	S1	SSC
<b>pallid bat</b> <i>Antrozous pallidus</i>	AMACC10010	None	None	G5	S3	SSC
<b>Palos Verdes blue butterfly</b> <i>Glaucopsyche lygdamus palosverdesensis</i>	IILEPG402A	Endangered	None	G5T1	S1	
<b>pocketed free-tailed bat</b> <i>Nyctinomops femorosaccus</i>	AMACD04010	None	None	G4	S3	SSC
<b>Riverside fairy shrimp</b> <i>Streptocephalus woottoni</i>	ICBRA07010	Endangered	None	G1G2	S1S2	
<b>sandy beach tiger beetle</b> <i>Cicindela hirticollis gravida</i>	IICOL02101	None	None	G5T2	S2	
<b>senile tiger beetle</b> <i>Cicindela senilis frosti</i>	IICOL02121	None	None	G2G3T1T3	S1	
<b>silver-haired bat</b> <i>Lasionycteris noctivagans</i>	AMACC02010	None	None	G5	S3S4	
<b>south coast marsh vole</b> <i>Microtus californicus stephensi</i>	AMAFF11035	None	None	G5T1T2	S1S2	SSC
<b>southern California legless lizard</b> <i>Anniella stebbinsi</i>	ARACC01060	None	None	G3	S3	SSC
<b>southern California rufous-crowned sparrow</b> <i>Aimophila ruficeps canescens</i>	ABPBX91091	None	None	G5T3	S3	WL
<b>southern California saltmarsh shrew</b> <i>Sorex ornatus salicornicus</i>	AMABA01104	None	None	G5T1?	S1	SSC
<b>southwestern willow flycatcher</b> <i>Empidonax traillii extimus</i>	ABPAE33043	Endangered	Endangered	G5T2	S1	
<b>Swainson's hawk</b> <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S3	
<b>tricolored blackbird</b> <i>Agelaius tricolor</i>	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
<b>western beach tiger beetle</b> <i>Cicindela latesignata latesignata</i>	IICOL02113	None	None	G2G4T1T2	S1	
<b>western mastiff bat</b> <i>Eumops perotis californicus</i>	AMACD02011	None	None	G5T4	S3S4	SSC
<b>western pond turtle</b> <i>Emys marmorata</i>	ARAAD02030	None	None	G3G4	S3	SSC



Selected Elements by Common Name  
California Department of Fish and Wildlife  
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b>western spadefoot</b> <i>Spea hammondi</i>	AAABF02020	None	None	G3	S3	SSC
<b>western tidal-flat tiger beetle</b> <i>Cicindela gabbii</i>	IICOL02080	None	None	G2G4	S1	
<b>western yellow bat</b> <i>Lasiurus xanthinus</i>	AMACC05070	None	None	G5	S3	SSC
<b>western yellow-billed cuckoo</b> <i>Coccyzus americanus occidentalis</i>	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
<b>yellow rail</b> <i>Coturnicops noveboracensis</i>	ABNME01010	None	None	G4	S1S2	SSC
<b>yellow-breasted chat</b> <i>Icteria virens</i>	ABPBX24010	None	None	G5	S3	SSC

Record Count: 44

## **APPENDIX D CULTURAL & PALEONTOLOGICAL RESOURCES ASSESSMENT**



# **CULTURAL AND PALEONTOLOGICAL RESOURCES ASSESSMENT REPORT FOR THE BELL GARDENS WATER RESERVOIR PROJECT, CITY OF BELL GARDENS, LOS ANGELES COUNTY, CALIFORNIA**

**Prepared for:**

Infrastructure Engineers  
300 Spectrum Center Drive, Suite 400  
Irvine, CA 92618

**Authors:**

Sandy Duarte, B.A.; Kim Scott, M.S.

**Principal Investigator For Archaeology:**

John Gust, Ph.D, RPA

**Principal Investigator For Paleontology:**

Kim Scott, M.S.

**February 2020**

***Cogstone Project Number:*** 4877

***Type of Study:*** Cultural and Paleontological Resources Assessment

***Cultural Sites:*** None within the Project Area

***Fossil Localities:*** None within the Project Area

***USGS 7.5' Topographic Quadrangle:*** South Gate, 1981

***Area:*** 1.71 acres

***Key Words:*** Negative Survey, Cultural and Paleontological Resources Assessment, late Pleistocene to Holocene young alluvium (unit 2)

## TABLE OF CONTENTS

SUMMARY OF FINDINGS .....	IV
INTRODUCTION .....	1
PURPOSE OF STUDY .....	1
PROJECT LOCATION AND DESCRIPTION .....	2
PROJECT PERSONNEL .....	5
REGULATORY ENVIRONMENT .....	6
STATE LAWS AND REGULATIONS.....	6
CALIFORNIA ENVIRONMENTAL QUALITY ACT.....	6
TRIBAL CULTURAL RESOURCES .....	6
PUBLIC RESOURCES CODE.....	7
CALIFORNIA REGISTER OF HISTORICAL RESOURCES.....	7
NATIVE AMERICAN HUMAN REMAINS .....	8
CALIFORNIA ADMINISTRATIVE CODE, TITLE 14, SECTION 4307 .....	8
DEFINITION OF SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES.....	8
BACKGROUND.....	10
GEOLOGIC SETTING .....	10
PALEONTOLOGICAL SETTING.....	10
ENVIRONMENTAL SETTING .....	11
PREHISTORIC SETTING.....	12
PREHISTORIC CHRONOLOGY .....	13
ETHNOGRAPHY .....	16
HISTORIC SETTING.....	18
HISTORY OF BELL GARDENS.....	19
PROJECT AREA HISTORY .....	19
RECORDS SEARCHES .....	21
PALEONTOLOGICAL RECORD SEARCH .....	21
CALIFORNIA HISTORIC RESOURCES INFORMATION SYSTEM.....	24
OTHER SOURCES .....	27
SACRED LANDS FILE SEARCH.....	29
SURVEY.....	30
METHODS.....	30
RESULTS .....	30
IMPACT ANALYSIS.....	32
PALEONTOLOGICAL SENSITIVITY .....	32
CULTURAL SENSITIVITY .....	33
CONCLUSIONS AND RECOMMENDATIONS.....	33
PALEONTOLOGY .....	33
CULTURAL.....	34
REFERENCES CITED.....	35
APPENDIX A. QUALIFICATIONS.....	39
APPENDIX B. PALEONTOLOGICAL RECORD SEARCH .....	46
APPENDIX C. SACRED LANDS FILE.....	49
APPENDIX D. PALEONTOLOGICAL SENSITIVITY RANKING CRITERIA .....	55

## LIST OF FIGURES

FIGURE 1. PROJECT VICINITY MAP.....	1
FIGURE 2. PROJECT LOCATION .....	3
FIGURE 3. AERIAL MAP.....	4
FIGURE 4. TRIBAL BOUNDARIES MAP .....	17
FIGURE 5. LAND GRANT MAP .....	20
FIGURE 6. PROJECT AREA NORTHEAST CORNER OF SUBAREA C, VIEW SOUTHWEST .....	31
FIGURE 7. PROJECT AREA SOUTHWEST CORNER OF SUBAREA A, VIEW NORTHEAST .....	31

## LIST OF TABLES

TABLE 1. CULTURAL PATTERNS AND PHASES .....	13
TABLE 2. FOSSIL LOCALITIES FROM NEAR TO THE PROJECT AREA .....	22
TABLE 3. PREVIOUS CULTURAL RESOURCE STUDIES .....	24
TABLE 4. CULTURAL RESOURCE SITES.....	26
TABLE 5. ADDITIONAL SOURCES CONSULTED .....	29
TABLE 6. BUREAU OF LAND MANAGEMENT GENERAL LAND OFFICE RECORDS.....	29
TABLE 7. PALEONTOLOGICAL SENSITIVITY RANKINGS .....	33

## **SUMMARY OF FINDINGS**

This study was conducted to determine the potential impacts to cultural and paleontological resources during the Bell Gardens Water Reservoir Project, City of Bell Gardens, Los Angeles County, California (Project). This report complies with the requirements of the California Environmental Quality Act (CEQA) with the City of Bell Gardens acting as lead agency.

Planned improvements include a new two-million-gallon reservoir, a new booster pump station, a new well to be drilled, and other components. The 1.71-acre site is in an urban area along Florence Place between Perry Road and Emil Avenue. The maximum depth of excavation for the Project is expected to be four feet.

The Project is mapped entirely as late Pleistocene to Holocene young alluvium (unit 2) which was deposited between 126,000 years ago and through historic times. The paleontological record search revealed no fossil localities from within the Project or within a two-mile radius. Fossil localities are known from terrestrial deposits near to the Project. Extinct late Pleistocene animal fossils of ground sloth, dire wolf, mammoth, horse, two types of pronghorn antelope, and bison have been recovered from within ten-miles of the study area.

A search for cultural resources records of the Project Area and a one-mile radius was completed at the South Central Coastal Information Center at the University of California, Fullerton on October 31, 2019. Results of the records search indicated that 27 cultural resources investigations have been completed previously within a one-mile radius of the Project Area. The results of these studies indicate that there are no previously recorded cultural resources within the Project Area. However, 11 cultural resources are located within the one-mile search radius. These include one historic archaeological site, and ten historic built environment resources. A Sacred Lands File search requested from the Native American Heritage Commission indicated that there are no sacred lands or resources known within the Project Area.

An intensive archaeological and paleontological resources survey of the entire 1.7-acre Project Area was completed on January 24, 2020. No cultural or paleontological resources were observed.

The paleontological records search revealed that all of the fossils previously recovered within a 10-mile radius were a minimum of eight feet deep in deposits mapped as late Pleistocene at the surface. Sediments with a Holocene component such as those of the study area produced fossils starting at 11 feet deep. As such the project sediments less than 10 feet below the modern surface are assigned a low potential for fossils (PFYC 2) and deeper deposits are assigned a moderate potential for fossils (PFYC 3) due to similar deposits producing fossils at that depth near to the study area. Drilling or pile driving activities, regardless of depth, have a low potential to produce fossils meeting significance criteria because any fossils brought up by the auger during drilling will not have information about formation, depth or context. If unanticipated fossil discoveries are made, all work must halt within 50 feet until a qualified paleontologist can evaluate the find. Work may resume immediately outside of the 50 foot radius.

Based on the results of the pedestrian survey and the cultural records search, the Project Area has low sensitivity for prehistoric cultural resources. Analysis of these data sources and historical United States Geological Survey (USGS) aerial photographs indicates that the Project Area also has low sensitivity for buried historical archaeological features such as foundations or trash pits.

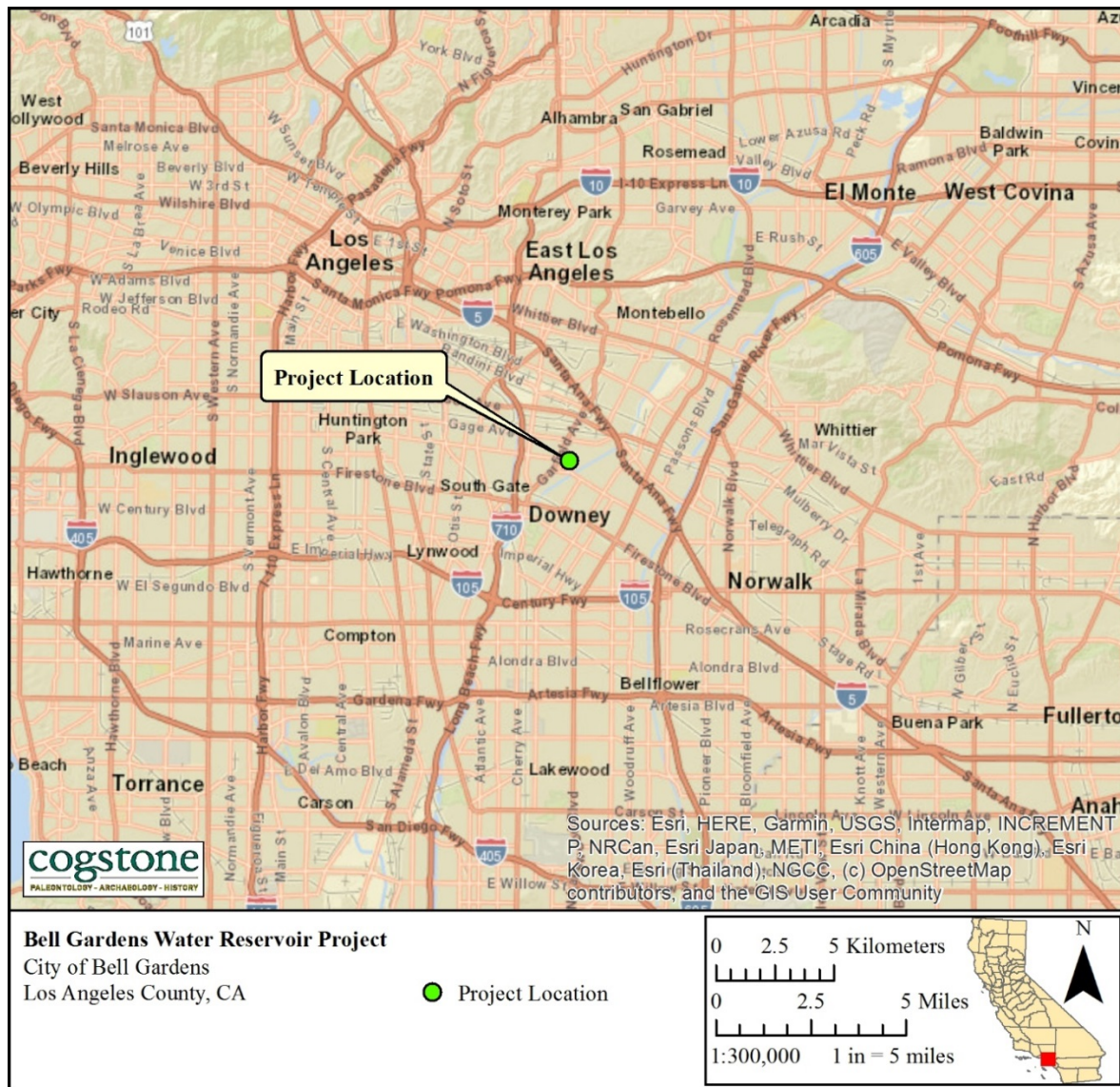
Given these findings, pursuant to Section 15064.5 of CEQA, this Project will have No Impact on the significance of any historical resource. The Project will also have No Impact on the significance of any known archaeological resource. The project will not disturb any known human remains, including those interred outside of dedicated cemeteries. Thus the Project will have No Impact on any known human remains. These findings, along with a review of historic USDA aerial photographs, also indicate that the potential for subsurface cultural resource deposits is low. No further cultural resources work is recommended.

In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

## INTRODUCTION

### PURPOSE OF STUDY

This study was conducted to determine the potential impacts to cultural and paleontological resources during the Bell Gardens Water Reservoir, Well No. 1 Improvements Project (Project), City of Bell Gardens, Los Angeles County, California (Figure 1). This report complies with the requirements of the California Environmental Quality Act (CEQA) with the City of Bell Gardens acting as the lead agency.



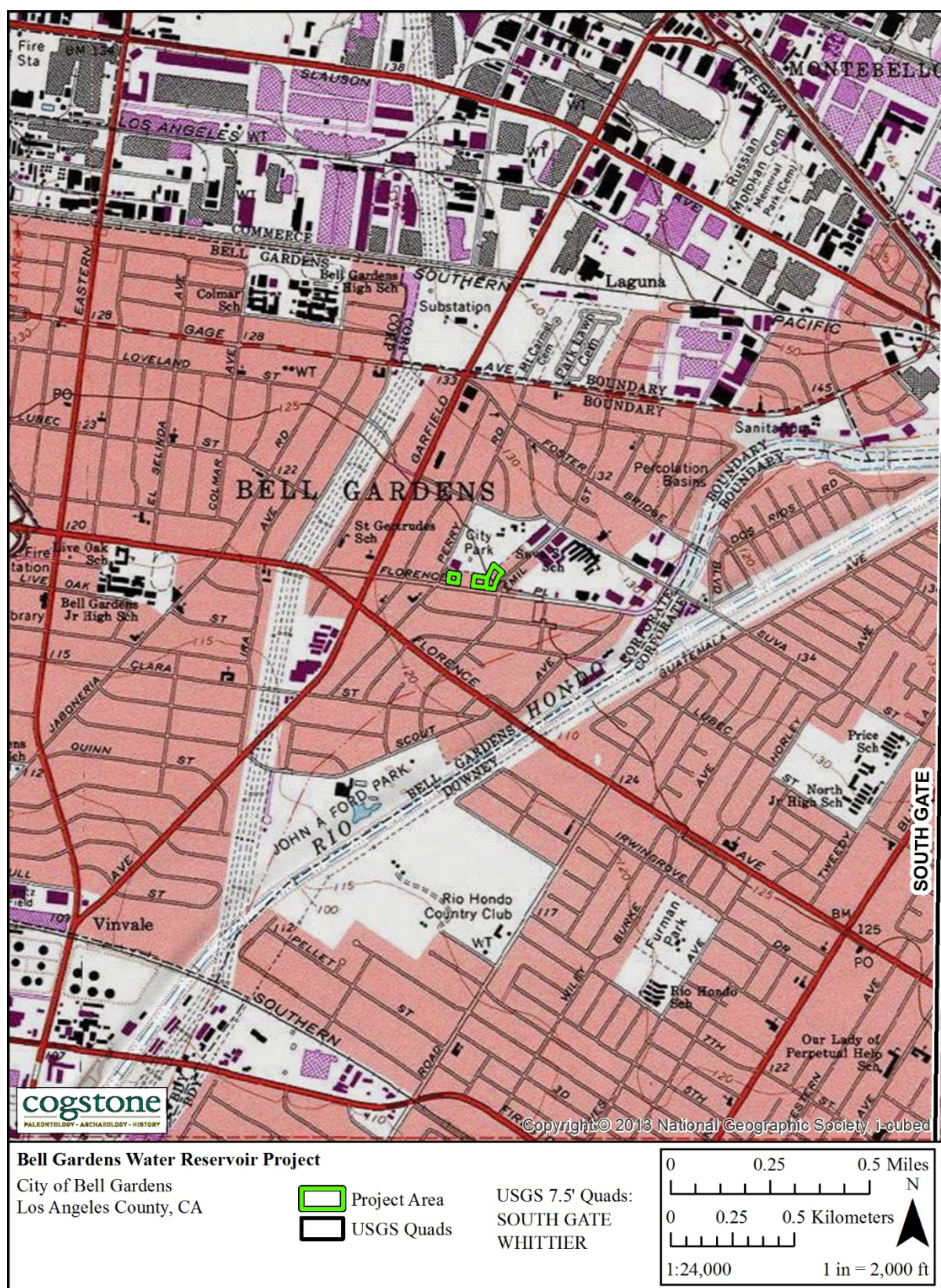
**Figure 1. Project vicinity map**

## **PROJECT LOCATION AND DESCRIPTION**

The Well No. 1 Improvements Project will increase (ground water) pumping capacity to 1,500 gallons per minute; clean, conduct and redevelop planning and design necessary to the City of Bell Gardens' (City) existing well to regain some pumping capacity; drill and equip a new well as a new primary source; construct a new two-million-gallon reservoir to meet demand requirements, and construct a new booster pump station (Marr 2019). Existing facilities do not take full advantage of the City's groundwater pumping rights for minimizing the need for costly imported water. Doing nothing to improve the City's water production facilities would ultimately result in further decrease of groundwater production capacity thereby increasing the City's reliance on imported water, at significant cost.

The Project is located within Township 2 South, Range 12 West, Section 28 of the San Bernardino Base and Meridian. The Project Area is mapped on the United States Geological Survey (USGS) 7.5' Southgate topographic map (Figure 2).

The Project Area is three subareas (Subarea A, B, and C) totaling approximately 1.71 acres within Bell Gardens Veterans Park, along Florence Place between Perry Road to the west and Emil Avenue to the east in the City of Bell Gardens, Los Angeles County, California (Figure 3). The maximum depth of excavation for the Project is expected to be four feet.



### Figure 2. Project location



**Figure 3. Aerial map**

## **PROJECT PERSONNEL**

Cogstone Resources Management, Inc. (Cogstone) conducted this cultural resources and paleontological resources assessment. Resumes of key personnel are provided in Appendix A.

- Desireé Martinez served as the Task Manager for the Project. Martinez has an M.A. in Anthropology from Harvard University and more than 22 years of experience in southern California archaeology.
- Molly Valasik provided QA/QC for the Project and reviewed this report. Valasik has an M.A. in Anthropology from Kent State University in Ohio and over 10 years of experience in Southern California archaeology.
- Dr. John Gust, RPA, served as the Principal Investigator for Archaeology, supervising all work, and co-authored this report. Gust has a Ph.D. in Anthropology from the University of California (UC), Riverside and an M.A. in Geography from the University of Colorado, Colorado Springs. He has over eight years of experience in archaeology.
- Kim Scott served as the Principal Investigator for Paleontology for the Project and wrote the geological and paleontological portions of this report. Scott has an M.S. in Biology with paleontology emphasis from California State University, San Bernardino, a B.S. in Geology with paleontology emphasis from the University of California, Los Angeles, and over 24 years of experience in California paleontology and geology.
- Sandy Duarte conducted the record search, field survey, and authored portions of this report. She holds a B.A. in Anthropology, University of California, Santa Barbara, and more than 15 years of experience in southern California archaeology.
- Logan Freeberg conducted the paleontological record search and prepared the maps for the report. He holds a B.A. in Anthropology from University of California, Santa Barbara and has more than 15 years of experience in southern California archaeology.

## **REGULATORY ENVIRONMENT**

### **STATE LAWS AND REGULATIONS**

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

CEQA states that: It is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required are intended to assist public agencies in systematically identifying both the significant effects of proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.

CEQA declares that it is state policy to: “take all action necessary to provide the people of this state with...historic environmental qualities.” It further states that public or private projects financed or approved by the state are subject to environmental review by the state. All such projects, unless entitled to an exemption, may proceed only after this requirement has been satisfied. CEQA requires detailed studies that analyze the environmental effects of a proposed project. In the event that a project is determined to have a potential significant environmental effect, the act requires that alternative plans and mitigation measures be considered.

If paleontological resources are identified as being within the proposed project study area, the sponsoring agency must take those resources into consideration when evaluating project effects. The level of consideration may vary with the importance of the resource.

#### **TRIBAL CULTURAL RESOURCES**

As of 2015, CEQA established that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (Public Resources Code, § 21084.2). In order to be considered a “tribal cultural resource,” a resource must be either:

- (1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or
- (2) a resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource.

To help determine whether a project may have such an effect, the lead agency must consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides

examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

### **PUBLIC RESOURCES CODE**

Section 5097.5: No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands (lands under state, county, city, district or public authority jurisdiction, or the jurisdiction of a public corporation), except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor. As used in this section, “public lands” means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

### **CALIFORNIA REGISTER OF HISTORICAL RESOURCES**

The California Register of Historical Resources (CRHR) is a listing of all properties considered to be significant historical resources in the state. The California Register includes all properties listed or determined eligible for listing on the National Register, including properties evaluated under Section 106, and State Historical Landmarks number No. 770 and above. The California Register statute specifically provides that historical resources listed, determined eligible for listing on the California Register by the State Historical Resources Commission, or resources that meet the California Register criteria are resources which must be given consideration under CEQA (see above). Other resources, such as resources listed on local registers of historic registers or in local surveys, may be listed if they are determined by the State Historic Resources Commission to be significant in accordance with criteria and procedures to be adopted by the Commission and are nominated; their listing in the California Register, is not automatic.

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historical integrity and are historically significant at the local, state or national level under one or more of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- 2) It is associated with the lives of persons important to local, California, or national history;
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance.

Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register, if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

#### **NATIVE AMERICAN HUMAN REMAINS**

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code §7050.5 and Public Resources Code §5097.98), as reviewed below:

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

#### **CALIFORNIA ADMINISTRATIVE CODE, TITLE 14, SECTION 4307**

This section states that "No person shall remove, injure, deface or destroy any object of paleontological, archeological or historical interest or value."

#### **DEFINITION OF SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES**

Only qualified, trained paleontologists with specific expertise in the type of fossils being evaluated can determine the scientific significance of paleontological resources. Fossils are considered to be significant if one or more of the following criteria apply:

1. The fossils provide information on the evolutionary relationships and developmental trends among organisms, living or extinct;
2. The fossils provide data useful in determining the age(s) of the rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geologic events therein;
3. The fossils provide data regarding the development of biological communities or interaction between paleobotanical and paleozoological biotas;
4. The fossils demonstrate unusual or spectacular circumstances in the history of life;
5. The fossils are in short supply and/or in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation, and are not found in other geographic locations.

As so defined, significant paleontological resources are determined to be fossils or assemblages of fossils that are unique, unusual, rare, uncommon, or diagnostically important. Significant fossils can include remains of large to very small aquatic and terrestrial vertebrates or remains of plants and animals previously not represented in certain portions of the stratigraphy.

Assemblages of fossils that might aid stratigraphic correlation, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, and paleoclimatology are also critically important (Scott and Springer 2003; Scott et al. 2004).

## **BACKGROUND**

The geologic, paleontological, and environmental sections below provides information on the environmental factors that affect archaeological and paleontological resources, while the prehistoric and historical settings provide information on the history of land use in the general Project region.

### **GEOLOGIC SETTING**

The Project lies within the Los Angeles Basin; a sedimentary basin which includes the coastal plains of Los Angeles and Orange counties and out to Catalina Island, California. This region is bounded by the Santa Ana Mountains to the east, the Santa Monica Mountains to the north, and the San Joaquin Hills to the south. The marine Los Angeles Basin began to develop in the early Miocene, about 23 million years ago. Through time the basin transitioned to terrestrial deposition by the middle Pleistocene, about 1 million years ago.

The area is part of the coastal section of the northernmost Peninsular Range Geomorphic Province and is characterized by elongated northwest-trending mountain ridges separated by sediment-floored valleys. Subparallel faults branching off from the San Andreas Fault to the east create the local mountains and hills. The Peninsular Ranges Geomorphic Province is located in the southwestern corner of California and is bounded by the Transverse Ranges Geomorphic Province to the north and the Colorado Desert Geomorphic Province to the east (Wagner 2002).

The Project is mapped entirely as late Pleistocene to Holocene young alluvium (unit 2) which was deposited between 126,000 years ago and into historic times. These flood plain deposits consist of poorly sorted, permeable clays to sands. Deposits are poorly consolidated and may be capped by poorly to moderately developed soils. These sediments were deposited by streams and rivers on canyon floors and in the flat flood plains of the area (Saucedo et al. 2016).

### **PALEONTOLOGICAL SETTING**

During the past 100,000 years or so, southern California's climate has shifted from the cooler and damper conditions of the last glacial period to the warmer and dryer conditions of the Holocene interglacial. While continental ice sheets covered the interior of northern North America, southern California was ice free.

Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), and Torrey pine (*Pinus* sp. cf. *P. torreyana*) grew in the Wilshire District of Los Angeles. Monterey cypress also grew in Costa Mesa. Today the most restricted conifers (Monterey cypress and Torrey pine), only inhabit locations on the coasts with cool, moist summers characterized by abundant sea fog. These locations experience a mean summer high temperature of 70°F - 83°F (21.1°C - 28.3°C). Winters are cool and damp with average precipitation of 10.59" - 32.41" (26.90 cm - 82.32 cm). Cold water upwellings due to submarine canyons adjacent to the shore near the relict populations create these conditions (Intellicast 2014; the Weather Channel 2014).

## ENVIRONMENTAL SETTING

Located in Los Angeles County, the City of Bell Gardens is situated approximately 7 miles southeast of downtown Los Angeles. The Los Angeles River lays 1.37 miles to the west of the Project Area, the Rio Hondo is 0.67 miles to the east, and the Pacific Ocean is 17.68 miles to the west.

Today's Mediterranean-like climate is characterized by warm, dry summers and cool, moist winters, with rainfall predominantly falling between November and May. Mild breezes reach the area from the Pacific Ocean, located west of the Project location.

Prior to development, the native vegetation of the Project Area consisted of California coastal sage scrub mixed with the riparian species of the Los Angeles River and the Rio Hondo. Characteristic species of the California coastal sage scrub include California sagebrush (*Artemisia californica*), coyote brush (*Baccharis pilularis* var. *consanguinea*), California buckwheat (*Eriogonum fasciculatum*), lemonade berry (*Rhus integrifolia*), poison oak (*Toxicodendron diversiloba*), purple sage (*Salvia leucophylla*), and black sage (*Salvia mellifera*; Ornduff et al. 2003). Additional common species include brittlebush (*Encelia californica*), chamise (*Adenostoma fasciculatum*), white sage (*Salvia apiana*), Our Lord's candle (*Hesperoyucca whipplei*), and prickly pear cactus (*Opuntia*; Hall 2007). Where more water was available, riparian zone plants were characterized by more trees than the more arid coastal sage scrub. These included willows (*Salix lasiolepis*, *Salix lucida*), Fremont's cottonwood (*Populus fremontii*), Western sycamore (*Platanus racemosa*), white alder (*Alnus rhombifolia*), big-leaf maple (*Acer macrophyllum*), coast live oak (*Quercus agrifolia*), and California bay laurel (*Umbellularia californica*). Ground cover includes sedges (*Carex* spp.), rushes (*Juncus* spp.), bunchgrasses (*Festuca californica*, *Melica californica*), berries (*Rubus* spp.), and monkeyflowers (*Mimulus* spp.; Ornduff et al. 2003).

Large native land mammals of the region included mule deer (*Odocoileus hemionus*), bighorn sheep (<sup>1</sup>‡*Ovis canadensis*), tule elk (‡*Cervus canadensis nannodes*), pronghorn (‡*Antilocapra americana*), bison (‡*Bison bison*), bobcat (‡*Lynx rufus*), mountain lion (‡*Felis concolor*), jaguar (‡*Panthera onca*), coyote (*Canis latrans*), grey wolf (‡*Canis lupus*), black and grizzly bears (‡*Ursus americana*, ‡*Ursus arctos*; California Department of Fish and Game 2016). Smaller native fauna included rabbits (‡*Lepus californicus*, *Sylvilagus audubonii*, ‡*Sylvilagus bachmani*), desert tortoise (‡*Gopherus agassizii*), and numerous other species.

Today, after approximately a century of urban and suburban development, the vegetation of the area is instead typified by imported species. Grasses such as slender wild oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), and giant reed (*Arundo donax*); shrubs and trees including blackwood acacia (*Acacia melanoxylon*), saltcedar (*Tamarix ramosissima*), eucalyptus (*Eucalyptus* spp.), and Brazilian pepper (*Schinus terebinthifolius*) are common (Cal-IPC 2006). In recent history, urban development has driven most animals from the area, although mule deer, bobcat, and coyotes still occur in the surrounding hills.

## PREHISTORIC SETTING

Approaches to prehistoric frameworks have changed over the past half century from being based on material attributes to radiocarbon chronologies to association with cultural traditions. Archaeologists defined a material complex consisting of an abundance of milling stones (for grinding food items) with few projectile points or vertebrate faunal remains dating from about 7 to 3 thousand years before the present as the “Millingstone Horizon” (Wallace 1955). Later, the “Millingstone Horizon” was redefined as a cultural tradition named the Encinitas Tradition (Warren 1968) with various regional expressions including Topanga and La Jolla. Use by archaeologists varied as some adopted a generalized Encinitas Tradition without regional variations, some continued to use “Millingstone Horizon” and some used Middle Holocene (the time period) to indicate this observed pattern (Sutton and Gardner 2010:1-2).

Recently, it was recognized that generalized terminology is suppressing the identification of cultural, spatial, and temporal variation and the movement of peoples throughout space and time. These factors are critical to understanding adaptation and change (Sutton and Gardner 2010:1-2).

The Encinitas Tradition characteristics are abundant metates and manos, crudely made core and flake tools, bone tools, shell ornaments, very few projectile points with subsistence focusing on collecting (plants, shellfish, etc.; Sutton and Gardner 2010:7). Faunal remains vary by location but include shellfish, land animals, marine mammals, and fish.

---

<sup>1</sup> ‡ - indicates that the species has been extirpated from Southern California.

The Encinitas Tradition is currently redefined as comprising four geographical patterns (Sutton and Gardner 2010:8-25). These are (1) Topanga in coastal Los Angeles and Orange counties, (2) La Jolla in coastal San Diego County, (3) Greven Knoll in inland San Bernardino, Riverside, Orange and Los Angeles counties, and (4) Pauma in inland San Diego County.

About 3,500 years before present the Encinitas Tradition was replaced in the greater Los Angeles Basin by the Del Rey Tradition (Sutton 2010). This tradition has been generally assigned to the Intermediate and Late Prehistoric periods. The changes that initiated the beginning of the Intermediate Period include new settlement patterns, economic foci, and artifact types that coincided with the arrival of a biologically distinctive population. The Intermediate and Late Prehistoric periods have not been well-defined. Many archaeologists have proposed, however, that the beginning of the Intermediate marked the arrival of Takic-speaking groups (from the Mojave Desert, southern Sierra Nevada, and San Joaquin Valley) and that the Late Prehistoric Period reflected Shoshonean groups (from the Great Basin). Related cultural and biological changes occurred on the southern Channel Islands about 300 years later.

As defined by Sutton (2010), the Del Rey Tradition replaces usage of the Intermediate and Late Prehistoric designations for both the southern California mainland and the southern Channel Islands. Within the Del Rey Tradition are two regional patterns named Angeles and Island. The Del Rey Tradition represents the arrival, divergence, and development of the Gabrielino in southern California.

## PREHISTORIC CHRONOLOGY

The latest cultural revisions for the Project Area define traits for time phases of the Topanga pattern of the Encinitas Tradition applicable to coastal Los Angeles and Orange counties (Sutton and Gardner 2010; Table 1). This pattern is replaced in the Project Area by the Angeles pattern of the Del Rey Tradition later in time (Sutton 2010; Table 1).

**Table 1. Cultural Patterns and Phases**

Phase	Dates BP	Material Culture	Other Traits
Topanga I	8,500 to 5,000	Abundant manos and metates, many core tools and scrapers, few but large points, charmstones, cogged stones, early discoidals, faunal remains rare	Shellfish and hunting important, secondary burials under metate cairns (some with long bones only), some extended inhumations, no cremations

Phase	Dates BP	Material Culture	Other Traits
Topanga II	5,000 to 3,500	Abundant but decreasing manos and metates, adoption of mortars and pestles, smaller points, cogged stones, late discoidals, fewer scraper planes and core tools, some stone balls and charmstones	Shellfish important, addition of acorns, reburial of long bones only, addition of flexed inhumations (some beneath metate cairns), cremations rare
Topanga III	3,500 to 1,300	Abundant but decreasing manos and metates, increasing use of mortars and pestles, wider variety of small projectile points, stone-lined ovens	Hunting and gathering important, flexed inhumations (some under rock cairns), cremations rare, possible subsistence focus on yucca/agave
Angeles IV	1,000 to 800	Cottonwood arrow points for arrows appear, <i>Olivella</i> cupped beads and <i>Mytilus</i> shell disks appear, some imported pottery appears, possible appearance of ceramic pipes	Changes in settlement pattern to fewer but larger permanent villages, flexed primary inhumations, cremations uncommon
Angeles V	800 to 450	Artifact abundance and size increases, steatite trade from islands increases, larger and more elaborate effigies	Development of mainland dialect of Gabrielino, settlement in open grasslands, exploitation of marine resources declined and use of small seeds increased, flexed primary inhumations, cremations uncommon
Angeles VI	450 to 150	Addition of locally made pottery, metal needle-drilled <i>Olivella</i> beads, addition of Euroamerican material culture (glass beads and metal tools)	Use of domesticated animals, flexed primary inhumations continue, some cremations

Topanga Pattern groups were relatively small and highly mobile. Sites known are temporary campsites, not villages and tend to be along the coast in wetlands, bays, coastal plains, near-coastal valleys, marine terraces and mountains. The Topanga toolkit is dominated by manos and metates with projectile points scarce (Sutton and Gardner 2010:9).

In Topanga Phase I other typical characteristics were a few mortars and pestles, abundant core tools (scraper planes, choppers, and hammerstones), relatively few large, leaf-shaped projectile points, cogged stones, and early discoidals (Table 1). Secondary inhumation under cairns was the common mortuary practice (Sutton and Gardner 2010:9, 13).

In Topanga Phase II, flexed burials and secondary burial under cairns continued. Adoption of the mortar and pestle is a marker of this phase. Other typical artifacts include manos, metates, scrapers, core tools, discoidals, charmstones, cogged stones and an increase in the number of projectile points (Sutton and Gardner 2010:14-16).

In Topanga Phase III, there was continuing abundance of metates, manos, and core tools plus increasing amounts of mortars and pestles. More numerous and varied types of projectile points are observed along with the introduction of stone-line earthen ovens. Cooking features such as

these were possibly used to bake yucca or agave. Both flexed and extended burials are known (Sutton and Gardner 2010:17).

The Angeles pattern generally is restricted to the mainland and appears to have been less technologically conservative and more ecologically diverse, with a largely terrestrial focus and greater emphases on hunting and nearshore fishing (Sutton 2010).

The Angeles IV phase is marked by new material items including Cottonwood points for arrows, *Olivella* cupped beads, *Mytilus* shell disks, birdstones (zoomorphic effigies with magico-religious properties), and trade items from the Southwest including pottery. It appears that populations increased and that there was a change in the settlement pattern to fewer but larger, permanent villages. Presence and utility of steatite vessels may have impeded the diffusion of pottery into the Los Angeles Basin. The settlement pattern altered to one of fewer and larger permanent villages. Smaller special-purpose sites continued to be used (Sutton 2010).

Angeles V components contain more and larger steatite artifacts, including larger vessels, more elaborate effigies, and comals. Settlement locations shifted from woodland to open grasslands. The exploitation of marine resources seems to have declined and use of small seeds increased. Many Gabrielino inhumations contained grave goods while cremations did not (Sutton 2010).

The Angeles VI phase reflects the ethnographic mainland Gabrielino of the post-contact period (i.e., after A.D. 1542) (Sutton 2010). One of the first changes in Gabrielino culture after contact was undoubtedly population loss due to disease, coupled with resulting social and political disruption. Angeles VI material culture is essentially Angeles V augmented by a number of Euroamerican tools and materials, including glass beads and metal tools such as knives and needles (used in bead manufacture). The frequency of Euroamerican material culture increased through time until it constituted the vast majority of materials used. Locally produced brown ware pottery appears along with metal needle-drilled *Olivella* disk beads.

The ethnographic mainland Gabrielino subsistence system was based primarily on terrestrial hunting and gathering, although nearshore fish and shellfish played important roles. Sea mammals, especially whales (likely from beached carcasses), were prized. In addition, a number of European plant and animal domesticates were obtained and exploited. Ethnographically, the mainland Gabrielino practiced interment and some cremation.

## **ETHNOGRAPHY**

Early Native American peoples of the Project Area are poorly understood. They were replaced about 1,000 years ago by the Gabrielino (Tongva) who were semi-sedentary hunters and gatherers. The Gabrielino speak a language that is part of the Takic language family. Their territory encompassed a vast area stretching from Topanga Canyon in the northwest, to the base of Mount Wilson in the north, to San Bernardino in the east, Aliso Creek in the southeast and the Southern Channel Islands, in all an area of more than 2,500 square miles (Bean and Smith 1978; McCawley 1996; Figure 4). At European contact, the tribe consisted of more than 5,000 people living in various settlements throughout the area. Some of the villages could be quite large, housing up to 150 people.

In addition to the permanent villages, the Tongva occupied temporary seasonal campsites that were used for a variety of activities such as hunting, fishing, and gathering plant resources (McCawley 1996:25). Hunting was primarily for rabbit and deer, while plant collection included acorns, buckwheat, chia, berries, and fruits. Coastal seasonal camps and camps near bays and estuaries were used to gather shellfish and hunt waterfowl.



**Figure 4. Tribal boundaries map**

The Gabrielino are considered to have been one of the wealthiest tribes and to have greatly influenced tribes they traded with (Kroeber 1976:621). Houses were domed, circular structures thatched with tule or similar materials (Bean and Smith 1978:542). The best known artifacts were made of steatite and were highly prized. Many common everyday items were decorated with inlaid shell or carvings reflecting an elaborately developed artisanship (Bean and Smith 1978:542).

The main food zones utilized were marine, woodland, and grassland (Bean and Smith 1978). Plant foods were, by far, the greatest part of the traditional diet at contact. Acorns were the most important single food source. Villages were located near water sources necessary for the

leaching of acorns, which was a daily occurrence. Grass seeds were the next most abundant plant food used along with chia. Seeds were parched, ground, and cooked as mush in various combinations according to taste and availability. Greens and fruits were eaten raw or cooked or sometimes dried for storage. Bulbs, roots, and tubers were dug in the spring and summer and usually eaten fresh. Mushrooms and tree fungus were prized as delicacies. Various teas were made from flowers, fruits, stems, and roots for medicinal cures as well as beverages (Bean and Smith 1978:538-540).

The principal game animals were deer, rabbit, jackrabbit, woodrat, mice, ground squirrels, antelope, quail, dove, ducks, and other birds. Most predators were avoided as food, as were tree squirrels, and most reptiles. Trout and other fish were caught in the streams, while salmon were available when they ran in the larger creeks. Marine foods were extensively utilized. Sea mammals, fish, and crustaceans were hunted and gathered from both the shoreline and the open ocean, using reed and dugout canoes. Shellfish were the most common resource, including abalone, turban, mussels, clams, scallops, bubble shells, and others (Bean and Smith 1978:538-540).

## **HISTORIC SETTING**

Juan Cabrillo was the first European to sail along the coast of California in 1542 and was followed in 1602 by Sebastian Vizcaino (Bean and Rawls 1993). Between 1769 and 1822 the Spanish had colonized California and established missions, presidios, and pueblos (Bean and Rawls 1993).

In 1821, Mexico won its independence from Spain and worked to lessen the wealth and power held by the missions. The Secularization Act was passed in 1833, giving the vast mission lands to the Mexican governor and downgrading the missions' status to that of parish churches. The governor then redistributed the former mission lands, in the form of grants, to private owners. Ranchos in California numbered over 500 by 1846, all but approximately 30 of which resulted from land grants (Bean and Rawls 1993; Robinson 1948).

California was granted statehood in 1850 and although the United States promised to honor the land grants, the process of defining rancho boundaries and proving legal ownership became time consuming and expensive. Legal debts led to bankruptcies and the rise in prices of beef, hide, and tallow. This combined with flooding and drought was detrimental to the cattle industry. Ranchos were divided up and sold inexpensively (Robinson 1948).

## **HISTORY OF BELL GARDENS**

In 1771 Antonio Lugo was a corporal in the Spanish army and was given a land grant of more than 29,514 acres, including land which today is known as Bell Gardens (Figure 5). In 1783 Lugo's son Don Antonio Maria Lugo was born, and later as a young man built one of the largest ranches in the history of the state of California and named it Rancho San Antonio. He built several adobe homes within the boundaries of the grant. The original adobe dwelling was built in 1795, is the oldest house in Los Angeles County, and is still standing at 7000 Gage Avenue in the city of Bell Gardens (City of Bell Gardens 2020).

One of Bell Gardens most well-known citizen was Henry Tifft Gage. Gage served as California's 29<sup>th</sup> Governor from 1898-1903. He married one of Don Antonio's great granddaughters, Frances V. Rains. A 27-acre parcel was given to Gage as part of his marriage dowry. He acquired Rancho San Antonio and worked extensively to restore the heritage farmhouse and was finished in around 1810 (City of Bell Gardens 2020).

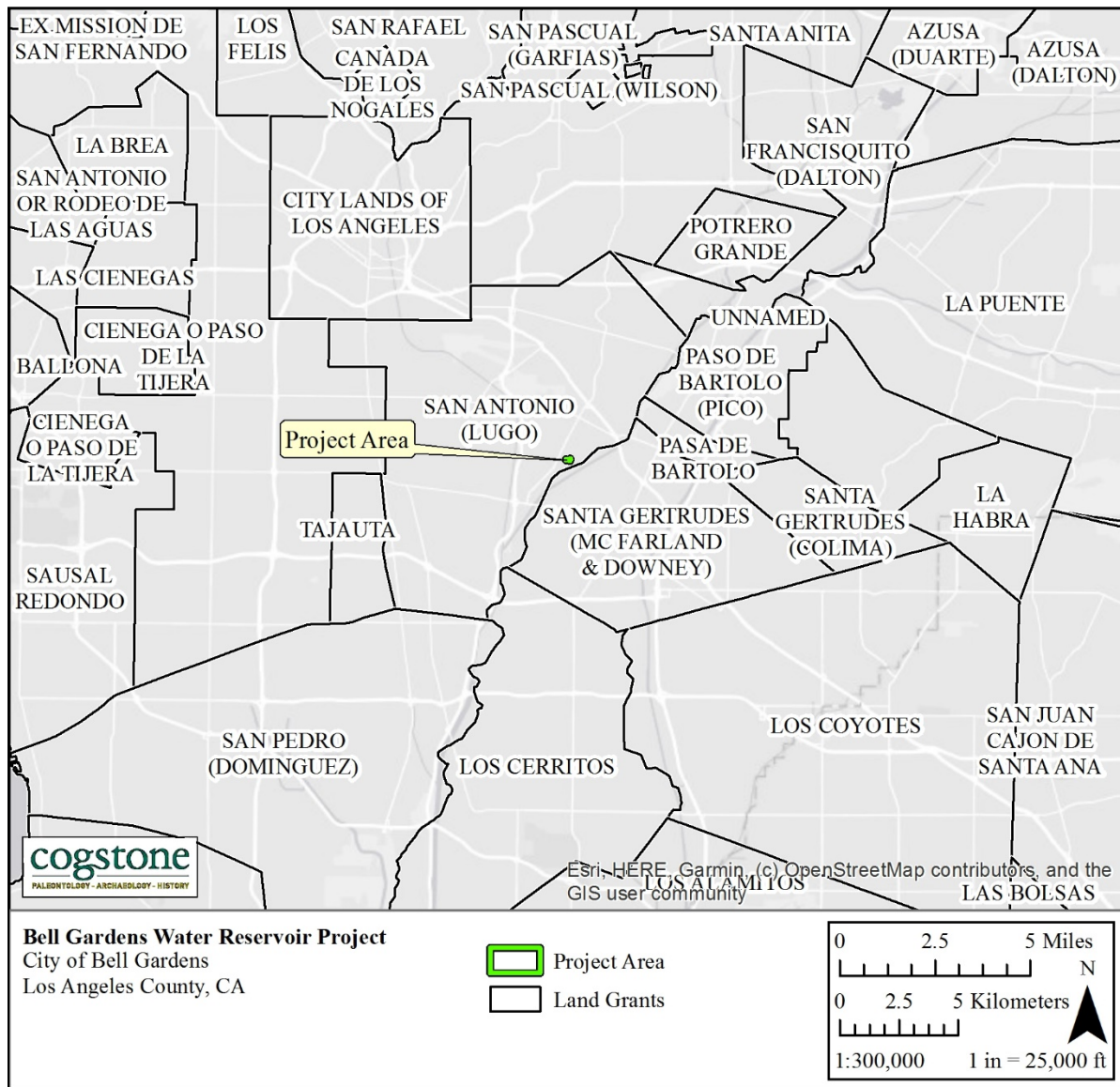
Many Japanese immigrants moved to Bell Gardens due to the rich soil and abundant land. Japanese gardeners farmed these lands with produce and rice fields and sold their quality produce for the marketplace. Bell Gardens remained a farming community until the 1930s and it's speculated "Gardens" in its name derived from the Japanese gardeners. The "Bell" in its name derives from the adjacent city of Bell (City of Bell Gardens 2020).

Bell Gardens was incorporated on August 1, 1961. Bell Gardens maintains only a small portion of the Lugo land grant, which is the site of Rancho San Antonio, now known as Casa Mobile Home Park. In 1991 Casa de San Antonio was named State Historical Monument No. 984 (City of Bell Gardens 2020).

## **PROJECT AREA HISTORY**

The earliest topographic map for the Project Area is the 1896 Downey 15' topographic map which shows street development in the area. The 1902 Downey 7.5' topographic map shows a dirt access road to the south. The 1923 Bell 7.5' topographic map shows Perry Road developed. The 1942 Downey 15' topographic map shows building development in surrounding areas and road development to the south and east boundaries of the Project Area. The 1949 South Gate 7.5' topographic map shows a park developed just to the north, while the 1981 South Gate 7.5' topographic map shows building development outside of the Project Area.

The earliest historic aerial photograph dates to 1952 and shows building development within the Project Area. Between 1972 and 1994 the buildings were demolished and replaced with landscaping. The 2003 aerial shows landscaping within the Project Area and building development adjacent to it. The Project Area is currently used as a green belt south of Bell Gardens Veterans Park, adjacent to the Bell Gardens Skate Park.



**Figure 5. Land Grant map**

## RECORDS SEARCHES

### PALEONTOLOGICAL RECORD SEARCH

A record search of the Project Area was obtained from the Natural History Museum of Los Angeles County (McLeod 2019; Appendix B). Additional records from the University of California Museum of Paleontology database (UCMP 2020), the PaleoBiology Database (PBDB 2020), and print sources were searched for fossil records.

No recorded paleontological localities producing vertebrate fossils were found within 1-mile of the Project Area. Two localities are known from Pleistocene deposits between 2 and 3 miles from the Project Area inside the City of Bell Gardens. While only extant species were recovered from these two localities, extinct megafauna are known from another 11 localities between 3 and 10 miles from the Project Area. Extinct species include ground sloth (†*Paramylodon* sp.), mammoth (†*Mammuthus* sp.), dire wolf (†*Canis dirus*), horse (†*Equus* sp.), two types of pronghorn antelope (†*Capromeryx* sp., †*Breameryx* sp.), and bison (†*Bison* sp.; Table 2). All of the fossils were a minimum of 8 feet deep in deposits mapped as late Pleistocene at the surface, while sediments with a Holocene component produced fossils starting at 11 feet deep.

**Table 2. Fossil localities from near to the Project Area**

Common Name	Taxon	Depth below original surface	Formation mapped at surface	Age/ dates	Locality	Location	Reference
three-spine stickleback	<i>Gasterosteus aculeatus</i>	11 to 34 feet	young alluvium (Qya2)	Holocene or late Pleistocene	LACM 7701, 7702	Bell Gardens: near the intersection of Atlantic Ave. and I-710 north of the Los Angeles River	McLeod 2019
salamander	<i>Batrachoseps</i> sp.						
lizard	Lacertilia						
constrictor snake	Colubridae						
rabbit	<i>Sylvilagus</i> sp.						
pocket mouse	<i>Microtus</i> sp.						
harvest mouse	<i>Reithrodontomys</i> sp.						
pocket gopher	<i>Thomomys</i> sp.						
western pond turtle	<i>Actinemys</i> sp.	unknown but shallow	older alluvium (Qoa)	late Pleistocene	LACM 1295, 4206	South Los Angeles: near I-110 between 112th and 113th streets and along Imperial Hwy. near Main St.	McLeod 2019
puffin	<i>Mancalla</i> sp.						
turkey	<i>Parapavo</i> sp.						
ground sloth	† <i>Paramylodon</i> sp.						
mammoth	† <i>Mammuthus</i> sp.						
dire wolf	† <i>Canis dirus</i>						
rabbit	<i>Sylvilagus</i> sp.						
squirrel	Sciuridae						
deer mouse	<i>Microtus</i> sp.						
pocket gopher	<i>Thomomys</i> sp.						
horse	† <i>Equus</i> sp.						
elk	‡ <i>Cervus</i> sp.						
diminutive pronghorn	† <i>Capromeryx</i> sp.						
bison	† <i>Bison</i> sp.						
mammoth	† <i>Mammuthus</i> sp.	15 to 20 feet	older alluvium (Qoa)	late Pleistocene	LACM 1344, 3266, 3365	South Los Angeles: near I-110 and Athens on the Hill	McLeod 2019
squirrel	Sciuridae						
horse	† <i>Equus</i> sp.						
pronghorn	† <i>Breameryx</i> sp.						
mammoth	† <i>Mammuthus</i> sp.	8-10 feet	older alluvium (Qoa)	Pleistocene	LACM 1643	Dominguez Hills: near 190th or Annalee Ave.	Jefferson 1991, McLeod 2017

Cultural and Paleontological Resources Assessment Report for the Bell Gardens Water Reservoir Project

Common Name	Taxon	Depth below original surface	Formation mapped at surface	Age/ dates	Locality	Location	Reference
elephant relative	†Proboscidea	30 feet	older alluvium (Qoa)	Pleistocene	LACM 3319	Long Beach: east of Wilmington Ave. north of Artesia Blvd.	Jefferson 1991
bison	† <i>Bison</i> sp.	unknown					
horse	† <i>Equus</i> sp.	2 feet	very old alluvial fan "Qvof"	Holocene	LACM 3347	La Mirada: north of Leffingwell Rd. east of La Mirada Blvd.	McLeod 2015
mammoth	† <i>Mammuthus</i> sp.	5 feet	older alluvium (Qoa)	Pleistocene	LACM 3382	Compton: west of the I-710, east of Wilmington Ave., north of Artesia Blvd.	Jefferson 1991
mammoth	† <i>Mammuthus</i> sp.	19 feet	older marine (Qom)	Pleistocene	LACM 3660	Lakewood: south of Carson St; along Cover St. between Pixie Ave. or Paramount Blvd.	McLeod 2017
indeterminate vertebrates	Vertebrata	unknown	older marine (Qom)	Pleistocene	LACM 6802	Lakewood: near Bixby Rd. between Atlantic Ave. or Orange Ave.	McLeod 2017

## CALIFORNIA HISTORIC RESOURCES INFORMATION SYSTEM

Cogstone conducted a search of the California Historic Resources Information System (CHRIS) that included the entire proposed Project Area as well as a one-mile radius. Sandy Duarte completed the request on October 31, 2019. Results of the record search indicate that 27 previous studies have been completed within one mile of the proposed Project Area (Table 3).

**Table 3. Previous Cultural Resource Studies**

Report No.	Author(s)	Title	Year
LA-00284	Howard, Virginia, and Scott Edmondson	Report of Archaeological Reconnaissance Survey of a Proposed Postal Facility, Lugo Home Tract, Bell Gardens, California	1988
LA-00358	Stickel, Gary E.	An Archaeological and Paleontological Resource Survey of the Los Angeles River, Rio Hondo River and the Whittier Narrows Flood Control Basin, Los Angeles, California	1976
LA-01658	Bissell, Ronald M.	Cultural Resources and Paleontological Reconnaissance of the Scout Avenue Realignment Clara Street to Florence Avenue, Bell Gardens, Los Angeles, Ca	1987
LA-02626	Alexandrowicz, John S., W.A. Sawyer, A.Q. Duffield-Stoll, S.R. Alexandrowicz, A.A. Kuhner, M. Perry, and K. Slater	Historical Archaeology at the Vicente Lugo Adobe, City of Bell Gardens, County of Los Angeles, California	1992
LA-02748	White, Laura S.	An Archaeological Assessment of a 4.7-acre Parcel Located at 6370 Greenwood Avenue in the City of Bell Gardens, Los Angeles County	1992
LA-02970	Chamberlaine, Pat, and Jean Rivers-Council	Cajon Pipeline Project Draft Environmental Impact Statement Environmental Impact Report	1992
LA-03102	McCawley, William, John Romani, and Dana Slawson	The Los Angeles County Drainage Area Subsequent Environmental Impact Report	1994
LA-03875	Maki, Mary K.	Negative Phase I Archaeological Survey of Approximately 25 Acres at John Anson Ford Park, City of Bell Gardens, Los Angeles County, Ca	1998
LA-04209	Allen, Kathleen C.	Cultural Resource Assessment for the Esteban E. Torres Rio Hondo Recycled Water Project, Los Angeles County, California	1998
LA-04981	Maki, Mary K.	Negative Phase I Archaeological Survey of 1.16 Acres for the Clara Street Senior Housing Project City of Bell Gardens, Los Angeles County, California	2001
LA-05953	Maki, Mary K.	Negative Archaeological Survey Report of Approximately 10.5 Acres for Toys 'R' Us Commercial Block Project. City of Bell Gardens, Los Angeles County, California	2002
LA-07047	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Sm 510-01 Los Angeles County, California	2002
LA-07056	Maki, Mary K.	Addendum Study-Clara Street Senior Housing Project, 7716 & 7720 Park Lane and 7706 & 7712 Scout Avenue, Bell Gardens, Los Angeles County	2003

<b>Report No.</b>	<b>Author(s)</b>	<b>Title</b>	<b>Year</b>
LA-07058	Harper, Caprice D.	Cultural Resource Assessment Cingular Wireless Facility No. Sm 510-02 Bell Gardens, Los Angeles County, California	2003
LA-07624	Bonner, Wayne H.	Cultural Resource Records Search Results and Site Visit for AT&T Site Candidate 950-004-502a (Florence & Scout Walk) 7314 Scout Avenue, Bell Gardens, Los Angeles County, California	2005
LA-07634	Bonner, Wayne H.	Cultural Resource Records Search and Site Visit Results for T-Mobile Candidate La03354c (sm354 Mesa/Redondo M6-t5a), Gage Avenue East of Darwell. Bell Gardens, Los Angeles County, California	2005
LA-08500	Billat, Lorna	7440 Scout/la-0278a: Cellular Facility Installation, 7440 Scout Avenue, Bell Gardens, Los Angeles County, Ca 90201	2007
LA-08851	Bonner, Wayne H., and Kathleen A. Crawford	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate La23633a (Florence Ave. Lattice Tower), 6241 Florence Avenue, Bell Gardens, Los Angeles County, California	2007
LA-10437	Maki, Mary	Archaeological Survey Report of 1.7-acres for the Terra Bella Senior Apartments Project 5714-5722 Clara Street, Bell Gardens, Los Angeles County, California	2010
LA-11102	Bonner, Wayne	Records Search and Site Visit Results for the Proposed T-Mobile Site LA33723C (Sol Y Mar Seafood), located at 7700 Eastern Avenue, Bell Gardens, Los Angeles County, California	2010
LA-11780	Ballesteros, Al	Bell Gardens Community Health Center, 6912 Ajax Avenue, Bell Gardens, CA	2012
LA-11899	Supernowicz, Dana	Architectural Evaluation Study of the SCE Randolph Tower Project, MetroPCS California, LLC Site No. LA5702, 6285 Randolph Street, Commerce, Los Angeles County, CA	2012
LA-12306	Bonner, Wayne, and Crawford, Kathleen	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA23633 (LA3633 SCE Florence Avenue CS) 6241 Florence Avenue, Bell Gardens, California	2013
LA-12450	Bonner, Wayne	Cultural Resources Records Search and Site Visit Results for Sprint Nextel Candidate LA60XC166 (Humphy M-6 T-2 Mesa Redondo) 6124 Florence Avenue, Bell Gardens, Los Angeles County, California	2013
LA-12465	McKenna, Jeanette	A Determination of Eligibility Study: The Bell Gardens High School Campus and Proposed Improvements, Bell Gardens, Los Angeles County, California	2014
LA-12603	Bonner, Wayne	LA0580/PA#3551455031, 630 N Garfield Avenue, Commerce (Los Angeles County) CA 90040	2013
LA-13274	Williams, Audry, and Wendy L. Tinsley Becker	Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Company, Long Beach Steam Plant 66kV and 220kV Transmission Lines	2016

The results of these studies indicate that there are no previously recorded cultural resources within the Project Area. However, 11 cultural resources are located within the one-mile search radius. These include one historic archaeological site, and ten historic built environment resources (Table 4).

**Table 4. Cultural Resource Sites**

<b>Primary No.</b>	<b>Trinomial No.</b>	<b>Resource Type</b>	<b>Resource Description</b>	<b>Year Recorded</b>	<b>NRHP/ CRHR Status</b>	<b>HRI No.</b>	<b>Distance from PA (miles)</b>
P-19-001260	CA-LAN-001260	Historic Archaeological Site	Refuse deposits, privies, dumps, trash scatters, adobe building/structure	1986	Unevaluated	None	0.25-0.50
P-19-176918		Historic Built Environment Resource	Adobe building, structure (Casa de Rancho San Antonio)	1989	7L – State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998. Needs to be reevaluated using current standards.	#0984	0.50-1.00
P-19-188983		Historic Built Environment Resource	Engineering Structure	1999	Eligible	None	0.50-1.00
P-19-190052		Historic Built Environment Resource	Engineering Structure	2012	6Y - Determined ineligible for NRHP by consensus through Section 106 process. Not evaluated for CRHR or local listing.	None	0.50-1.00
P-19-190301		Historic Built Environment Resource	1-3 story commercial building, warehouse	2013	Ineligible	None	0.50-1.00
P-19-190302		Historic Built Environment Resource	Engineering structure, transmission tower	2013	Unqualified for NRHP, unevaluated for CRHR	None	0.25-0.50

Primary No.	Trinomial No.	Resource Type	Resource Description	Year Recorded	NRHP/ CRHR Status	HRI No.	Distance from PA (miles)
P-19-190683		Historic Built Environment Resource	Educational building	2014	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	None	0.50-1.00
P-19-190770		Historic Built Environment Resource	Engineering Structure, tower	2013	6Y – Found ineligible for NRHP under consensus process. Not evaluated for CRHR or local listing.	None	0.50-1.00
P-19-191950		Historic Built Environment Resource	Public Utility Building	2014	3S – Appears eligible for NRHP as an individual property through survey evaluation.	None	0.50-1.00
P-19-192309		Historic Built Environment Resource	Engineering Structure	2016	2S2 – Individual property determined eligible for NRHP by a consensus through Section 106 process. Listed in CRHR.	None	0.25-0.50
P-19-192742		Historic Built Environment Resource	Single Family property	2018	3S - Appears eligible for NRHP as an individual property through survey evaluation.	None	0.25-.050

## OTHER SOURCES

In addition to the South Central Coastal Information Center records search, a variety of sources were consulted in October 2019 to obtain information regarding the cultural context of the

Project Area (Table 5). Sources included the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), California Historical Resources Inventory (CHRI), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI). Specific information about the Project Area, obtained from historic-era maps and aerial photographs, is presented in the Project Area History section.

**Table 5. Additional Sources Consulted**

Source	Results
National Register of Historic Places (NRHP; 1979-2002 & supplements)	Negative
Historic USGS Topographic Maps	See Project Area History section
Historic US Department of Agriculture Aerial Photographs	See Project Area History section
California Register of Historical Resources (CRHR; 1992-2014)	Negative
California Historical Resources Inventory (CHRI; 1976-2014)	Negative
California Historical Landmarks (CHL; 1995 & supplements to 2014)	Negative
California Points of Historical Interest (CPHI; 1992 to 2014)	Negative
Caltrans Historic Bridge Inventory (2016)	Negative
Bureau of Land Management General Land Office Records	Positive: see Table 6

A search of the Bureau of Land Management, General Land Office Records indicates that two land patents were obtained under the California Land Act of 1851 (9 Stat. 631) for portions of the Project Area beginning (Table 5; BLM GLO n.d.).

**Table 6. Bureau of Land Management General Land Office Records**

Name(s)	Year	Accession No.	Aliquots T; R; Section
Antonio Maria Lugo	1851	CACAAA 084855	T:2S; R:12W, S28
Doña Josefa Cota, John G. Downey, James McFarland, Don Antonio Maria Nieto	1851	CACAAA 084855	T:2S; R:12W, S28

## SACRED LANDS FILE SEARCH

A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) on October 24, 2019. On November 12, 2019, the NAHC responded that a search of the SLF was completed and there are no sacred lands or resources known within the Project Area (Appendix C).

## **SURVEY**

### **METHODS**

The survey stage is important in a Project's environmental assessment phase to verify the exact location of each identified cultural resource, the condition or integrity of the resource, and the proximity of the resource to areas of cultural resources sensitivity. All undeveloped ground surface areas within the ground disturbance portion of the Project Area were examined. Existing ground disturbances (e.g., cutbanks, ditches, animal burrows, etc.) were visually inspected. Photographs of the Project Area, including ground surface visibility and items of interest, were taken with a digital camera.

For paleontological resources, the purpose is to confirm that field observations conform to the geological maps of the Project Area. Sediments were assessed for their potential to contain fossils. Additionally, if there are known paleontological resources the survey will verify the exact location of those resources, the condition or integrity of each resource, and the proximity of the resource to the Project Area.

For cultural resources, the purpose is to verify the exact location of each identified resource, the condition or integrity of the resource, and the proximity of the resource to areas of cultural resources sensitivity, if any. The surveyor searched for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of the former presence of structures or buildings (e.g., postholes, foundations), or historic-era debris (e.g., metal, glass, ceramics).

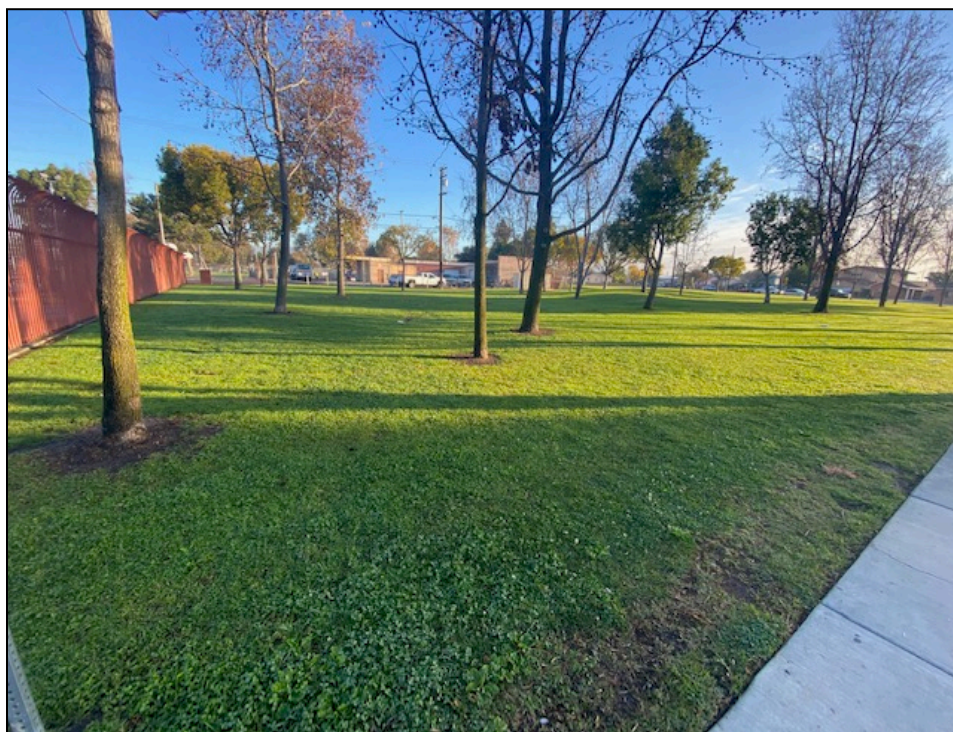
### **RESULTS**

Cogstone archaeologist and cross-trained paleontologist Sandy Duarte surveyed the Project Area on January 24, 2020. Ground visibility within the Project Area was very poor (less than one percent) due to hardscaping and landscaping, and no trace of the late Pleistocene to Holocene young alluvium could be found within the Project Area (Figures 6 and 7). Due to the heavily developed Project Area, the pedestrian survey consisted of 5-meter wide transects.

Where not hardscaped, much of the area was covered in grass, sweet gum trees, buckthorn trees, and fern pine trees (Figure 7). No archaeological or paleontological resources were observed within the Project Area during the survey.



**Figure 6. Project Area northeast corner of Subarea C, view southwest**



**Figure 7. Project Area southwest corner of Subarea A, view northeast**

## **IMPACT ANALYSIS**

### **PALEONTOLOGICAL SENSITIVITY**

A multilevel ranking system was developed by professional resource managers within the Bureau of Land Management (BLM) as a practical tool to assess the sensitivity of sediments for fossils. The Potential Fossil Yield Classification (PFYC) system (BLM 2016; Appendix D) has a multi-level scale based on demonstrated yield of fossils. The PFYC system provides additional guidance regarding assessment and management for different fossil yield rankings.

Fossil resources occur in geologic units (e.g., formations or members). The probability for finding significant fossils in a Project Area can be broadly predicted from previous records of fossils recovered from the geologic units present in and/or adjacent to the study area. The geological setting and the number of known fossil localities help determine the paleontological sensitivity according to PFYC criteria

All alluvial deposits may increase or decrease in fossiliferous potential depending on how coarse the sediments are. Sediments that are close to their basement rock source are typically coarse; those farther from the basement rock source are finer. The chance of fossils being preserved greatly increases once the average size of the sediment particles is reduced to 5 mm or less in diameter. Moreover, fossil preservation also greatly increases with rapid burial in flood-plains, rivers, lakes, oceans, etc. Remains left on the ground surface become weathered by the sun or consumed by scavengers and bacterial activity, usually within 20 years or less. So the sands, silts, and clays of flood-plains, rivers, lakes, and oceans are the most likely sediments to contain fossils.

Using the PFYC system, geologic units are classified according to the relative abundance of vertebrate fossils or scientifically significant invertebrate or plant fossils and their sensitivity to adverse impacts within the known extent of the geological unit. Although significant localities may occasionally occur in a geologic unit, a few widely scattered important fossils or localities do not necessarily indicate a higher PFYC value; instead, the relative abundance of localities is intended to be the major determinant for the value assignment.

The Project is mapped entirely as late Pleistocene to Holocene young alluvium (unit 2). A records search revealed that all of the fossils previously recovered within a 10-mile radius were a minimum of eight feet deep in deposits mapped as late Pleistocene at the surface. Sediments with a Holocene component such as those of the study area produced fossils starting at 11 feet deep. As such the project sediments less than 10 feet below the modern surface are assigned a low potential for fossils (PFYC 2) due to the lack of fossils in these deposits. Sediments more

than 10 feet below the modern surface are assigned a moderate potential for fossils (PFYC 3) due to similar deposits producing fossils at that depth near to the study area (Table 7).

**Table 7. Paleontological Sensitivity Rankings**

Rock Unit	PFYC rankings				
	5 very high	4 high	3 moderate	2 low	1 very low
young alluvium, late Pleistocene to Holocene			more than 10 feet deep	less than 10 feet deep	

## CULTURAL SENSITIVITY

Based on the results of the pedestrian survey and the cultural records search, the Project Area has low sensitivity for prehistoric cultural resources. Analysis of these data sources and historical USDA aerial photographs indicate that the Project Area also has low sensitivity for buried historical archaeological features such as foundations or trash pits. No further work is recommended

## CONCLUSIONS AND RECOMMENDATIONS

### PALEONTOLOGY

The Project is mapped entirely as late Pleistocene to Holocene young alluvium (unit 2). The record search revealed no fossil localities from within the Project or immediate vicinity, however localities are known from the same sediments as found within the study area near to the Project.

The late Pleistocene to Holocene young alluvium sediments less than 10 feet below the modern surface are assigned a low potential for fossils (PFYC 2) due to the lack of fossils in these deposits. More than 10 feet below the modern surface these sediments are assigned a moderate potential for fossils (PFYC 3) due to similar deposits producing fossils at that depth near to the study area.

Planned vertical impacts include excavation approximately two to four feet deep for the base of the water tank and four feet deep for utility lines. Based on fossils found in similar sediments nearby, paleontological monitoring is recommended for the excavations more than 10 feet deep

into native sediments. Drilling or pile driving activities, regardless of depth, have a low potential to produce fossils meeting significance criteria because any fossils brought up by the auger during drilling will not have information about formation, depth or context. The only instance in which such fossils will meet significance criteria is if the fossil is a species new to the region.

If unanticipated fossil discoveries are made, all work must halt within 50 feet until a qualified paleontologist can evaluate the find. Work may resume immediately outside of the 50 foot radius.

## **CULTURAL**

No cultural resources were identified within the Project Area during the intensive pedestrian survey or during any previous investigations. In addition, the CHRIS and SLF searches conducted in support of the Project indicate that no cultural or tribal resources have been previously recorded within the Project Area. No further cultural resources work is recommended for the Project.

Given these findings, pursuant to Section 15064.5 of CEQA, this Project will have No Impact on the significance of any historical resource. The Project will also have No Impact on the significance of any known archaeological resource. The project will not disturb any known human remains, including those interred outside of dedicated cemeteries. Thus the Project will have No Impact on any known human remains. These findings, along with a review of historic USDA aerial photographs, also indicate that the potential for subsurface cultural resource deposits is low.

In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In the unlikely event that human remains are encountered during project development, all work must cease near the find immediately.

In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

## REFERENCES CITED

Bean, W. and J. J. Rawls

1993 *California: An Interpretive History*, 4th Edition. McGraw Hill, New York, NY.

Bean, L. J. and C. R. Smith

1978 "Gabrielino." In *Handbook of North American Indians*, Volume 8. The Smithsonian Institution, Washington, D.C.

BLM (Bureau of Land Management)

2016 *Potential Fossil Yield Classification (PFYC) System*. <https://www.blm.gov/policy/im-2016-124>.

BLM GLO (Bureau of Land Management Government Land Office)

n.d. Land Grant Records Search Tool. Accessed February 2020  
<http://www.glorerecords.blm.gov/PatentSearch/Default.asp>.

Cal-IPC

2006 California Invasive Plant Inventory, Cal-IPC Publication 2006-02. Berkeley, CA: The California Invasive Plant Council. Accessed August 2017 <https://www.cal-ipc.org/docs/ip/inventory/pdf/Inventory2006.pdf>

City of Bell Gardens

2020 History of Bell Gardens. Accessed January 31, 2020 <http://www.bellgardens.org/our-city/about-bell-gardens/bell-gardens/history>

Hall, C. A. Jr.

2007 Western Transverse Ranges. In *Introduction to the Geology of Southern California and Its Native Plants* (pp. 233-279). University of California Press, Berkeley, CA.

Harrington, John P.

1907 *The Papers of John P. Harrington in the Smithsonian Institution*. 1907-1957, Vol. 3: A Guide to the Fieldnotes: Native American History, Language and Culture of Southern California/Basin. Smithsonian Institution, Washington D.C.

Intellicast

2014 Accessed 2014. <https://www.wunderground.com/intellicast>.

Jefferson, G. T.

1991 A catalogue of Late Quaternary vertebrates from California-- part two, mammals: Natural History Museum of Los Angeles County Technical Reports No. 7.

Kroeber, A. L.

1976 *Handbook of Indians of California*. Reprint of 1925 original edition, Dover Publications, New York.

Marr, Charlie

2019 Final Engineering Report for the Bell Gardens Water Reservoir, Well No. 1 Improvements Project. Report prepared for the City of Bell Gardens

McCawley, William

1996 *First Angelinos: the Gabrielino Indians of Los Angeles*. Malki Museum Press/Ballena Press, Banning, CA.

McLeod, S. A. (Natural History Museum of Los Angeles County Department of Vertebrate Paleontology)

2015 Vertebrate Paleontology Records Check for Paleontological Resources for the Proposed Whittier Intersection Improvements Project, Cogstone Project #2985, in the City of Whittier, Los Angeles County, project area. On file with Cogstone, Orange, California.

2017 Vertebrate Paleontology Records Check for Paleontological Resources for the Proposed MUST Facility Project, Cogstone Project # 3993, in the City of Long Beach, Los Angeles County, California, project area. On file with Cogstone, Orange, California.

2019 Vertebrate Paleontology Records Check for Paleontological Resources for the Proposed Bell Gardens Reservoir Project, Cogstone Project # 4877, in the City of Bell Gardens, Los Angeles County, project area. See Appendix B.

Ornduff, R., P. M. Faber, and T. Keeler-Wolf

2003 *Introduction to California Plant Life, Revised Edition*. California Natural History Guides, Volume 69. University of California Press, Berkeley, CA.

PBDB

2020 Records search of the Paleobiology Database. Accessed January, 2020.

Robinson, W. W.

1948 *Land in California: The Story of Mission Lands, Ranchos, Squatters, Mining Claims, Railroad Grants, Land Scrip, Homesteads*. University Press, Berkeley, CA.

Saucedo, G. J., H. G. Greene, M. P. Kennedy, and S. P. Bezore

2016 Geologic map of the Long Beach 30' x 60' quadrangle, California: California Geological Survey Regional Geologic Map Series Map No. 5, version 2.0; map scale 1:100,000. [ftp://ftp.consrv.ca.gov/pub/dmg/rgmp/Prelim\\_geo\\_pdf/Long\\_Beach\\_100k\\_v2.0\\_Map.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/rgmp/Prelim_geo_pdf/Long_Beach_100k_v2.0_Map.pdf)

Scott, E. and K. Springer

2003 CEQA and fossil preservation in southern California. *The Environmental Monitor*, Winter: 4-10, 17.

Scott, E., K. Springer, and J. C. Sagebiel

- 2004 Vertebrate Paleontology in the Mojave Desert: the Continuing Importance of 'Follow Through' in Preserving Paleontologic Resources, p. 65-70, in M. W. Allen and J. Reed (eds.), *The human Journey and Ancient Life in California's Deserts: Proceedings from the 2001 Millennium Conference*. Maturango Museum Publication No. 15, Ridgecrest, California.

Scott, K., C. Richards, S. Gust

- 2014 Paleontological monitoring compliance report for the Metro Purple Line Extension Shaft Project Los Angeles, Los Angeles County, California. On file with Cogstone, Orange, California.

Sutton, M.

- 2009 People and Language, Defining the Takic Expansion into Southern California. *Pacific Coast Archaeological Society Quarterly* 41(2 and 3):31-93.
- 2010 The Del Rey Tradition and its Place in the Prehistory of Southern California. *Pacific Coast Archaeological Society Quarterly* 44(2):1-54.

Sutton, M. and J. Gardner

- 2010 Reconceptualizing the Encinitas Tradition of Southern California. *Pacific Coast Archaeological Society Quarterly* 42(4):1-64.

UCMP

- 2020 Records search of the University of California, Berkeley paleontology database. Accessed online January, 2020.

United States of America Census Bureau

- 2013a "Table 19. American Indian and Alaska Native Population by Tribe for California: 2010." [http://www.census.gov/population/www/cen2010/cph-t/t-6tables/TABLE%20\(19\).xlsx](http://www.census.gov/population/www/cen2010/cph-t/t-6tables/TABLE%20(19).xlsx). Accessed August, 2017.
- 2013b "Table 1. American Indian and Alaska Native Population by Tribe for the United States: 2010." [http://www.census.gov/population/www/cen2010/cph-t/t-6tables/TABLE%20\(1\).xlsx](http://www.census.gov/population/www/cen2010/cph-t/t-6tables/TABLE%20(1).xlsx). Accessed August, 2017.

Wagner, D. L.

- 2002 California geomorphic provinces. California Geological Survey note 36. <https://www.contracosta.ca.gov/DocumentCenter/View/34134/CGS-2002-California-Geomorphic-ProvincesNote-36-PDF>.

Wallace, William J.

- 1955 A Suggested Chronology for Southern California Coastal Archaeology. *Albuquerque: Southwestern Journal of Anthropology* 11:214-230.

Warren, Claude N.

1968 Cultural Tradition and Ecological Adaptation on the Southern California Coast. In  
Archaic Prehistory in the Western United States, edited by C. Irwin-Williams, pp. 1-14.  
Eastern New Mexico University Contributions in Anthropology 1(3). Portales.Gatch

The Weather Channel

2014 Accessed 2014. <http://www.weather.com/>.

## **APPENDIX A. QUALIFICATIONS**

## EDUCATION

1999 M.A., Anthropology (Archaeology), Harvard University, Cambridge  
1995 B.A., Anthropology, University of Pennsylvania, Philadelphia

## SUMMARY QUALIFICATIONS

Ms. Martinez is a Registered Professional Archaeologist (RPA) with over 20 years of experience in archaeological fieldwork, research, and curation. She has expertise in the planning, implementation, and completion of all phases of archaeological work and has participated in archaeological investigations as a principal investigator, crew member, and tribal monitor. She meets national standards in archaeology set by the Secretary of Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. Her experience also includes compliance with CEQA, NEPA, NHPA Sec. 106, NAGPRA, SB 18, AB 52, and California General Order 131-D exemption. Ms. Martinez has extensive experience consulting with Native American leaders and community members in a variety of contexts.

## SELECTED PROJECTS

**Veterans Affairs Long Beach Health Systems (VALBHS), Cultural Resources Services and Native American Monitoring, City of Long Beach, Los Angeles County, CA.** Managed a variety of public works and infrastructure improvements on the VALBHS campus. Services included archaeological surveys, testing, archaeological monitoring, providing and managing Gabrielino (Tongva) Native American monitoring, and compliance reporting. Projects on the campus included an intensive-level archaeological survey utilizing ground penetrating radar and magnetometry to identify subsurface cultural debris, accurately map abandoned utilities, locate a historic trash pit within the Area of Potential Effects (APE). Principal Archaeologist. 2014-2018

**Los Angeles Sanitation District On-Call, Los Angeles Department of Public Works (LADPW), Los Angeles, CA.** As part of 10 task orders for this on-call contract, conducted archaeological investigations for Joint Outfall A, Joint Outfall B, and Joint Outfall D, produced technical reports, and provided Worker Environmental Awareness Program (WEAP) training for cultural resources sensitivity of construction forces and on-call support during construction. Principal Investigator. 2015-2017

**Longboat Solar Photovoltaic, EDF Renewable Energy, Cities of Barstow and Lenwood, San Bernardino County, CA.** The project was construction of a new solar facility. Managed the cultural resources assessment including Phase I and Extended Phase I studies to support MND for this ~235-acre site. Managed archaeological monitoring, Native American coordination, Phase II testing, and was co-author of the treatment plan and compliance report. Sub to Environmental Intelligence. Project Manager/Principal Investigator. 2015-2017

**Lyon Subdivision EIR, Community of Coto de Caza, Orange County, CA.** Managed cultural and paleontological resources technical studies to support preparation of an EIR for the proposed subdivision of an existing large estate for development of 28 new residential lots on approximately 50-57 acres of land. Sub to CAA Planning. Project Manager. 2015

**Valley Corridor Specific Plan EIR, City of Bloomington, San Bernardino County, CA.** Managed an assessment to identify any archaeological, historical, or paleontological resources which covered approximately 354 acres and entailed the designation of five land use districts. Supervised record search, Sacred Lands search, Native American consultation, and GIS mapping. Edited technical report with impact analysis that determined moderate sensitivity to cultural resources and recommended preparation of mitigation plans. Sub to PlaceWorks. Task Manager. 2015

## **EDUCATION**

2009 M.A., Anthropology, Kent State University, Kent, Ohio  
2006 B.A., Anthropology, Ohio State University, Columbus, Ohio

## **SUMMARY QUALIFICATIONS**

Ms. Valasik is a Registered Professional Archaeologist (RPA) and cross-trained paleontologist with over 10 years of professional and academic archaeological field and research experience. She has conducted technical studies and prepared cultural resources reports for CEQA/EIR compliance documents for project-level and program-level Specific Plans, General Plans, Master Plans, and Zoning Amendments for mixed-use, residential, commercial, and industrial developments. She meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and is well-versed in the compliance procedures of CEQA and Section 106 of the NHPA and in working with a variety of federal, state, and local agencies throughout California. She is accepted as a principal investigator for prehistoric archaeology by the State Office of Historic Preservation's Information Centers.

## **SELECTED PROJECTS**

**Irvine General Plan Update - Phase II, City of Irvine, Orange County, CA.** Cogstone conducted a study to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of Irvine to support the Phase II update of the City's General Plan. A general analysis of impacts of future projects within the City of Irvine that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to Placeworks. Principal Investigator for Archaeology. 2018-2019

**La Verne General Plan Update, City of La Verne, Los Angeles County, CA.** Cogstone reviewed and summarized available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of La Verne to support an update of the City's General Plan. Cogstone conducted archaeological and paleontological record searches, extensive historical research at City Hall, a Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC), and a general analysis of impacts of future projects within the city that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to De Novo. Principal Investigator for Archaeology. 2018

**Agora Town Center Mixed-Use EIR, Laguna Niguel, Orange County, CA.** Conducted due diligence review of the previous environmental document. Prepared updated cultural and paleontological sections, including updated records search. The project also involved preparation of a new Tribal cultural resources section; and assisting the City of Laguna Niguel with combined SB 18/AB52 consultation and outreach. Sub to PlaceWorks. Principal Investigator for Archaeology. 2016

**Lyon Subdivision EIR, City of Coto de Caza, Orange County, CA.** Conducted a cultural resources technical study to support preparation of an EIR on behalf of the developer for the proposed subdivision of an existing large estate for development of 28 new residential lots on approximately 50-57 acres of land. The existing land is predominantly a citrus orchard. Services included records search, Sacred Lands search, Native American consultation, GIS mapping, and intensive-level pedestrian survey with negative results. The lead agency for the Project is the City of Coto de Caza. Sub to CAA Planning. Principal Investigator for Archaeology. 2015

**Shoppes at Corona Vista Specific Plan, City of Corona, Riverside County, CA.** The Project involves the construction of a shopping center and a church, and includes a specific plan amendment for a 7.25-acre site situated within a former citrus growing community. Services included archaeological, paleontological and historical records searches, NAHC consultation, pedestrian survey and prepared technical reports. One historic resource, a Craftsman bungalow, was recorded. A DPR 523 site record was completed. The building was evaluated for eligibility for listing on the California Register of Historic Resources (CRHR) and determined not eligible. Sub to Applied Planning. Principal Investigator for Archaeology & Co-Author. 2015

**EDUCATION**

2016 Ph.D., Department of Anthropology, University of California, Riverside (UCR)  
2011 M.A., Department of Anthropology, UCR  
2007 M.A., Applied Geography, University of Colorado, Colorado Springs (UCCS)  
2002 B.A., Department of Anthropology, minor in Geography/Environmental Studies, UCCS

**SUMMARY QUALIFICATIONS**

Dr. Gust is a Registered Professional Archaeologist (RPA) with over 8 years of experience in field archaeology and also serves as Cogstone's Lab Manager. He meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and his field expertise includes pedestrian surveys, excavation monitoring, resource recording, and historic artifact analysis.

**SELECTED EXPERIENCE**

**Euclid Fueling Station Project, City of Santa Ana, Orange County, CA.** Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural and paleontological resources during the construction of a convenience store, associated parking, gas station, and underground fuel storage tank. The assessment was conducted to meet the requirements of CEQA with the City of Santa Ana acting as lead agency. Cogstone conducted record searches, a Sacred Lands File Search, an intensive pedestrian survey, gave mitigation recommendations, and produced a report. Sub to Sagecrest Planning + Environmental. Principal Investigator for Archaeology. 2019

**Heathercliff Malibu Development Project, City of Malibu, Los Angeles County, CA.** Cogstone conducted a study to determine the potential impacts to cultural resources resulting from the construction of a single residence bounded by Heathercliff Road to the southeast and the Pacific Coast Highway to the northwest. This study included all information required by the City of Malibu Archaeology Guidelines. Cogstone conducted a record search, Sacred Lands File Search, pedestrian survey, and produced an assessment. Sub to ACS Construction. Principal Investigator for Archaeology & Report Author. 2019

**Los Angeles World Airports (LAWA) Terminal 1.5 Project, City of Los Angeles, Los Angeles County, CA.** Cogstone conducted cultural and paleontological resources monitoring during the excavations for the construction of a new airport terminal at Los Angeles International Airport (LAX) that included the construction of a five-story structure with four above-grade levels and one basement level. Cogstone also conducted archaeological and paleontological Worker Environmental Awareness Program training for all construction personnel. The City of Los Angeles was the lead agency for the project. Sub to CDM. Archaeology Supervisor & Report Author. 2018-2019

**Florence Mills Apartments Project, City of Los Angeles, Los Angeles County, CA.** This project was for the development of affordable and subsidized multi-family apartment buildings along the Historic Central Avenue Corridor in Southeast LA. Cogstone conducted monitoring of construction activities associated with excavation of historic-age and modern-age fill, as well as native soils, functions to ensure archaeological materials not previously exposed would be identified, assessed and impacts mitigated in order to preserve and/or extract the maximum scientific value of the resource. Archaeology Supervisor & Report Author. 2019

**Roosevelt Park Regional Stormwater Capture Project, unincorporated area of Florence-Firestone, Los Angeles County, CA.** Conducted cultural and paleontological monitoring during all ground disturbing activities in native sediments. This project includes the construction of three diversion structures and pipelines. Sub to Environmental Advisors. Archaeology Supervisor & Report Author. 2018

**EDUCATION**

2013 M.S., Biology with paleontology emphasis, California State University San Bernardino  
2000 B.S., Geology with paleontology emphasis, University of California, Los Angeles

**SUMMARY QUALIFICATIONS**

Ms. Scott has 22 years of experience in California as a paleontologist and sedimentary geologist. She is a Member of the Society of Vertebrate Paleontology and the Geological Society of America. Scott has worked extensively in the field surveying, monitoring, and salvaging fossils on hundreds of projects. In addition, she has special skills in jacketing large fossils, fossil preparation (cleaning and stabilization) and in the preparation of stratigraphic sections and other documentation for fossil localities. She frequently authors paleontological assessments, paleontological mitigation plans, and monitoring compliance reports to all agency requirements. She authors and conducts crew sensitivity training, serves as company safety officer, and has authored both the company safety and paleontology manuals.

**SELECTED EXPERIENCE**

**Purple Line Extension (Westside Subway), METRO, Los Angeles County, CA.** The project involves extension of the subway from Wilshire/Western to the VA Facility in Westwood for 9 miles. Currently supervising paleontological monitoring, fossil recovery of excavations, and fossil preparation in the lab. Cogstone subsequently prepared the paleontological mitigation and monitoring plans for the entire project. Currently serving as the paleontological consultant for the construction management team's oversight of the design-build of three stations from Western to La Cienega. Sub to Jacobs/West JV. Principal Investigator for Paleontology. 2014-ongoing

**Irvine General Plan Update - Phase II, City of Irvine, Orange County, CA.** Cogstone conducted a study to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of Irvine to support the Phase II update of the City's General Plan. A general analysis of impacts of future projects within the City of Irvine that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to Placeworks. Principal Investigator Paleontology. 2018-2019

**Brea 265 Specific Plan, City of Brea, Orange County, CA.** The objective of this study was to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the proposed Specific Plan. This study provided environmental documentation as required by CEQA. A Paleontological Resource Impact Mitigation Program and full-time monitoring was recommended for deposits with a PFYC ranking of 3 or greater. Sub to Placeworks. Principal Investigator for Paleontology. 2018-2019

**Hope Street Bridge Housing Project, City of Los Angeles, Los Angeles County, CA.** The purpose of the study was to determine the potential effects to paleontological resources for the proposed proposed temporary emergency homeless shelter. Cogstone conducted a record search, consulted additional records from available databases, and print sources. Cogstone prepared a paleontological technical assessment. *This project was a task order from an on-call contract with Los Angeles Bureau of Engineering.* Sub to ICF. Principal Paleontologist & Report Co-Author. 2018

**Westminster General Plan Update EIR, City of Westminster, Orange County, CA.** Prepared paleontological resources assessment to support the General Plan Update. The study area included the entire city, spanning 6,590 acres. Services involved records search, GIS mapping, and background research. Impact analysis determined negative results. Sub to PlaceWorks. Principal Investigator Paleontology. 2016

## **EDUCATION**

2002 B.A., Cultural Anthropology, University of California, Santa Barbara

## **SUMMARY QUALIFICATIONS**

Ms. Duarte is a paleontologist and archaeologist with over 13 years of experience in paleontological and archaeological monitoring, surveying, and excavation in southern California. Duarte has experience with Native American consultation as required by Section 106 of the National Historic Preservation Act (NHPA) and under Senate Bill 18 for the protection and management of cultural resources. Beginning in 2006, Duarte worked for the U.S. Forest Service in the Biology, Timber, and Geology Department as an archaeologist, including serving as a trained wild-land firefighter to preserve archaeological sites forest fires. Additional skills include paleontological identification, fossil preparation, artifact identification and preparation, and final report preparation.

## **SELECTED PROJECTS**

**Parkside Estates, City of Huntington Beach, Orange County, CA.** The project consisted of an approximately 50-acre development. Services included monitoring during all excavations, identifying and collecting cultural artifacts, and Native American coordination with Juaneño and Gabrielino groups. LSA Associates. 2016-2019

**State Route 74 Improvements, Caltrans District 12, Orange County, CA.** This project consisted of the widening of SR-74 and adding a shoulder lane. Duties included monitoring the installation of ESA fencing along culturally sensitive areas along SR-74 and widening of shoulder lane. LSA Associates. Archaeological Monitor. April-June 2018

**Perris Gateway Commerce Center, City of Perris, San Bernardino County, CA.** The proposed project included the demolition of existing uses at the project site and the construction and operation of a 380,000 square-foot high-cube warehouse to be constructed on 21.63 acres, 0.27 acres of which will be provided for purposes of street dedication, and the remainder of the site to be developed with 205,000 square feet of landscaping, 225 passenger vehicle parking stalls, 98 trailer parking stalls, and two detention basins. Conducted monitoring during all ground disturbing activities. Archaeological Monitor. March 2018

**La Pata Avenue 1.8-mile Gap Closure and Camino del Rio Extension, Orange County Public Works, City of San Juan Capistrano, Orange County, CA.** This project was a massive undertaking of 14.8 million cubic yards of earth material being removed. Duties included identifying and collecting groundstone artifacts in alluvium, and identifying and collecting fossils in bedrock. Additional duties included the preparation of numerous pinniped fossils specimens with zip scribes. LSA Associates. Lead Archaeological Monitor. 2014-2017

**Planning Area 40 East/East Rough Grading and Pipeline Trenching, Cities of Lake Forest and Irvine, Orange County, CA.** LSA conducted paleontological resources monitoring for the rough grading of PA 40 East/East for the development of a new residential community. Archaeological & Paleontological Monitor. LSA Associates. 2016

**On-Call Environmental Mitigation Program, OCTA, Orange County, CA.** This project consisted of 6 open space properties and 11 restoration project areas selected for mitigation of impacts from the Measure M2 freeway program. Prior to any work taking place, each area had to have an environmental assessment to determine the presence of both historic and prehistoric resources. Duties included leading transects using ArcGIS on a smartphone and assisting in identifying and recording artifacts. LSA Associates. Lead Archaeological Monitor. 2014

## **EDUCATION**

2018     Geographic Information Systems (GIS) Certificate, California State University, Fullerton  
2003     B.A., Anthropology, University of California, Santa Barbara

## **SUMMARY QUALIFICATIONS**

Mr. Freeberg has extensive experience in field surveying, data recovery, monitoring, and excavation of archaeological and paleontological resources associated with land development projects in the private and public sectors. He has conducted all phases of archaeological work, including fieldwork, laboratory analysis, research, and reporting. Mr. Freeberg also has a strong grounding in conventional field and laboratory methods and is skilled in the use of ArcGIS.

## **SELECTED PROJECTS**

**Laguna Creek Trail, District 3, City of Elk Creek, Sacramento County, CA.** The City of Elk Grove, in cooperation with Caltrans, proposed multiple trail extensions and gap closures of the Laguna Creek Trail system and sidewalks along Bruceville Road and Big Horn Boulevard. The project was needed to help meet the goals of the City's Bicycle, Pedestrian, and Trails Master Plan adopted in 2014. Served as GIS specialist to create and manage all project related maps including the APE map which follows specific Caltrans guidelines and requirements. Also managed the GIS data and performed CAD data conversion to show project impacts. Sub to Helix. GIS Specialist. 2019

**Southern California Edison (SCE) On-Call Environmental Clearance Program, Southern CA.** This project consisted of archaeological construction support – cultural construction monitoring, documentation of cultural resources, GPS plotting, and reporting associated with SCE pole replacement and construction. Served as GIS specialist to create all report maps and DPR maps for new and updated resources found during the course of monitoring. Sub to Cardno. GIS Specialist. 2019

**State Route 108/Mackey Ranch Road Improvements Project, District 10, City of Jamestown, Tuolumne County, CA.** The project involved the construction of a roundabout and associated improvements at the intersection of SR-108 and Mackey Ranch Road. Under NEPA, the cultural resources portion of the work required compliance with Section 106 of the National Historic Preservation Act (NHPA). With Caltrans District 10 acting as the lead federal agency, all work was completed in accordance with the guidelines and recommended procedures outlined in Volume 2 of Caltrans' Standard Environmental (SER) Handbook. Sub to Foothill. GIS Specialist. 2019

**Fresno West Area Specific Plan EIR, City of Fresno, Fresno County, CA.** The City of Fresno started the West Area Specific Plan in 2017 in order to implement and refine the General Plan's vision for the West Area of the City which includes three Council Districts. The purpose of the Specific Plan is to guide future growth and development in the most northwest area of the City which consists of approximately 7,077 acres. Served as GIS specialist to create all record search maps, report maps and managed all GIS data. Sub to De Novo. GIS Specialist. 2019

**Southern California Gas (SCG) Line 85 and Line 225 Repair, unincorporated community of Los Angeles County, CA.** SCG was repairing Line 85 and Line 225 pipelines (both 26-inch natural gas transmission lines that run through the Angeles National Forest). Mr. Freeberg was the lead archaeological and paleontological monitor and was in charge of the in-field cultural resource awareness training of all construction crew members working in the area. Lead Archaeological & Paleontological Monitor/WEAP Trainer. 2007-2008, 2012-2013

## **APPENDIX B. PALEONTOLOGICAL RECORD SEARCH**



Natural History Museum  
of Los Angeles County  
900 Exposition Boulevard  
Los Angeles, CA 90007

tel 213.763.DINO  
www.nhm.org

Vertebrate Paleontology Section  
Telephone: (213) 763-3325

e-mail: [smcleod@nhm.org](mailto:smcleod@nhm.org)

11 December 2019

Cogstone Resource Management, Inc.  
1518 West Taft Avenue  
Orange, CA 92865-4157

Attn: Logan Freeberg, GIS Technician

re: Vertebrate Paleontology Records Check for paleontological resources for the proposed  
Bell Gardens Reservoir Project, Cogstone Project # 4877, in the City of Bell  
Gardens, Los Angeles County, project area

Dear Logan:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed Bell Gardens Reservoir Project, Cogstone Project # 4877, in the City of Bell Gardens, Los Angeles County, project area as outlined on the portion of the South Gate USGS topographic quadrangle map that you sent to me via e-mail on 27 November 2019. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

The entire proposed project site area has surficial deposits of younger Quaternary Alluvium, derived as fluvial deposits from the Rio Hondo that currently flows in a channel just to the east and from the flood plain of the Los Angeles River that currently flows in a concrete channel to the west. These younger Quaternary deposits usually do not contain significant fossil vertebrates, at least in the uppermost layers, but the underlying older Quaternary deposits found at varying depths may well contain significant vertebrate fossils.

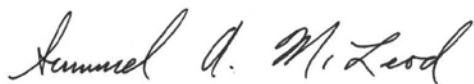
Our closest vertebrate fossil localities from these Quaternary deposits are LACM 7701-7702, north-northwest of the proposed project area near the intersection of Atlantic Avenue and the Long Beach Freeway (I-710) north of the Los Angeles River, that produced fossil specimens

of threespine stickleback, *Gasterosteus aculeatus*, salamander, *Batrachoseps*, lizard, Lacertilia, snake, Colubridae, rabbit, *Sylvilagus*, pocket mouse, *Microtus*, harvest mouse, *Reithrodontomys*, and pocket gopher, *Thomomys*, at depths of 11 to 34 feet below grade. Further to the west-southwest of the proposed project area, at the Harbor Freeway (I-110) between 112<sup>th</sup> and 113<sup>th</sup> Streets and along Imperial Highway near Main Street, our older Quaternary localities LACM 1295 and 4206, produced a typical late Pleistocene fauna including fossil specimens of pond turtle, *Clemmys*, puffin, *Mancalla*, turkey, *Parapavo*, ground sloth, *Paramylodon*, mammoth, *Mammuthus*, dire wolf, *Canis dirus*, rabbit, *Sylvilagus*, squirrel, Sciuridae, deer mouse, *Microtus*, pocket gopher, *Thomomys*, horse, *Equus*, deer, *Cervus*, pronghorn antelope, *Capromeryx*, and bison, *Bison*, at unstated but relatively shallow depths. A little further west-southwest of the proposed project area, around the Harbor Freeway and Athens on the Hill, our older Quaternary localities LACM 1344, 3266 and 3365, produced fossil specimens of mammoth, *Mammuthus*, squirrel, Sciuridae, horse, *Equus*, and pronghorn antelope, *Breameryx*, at depths between 15 and 20 feet below the surface.

Shallow excavations in the younger Quaternary deposits exposed throughout the proposed project area are unlikely to encounter significant vertebrate fossils. Deeper excavations in the proposed project area that extend down into older Quaternary deposits, however, may well uncover significant fossil vertebrate remains. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples from the proposed project area should also be collected and processed to determine the small fossil potential of the site. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,



Samuel A. McLeod, Ph.D.  
Vertebrate Paleontology

enclosure: invoice

## **APPENDIX C. SACRED LANDS FILE**

**Sacred Lands File & Native American Contacts List Request**

**Native American Heritage Commission**

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

*Information Below is Required for a Sacred Lands File Search*

**Project:** Bell Gardens Water Reservoir

**County:** Los Angeles

**USGS Quadrangle Name:** South Gate

**Township:** 2S      **Range:** 12W      **Section(s):** 28

**Company/Firm/Agency:** Logan Freeberg, Cogstone

**Street Address:** 1518 W. Taft Ave

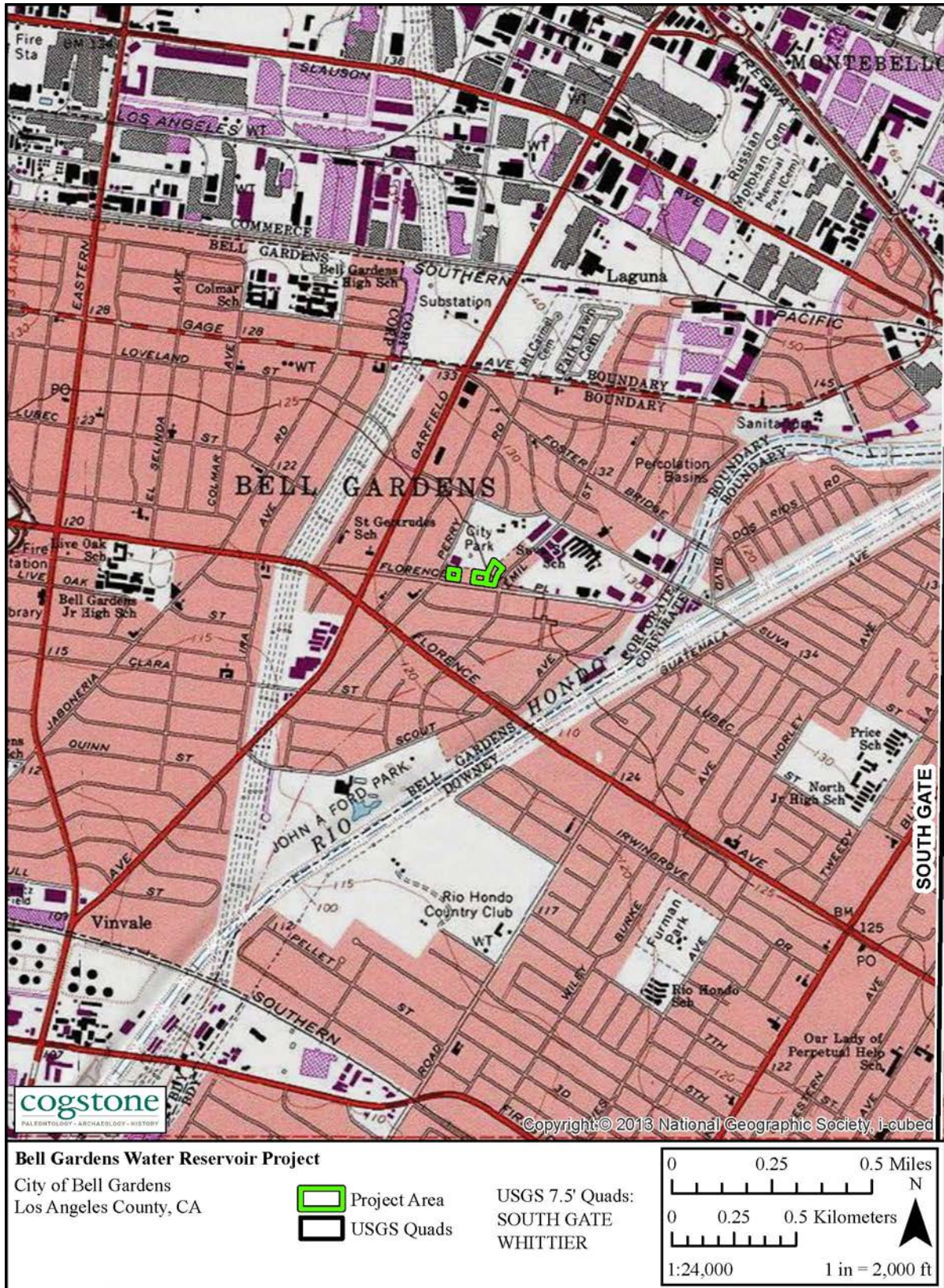
**City:** Orange      **Zip:** 92865

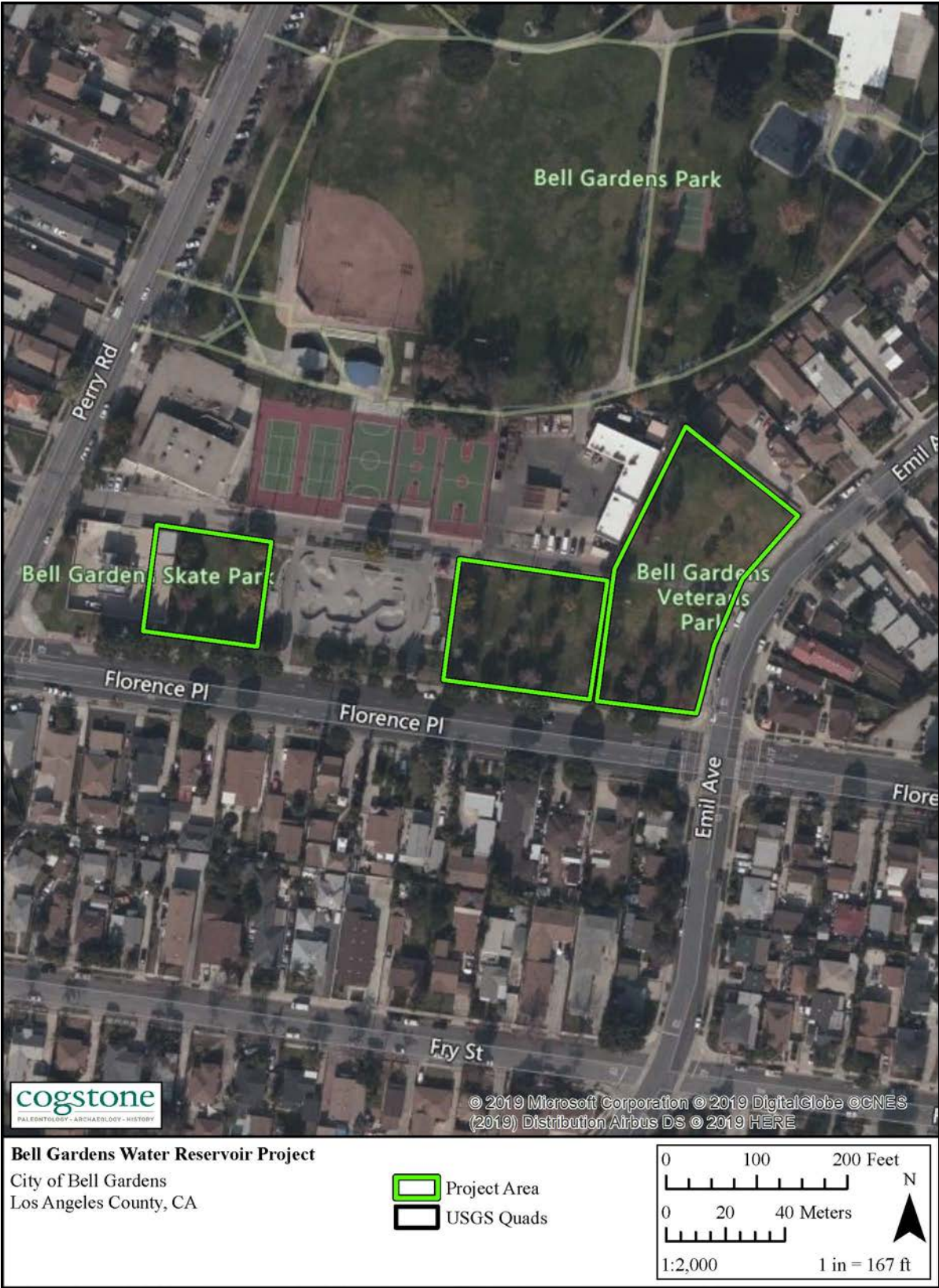
**Phone:** 714 974-8300

**Fax:** 714 974-8303

**Email:** [cogstoneconsult@cogstone.com](mailto:cogstoneconsult@cogstone.com)

**Project Description:** The City plans to make improvements including a new 2 million gallon reservoir, a new booster pump station, drill a new well and other components on a site that is less than five acres in size. The project is in an urban area along Florence Avenue between Perry and Emil.





STATE OF CALIFORNIA

GAVIN NEWSOM, Governor

NATIVE AMERICAN HERITAGE COMMISSION  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone: (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



November 12, 2019

Logan Freeberg  
Cogstone

VIA Email to: [cogstoneconsult@cogstone.com](mailto:cogstoneconsult@cogstone.com)

RE: Bell Gardens Water Reservoir Project, Los Angeles County

Dear Mr. Freeberg:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: [steven.quinn@nahc.ca.gov](mailto:steven.quinn@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Steven Quinn".

Steven Quinn  
Associate Governmental Program Analyst

Attachment

**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
11/12/2019**

***Gabrieleno Band of Mission  
Indians - Kizh Nation***

Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielenoindians.org

Gabrieleno

***Gabrieleno/Tongva San Gabriel  
Band of Mission Indians***

Anthony Morales, Chairperson  
P.O. Box 693  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626) 286-1262  
GTTribalcouncil@aol.com

Gabrieleno

***Gabrielino /Tongva Nation***

Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St.,  
#231  
Los Angeles, CA, 90012  
Phone: (951) 807 - 0479  
sgoad@gabrielino-tongva.com

Gabrielino

***Gabrielino Tongva Indians of  
California Tribal Council***

Robert Dorame, Chairperson  
P.O. Box 490  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

Gabrielino

***Gabrielino-Tongva Tribe***

Charles Alvarez,  
23454 Vanowen Street  
West Hills, CA, 91307  
Phone: (310) 403 - 6048  
roadkingcharles@aol.com

Gabrielino

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Bell Gardens Water Reservoir Project, Los Angeles County.

## **APPENDIX D. PALEONTOLOGICAL SENSITIVITY RANKING CRITERIA**

PFYC Description Summary (BLM 2016)	PFYC Rank
<b>Very Low.</b> The occurrence of significant fossils is non-existent or extremely rare. Includes igneous (excluding air-fall and reworked volcanic ash units), metamorphic, or Precambrian rocks. Assessment or mitigation of paleontological resources is usually unnecessary except in very rare or isolated circumstances that result in the unanticipated presence of fossils.	1
<b>Low.</b> Sedimentary geologic units that are unlikely to contain vertebrate or scientifically significant nonvertebrate fossils. Includes rock units less than 10,000 years old and sediments with significant physical and chemical changes (e.g., diagenetic alteration) which decrease the potential for fossil preservation. Assessment or mitigation of paleontological resources is not likely to be necessary.	2
<b>Moderate.</b> Units are known to contain vertebrate or scientifically significant nonvertebrate fossils, but these occurrences are widely scattered and/or of low abundance. Common invertebrate or plant fossils may be found and opportunities may exist for casual collecting. Paleontological mitigation strategies will be based on the nature of the proposed activity.  Management considerations cover a broad range of options that may include record searches, pre-disturbance surveys, monitoring, mitigation, or avoidance. Surface-disturbing activities may require assessment by a qualified paleontologist to determine whether significant paleontological resources occur in the area of a proposed action, and whether the action could affect the paleontological resources.	3
<b>High.</b> Geologic units containing a high occurrence of significant fossils. Fossils must be abundant per locality. Vertebrates or scientifically significant invertebrate or plant fossils are known to occur and have been documented, but may vary in occurrence and predictability.  Mitigation plans must consider the nature of the proposed disturbance, such as removal or penetration of protective surface alluvium or soils, potential for future accelerated erosion, or increased ease of access that could result in looting. Detailed field assessment is normally required and on-site monitoring or spot-checking may be necessary during land disturbing activities. In some cases avoidance of known paleontological resources may be necessary.	4
<b>Very High.</b> Highly fossiliferous geologic units that consistently and predictably produce vertebrate or scientifically significant invertebrate or plant fossils. Vertebrate fossils or scientifically significant invertebrate fossils are known or can reasonably be expected to occur in the impacted area. Paleontological resources are highly susceptible to adverse impacts from surface disturbing activities.  Paleontological mitigation may be necessary before or during surface disturbing activities. The area should be assessed prior to land tenure adjustments. Pre-work surveys are usually needed and on-site monitoring may be necessary during land use activities. Avoidance or resource preservation through controlled access, designation of areas of avoidance, or special management designations should be considered.	5
<b>Unknown.</b> An assignment of “Unknown” may indicate the unit or area is poorly studied and field studies are needed to verify the presence or absence of paleontological resources. The unit may exhibit features or preservational conditions that suggest significant fossils could be present, but little information about the actual unit or area is known.  Literature searches or consultation with professional colleagues may allow an unknown unit to be provisionally assigned to another Class, but the geological unit should be formally assigned to a Class after adequate survey and research is performed to make an informed determination.	U
<b>Water or Ice.</b> Typically used only for areas which have been covered thus preventing an examination of the underlying geology.	W, I

## **APPENDIX E GEOTECHNICAL EXPLORATION REPORT**



**GEOTECHNICAL EXPLORATION REPORT**  
**WELL NO. 1 PFAS WATER TREATMENT FACILITY**  
**6665 FLORENCE PLACE**  
**CITY OF BELL GARDENS, CALIFORNIA**

Prepared for **TETRA TECH, INC.**  
17885 VON KARMAN AVENUE, SUITE 500  
IRVINE, CALIFORNIA 92614

Prepared by **LEIGHTON CONSULTING, INC.**  
2600 MICHELSON DRIVE, SUITE 400  
IRVINE, CALIFORNIA 92612

Project Number 036.0000021377

May 24, 2024

---

May 24, 2024

Project No. 036.0000021377

Tetra Tech, Inc.  
17885 Von Karman Avenue, Suite 500  
Irvine, California 92614

Attention: Mr. Steve Tedesco, PE

**Subject: Geotechnical Exploration Report  
Well No. 1 PFAS Water Treatment Facility  
6665 Florence Place  
City of Bell Gardens, California**

In response to your request, Leighton Consulting, Inc. (Leighton) has conducted a geotechnical engineering exploration as a subconsultant to Tetra Tech for the Well No. 1 PFAS Water Treatment Facility at 6665 Florence Place in the city of Bell Gardens, California.


Based on our field exploration, the project site is underlain by a thin mantle of artificial fill overlying young alluvial deposits. The fill materials consisted mainly of silty sand. The alluvium generally consisted of medium stiff silty clay to a depth of 10 feet, followed by medium dense to dense sand, silty sand, and silt to the maximum explored depth of 51½ feet. Groundwater was not encountered in our borings.

Based upon the results of this geotechnical exploration, the proposed project is feasible from a geotechnical standpoint. Specific recommendations for the geotechnical aspects of the project are presented in this report.

We appreciate the opportunity to be of service to you on this project. If you have any questions or if we can be of further service, please contact us at your convenience.

Respectfully submitted,

LEIGHTON CONSULTING, INC.



Djan Chandra, PE, GE 2376  
Senior Principal Engineer

DJC/lr

Distribution: (1) Addressee

## TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
<b>1.0 INTRODUCTION .....</b>	<b>1</b>
1.1 Site Location and Proposed Project.....	1
1.2 Purpose and Scope of Exploration .....	1
<b>2.0 GEOTECHNICAL FINDINGS.....</b>	<b>4</b>
2.1 Subsurface Soil Conditions.....	4
2.2 Collapse and Compressibility Potential.....	4
2.3 Soil Corrosivity.....	4
2.4 Groundwater .....	5
2.5 Primary Seismic Hazard .....	5
2.6 Secondary Seismic Hazards.....	5
2.6.1 Liquefaction.....	6
2.6.2 Seismically Induced Landslides .....	6
2.6.3 Seiches and Tsunamis.....	7
2.7 Infiltration Rate.....	7
<b>3.0 DESIGN RECOMMENDATIONS .....</b>	<b>8</b>
3.1 Earthwork.....	8
3.1.1 Site Preparation .....	8
3.1.2 Overexcavation and Recompaction .....	8
3.1.3 Subgrade Preparation .....	9
3.1.4 Fill Placement and Compaction.....	9
3.2 Foundation Design Parameters .....	9
3.2.1 Allowable Bearing Capacity .....	9
3.2.2 Lateral Load Resistance .....	10
3.2.3 Modulus of Subgrade Reaction.....	10
3.3 Slab-On-Grade .....	10
3.4 Seismic Design Parameters.....	11
3.5 Lateral Earth Pressures .....	12
3.6 Cement Type and Concrete.....	13
3.7 Pavement Design .....	13
3.8 Additional Geotechnical Services .....	14
<b>4.0 CONSTRUCTION CONSIDERATIONS .....</b>	<b>15</b>
4.1 Trench Backfill .....	15
4.2 Temporary Excavations and Shoring Design.....	15
<b>5.0 LIMITATIONS.....</b>	<b>16</b>
<b>6.0 REFERENCES.....</b>	<b>17</b>

---

## LIST OF TABLES

Table 1 – Field Percolation Test Summary .....	7
Table 2 – Code-Based 2022 CBC Seismic Design Parameters.....	11
Table 3 – Equivalent Fluid Pressures.....	12
Table 4 – Recommended Pavement Sections .....	13

## ATTACHMENTS

Important Information about Your Geotechnical Engineering Report	Rear of Text
Figure 1 – Site Location Map	Rear of Text
Figure 2 – Boring Location Map	Rear of Text
Figure 3 – Regional Geology Map	Rear of Text
Figure 4 – Regional Fault Map	Rear of Text
Appendix A – Boring Logs	
Appendix B – Percolation Test Data	
Appendix C – Laboratory Test Results	
Appendix D – Liquefaction Analysis	

## 1.0 INTRODUCTION

### 1.1 Site Location and Proposed Project

The treatment facility will be constructed at the westerly portion of an existing park, located at the northwest corner of Florence Place and Emil Avenue. The site is relatively flat and covered with grass and trees. The approximate site location is shown in Figure 1, *Site Location Map*.

The proposed improvements include four 10-foot-diameter ion exchange (IX) vessels and a sodium hypochlorite storage tank supported on concrete pads. The associated improvements include new piping, paving, perimeter block walls and an access gate. Approximate footprint of the proposed improvements are shown in Figure 2, *Boring Location Map*.

### 1.2 Purpose and Scope of Exploration

The purpose of our services was to explore the subsurface conditions at the project site in order to provide geotechnical recommendations to aid in design and construction. This geotechnical exploration was performed based on our proposal dated January 15, 2024.

The scope of this exploration included the following tasks:

- Background Review – A background review was performed of readily available, relevant geotechnical and geological literature pertinent to the site. References used in preparation of this report are listed in Section 6.0.
- Pre-Field Exploration Activities – Boring locations were marked and DigAlert was notified to locate and mark existing underground utilities prior to our subsurface exploration.
- Field Exploration – On April 26, 2024, we advanced one hollow-stem auger boring (LB-1) to a depth of 51½ feet below existing grade. The boring was logged and sampled using Standard Penetration Test (SPT) and California Ring samplers at selected intervals following ASTM D 1586 and ASTM D 3550 for SPT and split-barrel sampling of soil. The SPT and Ring samplers were driven into the soil with a 140-pound hammer, free falling 30 inches. The number of blows was noted for every 6 inches of sampler penetration. Relatively undisturbed samples were collected from the boring using the Ring sampler. In addition to driven samples, representative bulk soil samples were

also collected from the boring. Each soil sample collected was described in general conformance with the Unified Soil Classification System (USCS). The samples were sealed, packaged, and transported to our soil laboratory. The soil descriptions and depths are noted on the boring log included in Appendix A, *Boring Log*. After completion of drilling, the boring was backfilled with soil cuttings and compacted by a tamper. The approximate locations of our boring is shown in Figure 2, *Boring Location Map*.

- *Field Percolation Testing* – One shallow boring P-1 was drilled to a depth of 5 and converted to a temporary percolation test well. The boring was pre-soaked upon completion of drilling in preparation for in-situ percolation testing. The testing was performed in general accordance with County of Los Angeles Department of Public Works (LADPW) *Guidelines for Geotechnical Investigation and Reporting Low Impact Development Stormwater Infiltration*, dated June 30, 2021 (LADPW, 2021). A 2-inch-diameter polyvinyl chloride (PVC) pipe with a perforated section (.020 slotted screen) was placed in the borehole and the annulus was filled with clean sand (No. 3 Monterey Sand).

After pre-soaking, the test well was filled to a water level at least five times the boring radius above the bottom of the boring to determine the time interval for the percolation test. Once the time interval was established, the percolation test was performed by measuring the drop of water level in the pipe and the time associated with the change in water level. The water drop was measured using a manual water sounder. Field data and calculated infiltration rate for the well are presented in Appendix B, *Percolation Test Data*. After the conclusion of percolation testing, the PVC pipe was removed from the test well and the test well was backfilled with soil cuttings. The approximate location of the percolation test is shown in Figure 2.

- *Laboratory Tests* – Laboratory tests were performed on selected soil samples obtained during our field exploration. The laboratory testing program was designed to evaluate the physical and engineering characteristics of the onsite soil. Tests performed during this exploration include:
  - In situ moisture content and dry density (ASTM D 2216 and ASTM D 2937);
  - Passing No. 200 Sieve (ASTM D 1140);
  - Particle size distribution (ASTM D 6913);
  - Consolidation (ASTM D 2435);

- Direct Shear (ASTM D 3080);
- R-Value (California Test Method 301); and
- Corrosivity Suite – pH, Sulfate, Chloride, and Resistivity (California Test Methods 417, 422, and 532/643).

The laboratory test results are presented in Appendix C, *Laboratory Test Results*. Test results of the in-situ moisture content and dry density are also presented on the boring log in Appendix A.

- Engineering Analysis - The data obtained from our background review, field exploration, and laboratory testing program were evaluated and analyzed to develop the recommendations presented in this report for the proposed project.
- Report Preparation - The results of the exploration are summarized in this report presenting our findings and recommendations.

## 2.0 GEOTECHNICAL FINDINGS

### 2.1 Subsurface Soil Conditions

Our subsurface exploration indicates that the site is underlain by man-made fill likely associated with construction of the existing improvements and young alluvial fan deposits (Qyf). The geological units in the general area are shown in Figure 3, *Regional Geology Map*. The fill is approximately 3 feet thick and consists mainly of silty sand. Below the fill, the alluvium generally consist of medium stiff silty clay to a depth of 10 feet, followed by medium dense to dense sand, silty sand, and silt. Detailed descriptions of the materials encountered in the test boring are presented on the boring logs in Appendix A.

### 2.2 Collapse and Compressibility Potential

Hydrocollapse refers to the potential settlement of soils under existing or future stresses (loads) upon being wetted. Soil compressibility refers to settlement potential of soils when subjected to increased loads, such as from a fill surcharge or structure loads.

Based on the soils encountered during the field exploration and our review of the laboratory test results, the soils have low collapse potential and low to moderate compressibility potential under the expected loads of the proposed vessels.

### 2.3 Soil Corrosivity

In general, soil environments that are detrimental to concrete have high concentrations of soluble sulfates and/or pH values of less than 5.5. Soils with chloride content greater than 500 parts per million (ppm) per California Test 422 are considered corrosive to steel, either in the form of reinforcement protected by concrete cover or plain steel substructures, such as steel pipes. Additionally, soils with a minimum resistivity of less than 1,000 Ohm-cm are considered corrosive to ferrous metal. Based on the laboratory test results, the subsurface soils at the site generally have low soluble sulfate contents and neutral pH values. The test results also indicate that the onsite soils have low corrosion potential to buried ferrous metals. The test results are included in Appendix C of this report.

## 2.4 **Groundwater**

Groundwater was not encountered in our boring drilled to a maximum depth of 55½ feet below ground surface. The groundwater contour map in the *Seismic Hazard Zone Report for the South Gate 7.5-Minute Quadrangle* (California Geological Survey, 1998) indicates that the historically high groundwater table in the area is on the order of 8 to 10 feet below the existing grade.

Fluctuations of the groundwater level, localized zones of perched water, and an increase in soil moisture should be anticipated during and following the rainy seasons or periods of locally intense rainfall or stormwater runoff.

## 2.5 **Primary Seismic Hazard**

Our review of available in-house literature indicates that the project site is not located within an Alquist-Priolo (AP) Earthquake Fault Zone (Hart and Bryant, 2007). The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along any one of several major active faults in the region. The known regional faults that could produce the most significant ground shaking at the project site include the Puente Hills Blind Thrust, Elsinore, and Newport-Inglewood faults. The Puente Hills Blind Thrust fault does not have surface traces and is located approximately 0.01 mile from the site. The Elsinore, and Newport-Inglewood faults are located 5.9 miles and 8.5 miles, respectively, from the site. A map of the regional faults with surface traces is shown in Figure 4.

The intensity of ground shaking at a given location depends primarily upon the earthquake magnitude, the distance from the source, and the site response characteristics. Peak horizontal ground accelerations are generally used to evaluate the intensity of ground motion. Using the ATC Hazard by Location Maps Tool (<https://hazards.atcouncil.org/>) to obtain seismic design parameter values from the United States Geological Survey (USGS), the peak ground acceleration for the Maximum Considered Earthquake (MCE<sub>G</sub>) adjusted for the Site Class effects (PGA<sub>M</sub>) is 0.84g. Based on the USGS online unified hazard tool program (USGS, 2023a), the modal seismic event is Moment Magnitude (M<sub>w</sub>) 7.3 at a distance of 6.4 miles.

## 2.6 **Secondary Seismic Hazards**

Secondary seismic hazards in the region could include soil liquefaction and the associated surface manifestation, earthquake-induced landsliding, seiches, and

tsunamis. A site-specific evaluation of these potential hazards is discussed in the following sections.

### **2.6.1 Liquefaction**

Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater; 2) low density, fine, clean sandy soils; and 3) strong ground motion. Effects of liquefaction can include sand boils, settlement, and bearing capacity failures below structural foundations.

Review of the *Seismic Hazard Zone Map for the South Gate Quadrangle* (CGS, 1999) indicates the subject site is located within an area that has been identified by the State of California as being potentially susceptible to the occurrence of liquefaction.

We performed liquefaction analysis of the soil profiles from the geotechnical boring performed at the site. The liquefaction evaluation was conducted using the peak horizontal ground acceleration of 0.84g, Moment Magnitude (Mw) of 7.3, and design high groundwater table of 8 feet below ground surface. Our analysis, presented in Appendix D, *Liquefaction Analysis*. Results of the analysis indicate that the liquefaction potential at the site is expected to be low.

Seismically induced settlement consists of dry dynamic settlement (above groundwater) and liquefaction-induced settlement (below groundwater). These settlements occur primarily within loose to medium dense sandy soil due to reduction in volume during, and shortly after, an earthquake event. The settlements of these strata were estimated to result in a cumulative settlement of less than ½ inch. Differential settlement is estimated to be approximately one-half of the total settlement.

### **2.6.2 Seismically Induced Landslides**

Review of the *Seismic Hazard Zone Map for the South Gate Quadrangle* (CGS, 1999) indicate the subject site is not located within an area that has been identified by the State of California as being potentially susceptible to the occurrence of seismically induced landslides. In addition, no significant

ground slopes exist at the site and in the vicinity. Therefore, the potential for seismically induced landslides is considered negligible.

### 2.6.3 **Seiches and Tsunamis**

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. Tsunamis are waves generated in large bodies of water by fault displacement or major ground movement. Based on the absence of an enclosed water body near the site and the inland location of the site, seiche and tsunami risks at the site are considered negligible.

## 2.7 **Infiltration Rate**

Percolation test was performed using the falling-head method, which records the drop of water level inside the test well over the specified time interval and repeated several times until consistent measurements are achieved. The measured infiltration rate for each percolation test was calculated by dividing the rate of discharge (i.e., volume of water discharged from the well during the test) by the infiltration surface area or flow area. A porosity reduction factor was applied to account for the filter pack material installed in the annulus of each test well. The flow area was determined based on the average height of water within the test well during each time interval. Results of the field testing data and measured infiltration rate for the test well are presented in Appendix B, *Percolation Test Data*.

Per the guidelines by County of Los Angeles Department of Public Works (2021), reduction factors should be applied to measured infiltration rates to determine design values that will represent long-term performance of the proposed infiltration system. A reduction factor of 3 was selected to account for the test method, site variability, and long-term siltation. Results of the percolation testing are summarized in Table 1.

**Table 1 – Field Percolation Test Summary**

Percolation Test Well No.	Screen Interval Depth	Measured Infiltration Rate (inches per hour)	Design Infiltration Rate (inches per hour)
P-1	0 to 5	0.26	0.09

### **3.0 DESIGN RECOMMENDATIONS**

Geotechnical recommendations for the proposed improvements are presented in the following sections. Construction considerations are discussed in Section 4.0 of this report. These recommendations are based upon the exhibited geotechnical engineering properties of the soils and their anticipated response both during and after construction as well as proper field observation and testing during construction. These recommendations are considered minimal and may be superseded by more conservative requirements of the civil and structural engineers, building code, or the City of Bell Gardens. All earthwork should be performed in accordance with the recommendations below, unless specifically revised or amended by future review of project plans.

#### **3.1 Earthwork**

##### **3.1.1 Site Preparation**

Vegetation, debris, and other deleterious materials should be removed and disposed of offsite prior to the commencement of grading operations. Existing underground improvements, including utility lines, should be identified prior to the start of grading and abandoned or relocated, as necessary. Trenches resulted from removal of existing improvements should be excavated to competent materials and properly backfilled under the observation and testing of the geotechnical engineer.

##### **3.1.2 Overexcavation and Recomaction**

Foundation for the proposed structures should be underlain by compacted fill to provide uniform support and reduce potential for differential settlement. The compacted fill should extend a minimum of 3 feet below bottom of the foundation and a minimum of 3 feet beyond outside edges of the foundation, where feasible. Pavement areas, driveway, and concrete flatwork should be underlain by a minimum of 1 foot of compacted fill. Local conditions may be encountered which may require additional removals and recompaction. The exact extent of removals can best be determined during grading by the geotechnical engineer when direct observation and evaluation of materials are possible.

### **3.1.3 Subgrade Preparation**

Prior to placing fill materials, the subgrade should be scarified to a minimum depth of 6 inches, moisture conditioned, and proofrolled. Any soft and/or unsuitable materials encountered at the bottom of the excavations should be removed and replaced with fill material.

### **3.1.4 Fill Placement and Compaction**

The onsite soils to be used as compacted structural fill should be free of organic material, construction debris or oversized material larger than 6 inches. Imported fill soils, if any, should be approved by the geotechnical engineer prior to placement as fill. Fill soils should be placed in loose lifts not exceeding 8 inches, moisture conditioned as necessary to at least two percent above moisture optimum and compacted to a minimum of 90 percent of the maximum dry density as determined by ASTM D 1557.

## **3.2 Foundation Design Parameters**

The proposed vessels may be supported on a monolithic mat foundation system. Other appurtenance structures may be supported on shallow footings.

### **3.2.1 Allowable Bearing Capacity**

An allowable net bearing capacity of 2,000 psf may be used for foundation design. Mat foundation should have a minimum embedment of 12 inches below the lowest adjacent grade. Shallow footings should have a minimum embedment of 18 inches and a minimum width of 12 inches. For footing design, the allowable bearing capacity may be increased by 250 psf for each additional foot of embedment depth or footing width to a maximum value of 3,000 psf. The bearing capacity may be increased by one third when considering loads of short duration, such as those imposed by wind and seismic forces.

The recommended allowable bearing capacity for the foundation is generally based on a total allowable static settlement of 1 inch, with differential settlement taken as ½ inch over 30 feet.

### **3.2.2 Lateral Load Resistance**

Resistance to lateral loads will be provided by a combination of friction between the soils and foundation interface and passive pressure acting against the vertical portion of the foundation. A friction coefficient of 0.40 may be used at the soil-concrete interface for calculating the sliding resistance. A passive pressure based on an equivalent fluid pressure of 360 pounds per cubic foot (pcf) may be used for calculating the lateral passive resistance. The lateral passive resistance can be taken into account only if it is ensured that the soils against embedded structures will remain intact with time. The above values do not contain an appreciable factor of safety, so the structural engineer should apply the applicable factors of safety and/or load factors during design.

### **3.2.3 Modulus of Subgrade Reaction**

A modulus of subgrade reaction of 120 pounds per cubic inch (pci) may be considered for design. A reduction factor of  $[(1+B)/(2B)]^2$  should be used for footing/slab width (B) greater than 1 foot.

## **3.3 Slab-On-Grade**

Concrete slabs-on-grade subjected to special loads should be designed by the structural engineer. Where conventional light floor loading conditions exist, the following minimum recommendations for conventional slabs-on-grade should be used. More stringent requirements may be required by local agencies, the structural engineer, the architect, or the CBC.

- A minimum slab thickness of 5 inches. Slab reinforcement should be designed by the structural engineer but as a minimum should consist of No. 3 rebar placed at 18 inches on center in each direction and provided with adequate concrete cover.
- A vapor barrier, 10-mil or thicker, should be placed below slabs where moisture-sensitive floor coverings or equipment is planned. The vapor barrier should be properly sealed at all joints and any penetrations.
- To reduce the potential for excessive cracking, concrete slabs-on-grade should be provided with construction or weakened plane joints at frequent intervals. Joints should be laid out to form approximately square panels.

- Subgrade for slab-on-grade should be thoroughly wetted prior to placement of rebar and concrete.

Our experience indicates that use of reinforcement in slabs can generally reduce the potential for drying and shrinkage cracking. Some cracking should be expected as the concrete cures. Minor cracking is considered normal; however, it is often aggravated by a high water/cement ratio, high concrete temperature at the time of placement, small nominal aggregate size, and rapid moisture loss due to hot, dry, and/or windy weather conditions during placement and curing. Cracking due to temperature and moisture fluctuations can also be expected. The use of low slump concrete can reduce the potential for shrinkage cracking.

### 3.4 **Seismic Design Parameters**

Moderate to strong ground shaking due to seismic activity is expected at the site during the life span of the project. The 2022 CBC code-based seismic design parameters are summarized in the table below.

**Table 2 – Code-Based 2022 CBC Seismic Design Parameters**

<b>Categorization/Coefficients</b>	<b>Design Value</b>
Site Latitude	33.9662°
Site Longitude	-118.1462°
Site Class	D
Mapped Spectral Response Acceleration at 0.2s Period, $S_s$	1.77g
Mapped Spectral Response Acceleration at 1s Period, $S_1$	0.633g
Short Period Site Coefficient at 0.2s Period, $F_a$	1.0
Long Period Site Coefficient at 1s Period, $F_v$	1.7 <sup>1</sup>
Adjusted Spectral Response Acceleration at 0.2s Period, $S_{MS}$	1.77g
Adjusted Spectral Response Acceleration at 1s Period, $S_{M1}$	1.08g <sup>1</sup>
Design Spectral Response Acceleration at 0.2s Period, $S_{DS}$	1.18g
Design Spectral Response Acceleration at 1s Period, $S_{D1}$	0.72g <sup>1</sup>
Design Peak Ground Acceleration, $PGA_M$	0.84g

<sup>1</sup>A ground motion hazard analysis is not required where the value of the parameter  $S_{M1}$  determined by Eq. (11.4-2) is increased by 50% for all applications of  $S_{M1}$  in ASCE 7-16 Supplement 3. The resulting value of the parameter  $S_{D1}$  determined by Eq. (11.4-4) shall be used for all applications of  $S_{D1}$  in ASCE 7-16 Supplement 3.

### 3.5 Lateral Earth Pressures

The following recommendations may be used for design and construction of retaining structures at the site. We recommend that any permanent earth retaining structures be backfilled with onsite or import soil with Expansion Index (EI) of not greater than 50 (per ASTM D 4829).

**Table 3 – Equivalent Fluid Pressures**

Condition	Level Backfill
Active	37 pcf
At-Rest	57 pcf
Passive	360 pcf (Maximum of 3,600 psf)

Retaining walls retaining more than 6 feet of soil should consider a seismic earth pressure increment with an inverted triangular distribution of 25 psf/foot in addition to the active earth pressure provided above. The above values do not contain an appreciable factor of safety, so the structural engineer should apply the applicable factors of safety and/or load factors during design. Retaining walls should be provided with a drainage system behind the wall to prevent build-up of hydrostatic pressure.

Cantilever walls that are designed for a deflection at the top of the wall of at least  $0.001H$ , where  $H$  is equal to the wall height, may be designed using the active earth pressure condition. Rigid walls that are not free to rotate, walls that are braced at the top, and walls that provide indirect support for foundations should be designed using the at-rest condition.

Lateral load resistance will be provided by the sliding resistance at the base of the foundation and the passive pressure developed along the front of the foundation. A frictional resistance coefficient of 0.40 may be used at the concrete and soil interface.

In addition to the above lateral forces due to retained earth, the appropriate loads due to surcharges should be considered in the design of retaining structures.

### 3.6 **Cement Type and Concrete**

Based on the results of laboratory testing, concrete structures in contact with the onsite soil are expected to have negligible exposure to water-soluble sulfates in the soil. Common Type II cement may be used for concrete construction onsite and the concrete should be designed in accordance with CBC requirements. However, Type V cement should be used for concrete expected to be in contact with recycled water.

### 3.7 **Pavement Design**

New pavement can be constructed using conventional asphalt concrete (AC) over aggregate base (AB). We have designed the pavement sections using a design R-value of 45 for different Traffic Indices (TI) following the method in *Orange County Highway Design Manual*. The minimum pavement thickness is presented in Table 4. The final Traffic Index should be determined by the City or civil engineer.

**Table 4 – Recommended Pavement Sections**

<b>Design Traffic Index</b>	<b>AC over AB (inches)</b>
5.0 or less	3 over 4½
6.0	4 over 5
7.0	5 over 6

Portland cement concrete (PCC) pavement, if used, should be a minimum 6 inches thick, underlain by 4 inches of aggregate base and provided with crack-control joints spaced no more than 10 feet on-center each way to control where cracks develop. As a minimum, we suggest concrete pavement be reinforced using No. 3 rebar, 18 inches on center in both directions, placed at mid-thickness. Concrete reinforcement should be designed by the structural engineer for appropriate loading conditions.

All pavement construction should be performed in accordance with the *Standard Specifications for Public Works Construction*. Field inspection and periodic testing, as needed during placement of the base course materials, should be undertaken to ensure that the requirements of the standard specifications are fulfilled. Prior to placement of aggregate base, the subgrade soil should be processed to a minimum depth of 8 inches, moisture-conditioned, as necessary, and recompact

to a minimum of 90 percent relative compaction. Localized areas of loose soils may be encountered that require deeper removal and recompaction. The actual extent of the removal depth will be best determined during construction when direct observation of the subgrade soils can be made.

Aggregate base should be moisture conditioned, as necessary, and compacted to a minimum of 95 percent relative compaction.

Aggregate base and asphalt materials should conform to Sections 200-2 and 203, respectively, of the *Standard Specifications for Public Works Construction*. PCC should conform to Section 201 of the *Standard Specifications for Public Works Construction*.

### **3.8 Additional Geotechnical Services**

Geotechnical observation and testing should be provided during the following activities:

- Upon completion of site clearing, where applicable;
- During site earthwork;
- Compaction of all fill materials;
- During installation of temporary shoring, wherever needed;
- After foundation excavations and prior to placement of concrete;
- Utility trench backfilling and compaction;
- Pavement subgrade and base preparation;
- Placement of asphalt concrete; and
- When any unusual conditions are encountered.

## 4.0 CONSTRUCTION CONSIDERATIONS

### 4.1 Trench Backfill

Utility trenches can be backfilled with the onsite material, provided it is free of debris, organic material and oversized material (greater than 8 inches in diameter). Prior to backfilling the trench, pipes should be bedded in and covered with sand that exhibits a Sand Equivalent (SE) of 30 or greater. The pipe bedding should be densified in-place using mechanical compaction equipment with care to not damage the pipe. The native backfill should be placed in lifts, moisture conditioned as necessary to achieve moisture content slightly above optimum, and mechanically compacted using a minimum standard of 90 percent relative compaction. The maximum lift thickness should also be determined based on the compaction equipment used in accordance with the latest edition of the *Standard Specifications for Public Works Construction*.

Where utility trenches cross underneath structure footing, the trenches should be plugged by a minimum of 2 feet of onsite soil or sand/cement slurry to reduce the potential for water intrusion underneath the slab.

### 4.2 Temporary Excavations and Shoring Design

All temporary excavations should be performed in accordance with project plans, specifications, and all OSHA requirements. Excavations 5 feet or deeper should be laid back or shored in accordance with OSHA requirements before personnel are allowed to enter.

Typical cantilever shoring should be designed using an active earth pressure presented in Table 3. If excavations are braced at the top and at specific design intervals, the active pressure may then be approximated by a rectangular soil pressure distribution with the pressure per foot of width equal to  $24H$ , where  $H$  is equal to the depth of the excavation being shored. These lateral earth pressures are for a drained condition. For an undrained condition, hydrostatic pressure should be included.

During construction, the soil conditions should be regularly evaluated to verify that conditions are as anticipated. The contractor should be responsible for providing the “competent person” required by OSHA, standards to evaluate soil conditions. Close coordination between the competent person and the geotechnical engineer should be maintained to facilitate construction while providing safe excavations.

## 5.0 LIMITATIONS

This report was based solely on data obtained from a limited number of geotechnical exploration, and soil samples and tests. Such information is, by necessity, incomplete. The nature of many sites is such that differing soil or geologic conditions can be present within small distances and under varying climatic conditions. Changes in subsurface conditions can and do occur over time. Therefore, the findings, conclusions, and recommendations presented in this report are only valid if Leighton has the opportunity to observe subsurface conditions during grading and construction, to confirm that our preliminary data are representative for the site. Leighton should also review the construction plans and project specifications, when available, to comment on the geotechnical aspects.

It should be noted that the recommendations in this report are subject to the limitations presented in this section. An information sheet prepared by GBC (Geotechnical Business Council) is also included at the rear of the text. We recommend that all individuals using this report read the limitations along with the attached information sheet.

Our professional services were performed in accordance with the prevailing standard of professional care as practiced by other geotechnical engineers in the area. We do not make any warranty, either expressed or implied. The report may not be used by others or for other projects without the expressed written consent of our client and our firm.

## 6.0 REFERENCES

- American Concrete Institute, 2019, Building Code Requirements for Structural Concrete (ACI 318-19) and Commentary.
- California Building Standards Commission, 2022 California Building Code (CBC), California Code of Regulations, Title 24, Part 2, Volume 2 of 2.
- California Geological Survey, 2000, CD-ROM containing digital images of Official Maps of Alquist-Priolo Earthquake Fault Zones that affect the Southern Region, DMG CD 2000-003 2000.
- \_\_\_\_\_, 1998, Seismic Hazard Zone Report for the South Gate 7.5-Minute Quadrangle Map, Seismic Hazard Zone Report No. 034 (Revised 2006).
- \_\_\_\_\_, 1999, State of California Seismic Hazard Zones Map – South Gate Quadrangle, Official Map, Released March 25, 1999.
- Hart, E.W. and Bryant, W.A., Interim Revision 2007, Fault Rupture Hazard Zones in California, Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones Maps: California Geological Survey, Special Publications 42, 42p.
- Jennings, C.W., 1994, Fault Activity Map of California and Adjacent Areas; California Division of Mines and Geology, Geologic Data Map 6, Scale 1:750,000.
- Morton, P.K. and Miller, R.V., 1981, Geologic Map of Orange County, California, Showing Mines and Mineral Deposits, Plate 1 of California Division of Mines and Geology, Bulletin 204.
- Public Works Standards, Inc., 2023, *Standard Specifications for Public Works Construction, 2023 Edition*, published by BNI Building News.
- United States Geological Survey (USGS), 2008, National Seismic Hazard Maps - Fault Parameters,  
[https://earthquake.usgs.gov/cfusion/hazfaults\\_2008\\_search/query\\_main.cfm](https://earthquake.usgs.gov/cfusion/hazfaults_2008_search/query_main.cfm)
- \_\_\_\_\_, 2023a, Earthquake Hazards Program - Unified Hazard Tool,  
<https://earthquake.usgs.gov/hazards/interactive/>
- \_\_\_\_\_, 2023b, Interactive Fault Map, <http://earthquake.usgs.gov/hazards/qfaults/map/>
- \_\_\_\_\_, 2023c, Interactive Geologic Map, <http://ngmdb.usgs.gov/maps/MapView/>

# Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

**The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.**

## Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

## Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

*Do not rely on this report if your geotechnical engineer prepared it:*

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.*

## Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

## You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

### Most of the “Findings” Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site’s subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual site-wide subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

### This Report’s Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

### This Report Could Be Misinterpreted

Other design professionals’ misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals’ plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

### Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

*conspicuously that you’ve included the material for information purposes only.* To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

### Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

### Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a “phase-one” or “phase-two” environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

### Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

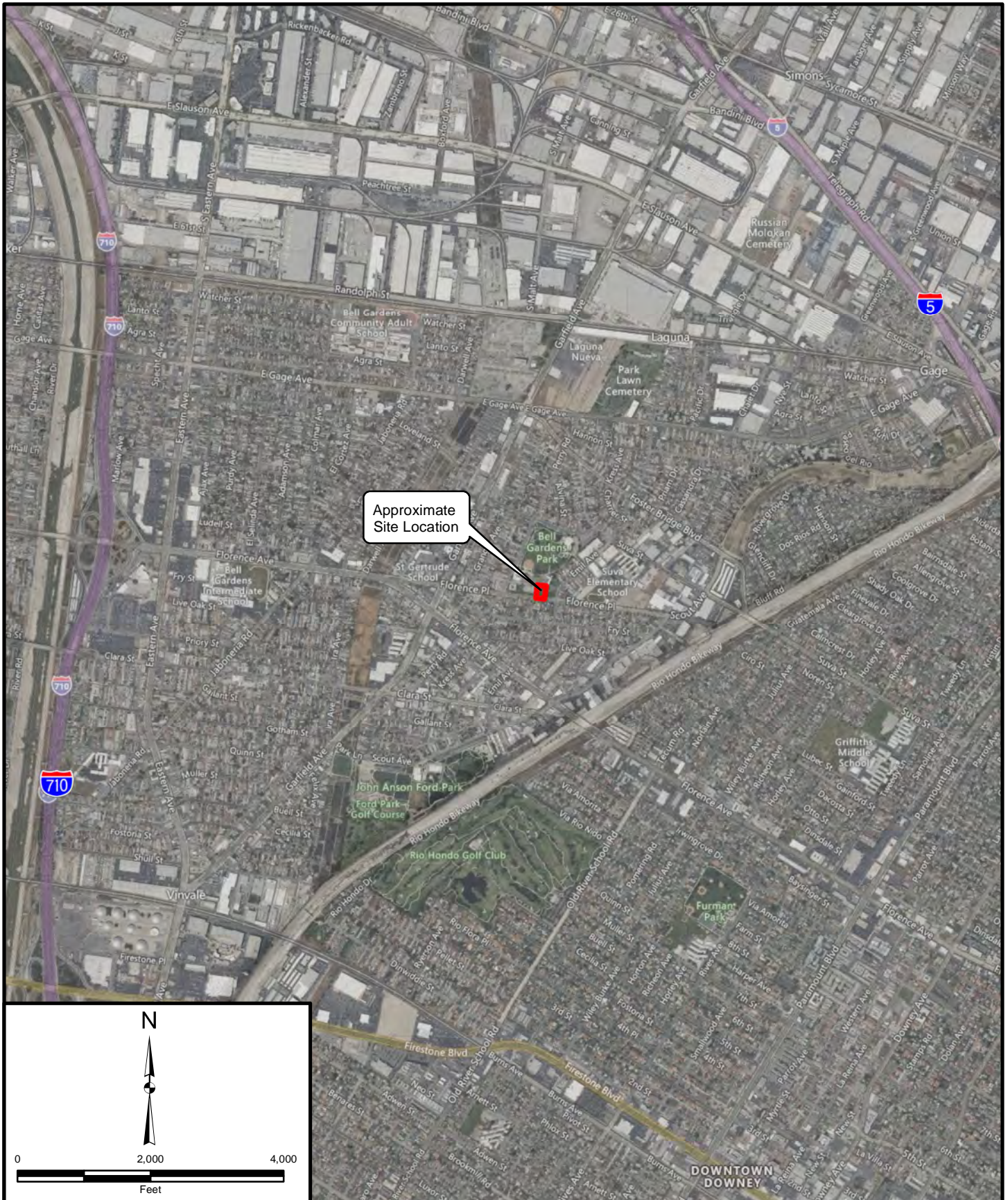
While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer’s services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer’s recommendations will not of itself be sufficient to prevent moisture infiltration.* Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists.*



**GEOPROFESSIONAL  
BUSINESS  
ASSOCIATION**

Telephone: 301/565-2733

e-mail: [info@geoprofessional.org](mailto:info@geoprofessional.org) [www.geoprofessional.org](http://www.geoprofessional.org)



Project: 21377	Eng/Geol: DC
Scale: 1" = 2,000'	Date: May 2024
Reference: © 2024 Microsoft Corporation © 2024 Maxar © CNES (2024) Distribution Airbus	

**SITE LOCATION MAP**  
 Bell Gardens Well #1 PFAS  
 6665 Florence Place  
 Bell Gardens, California

**FIGURE 1**  


**LEGEND**

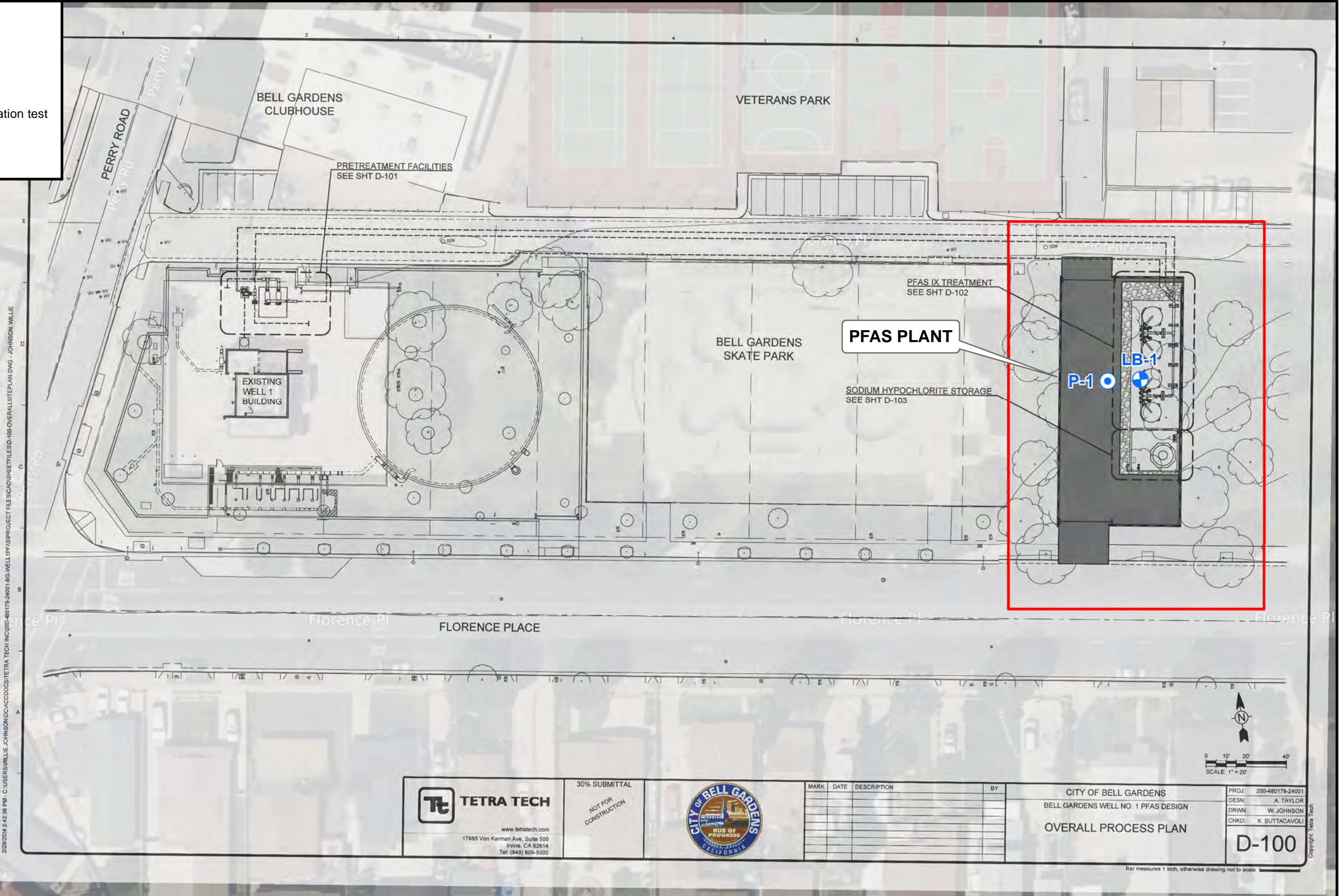
LB-1

Approximate location of boring

P-1

Approximate location of percolation test

Approximate Site Boundary



Project: 21377	Eng/Geol: DC
Scale: 1" = 50'	Date: May 2024
Base Map: As Shown	

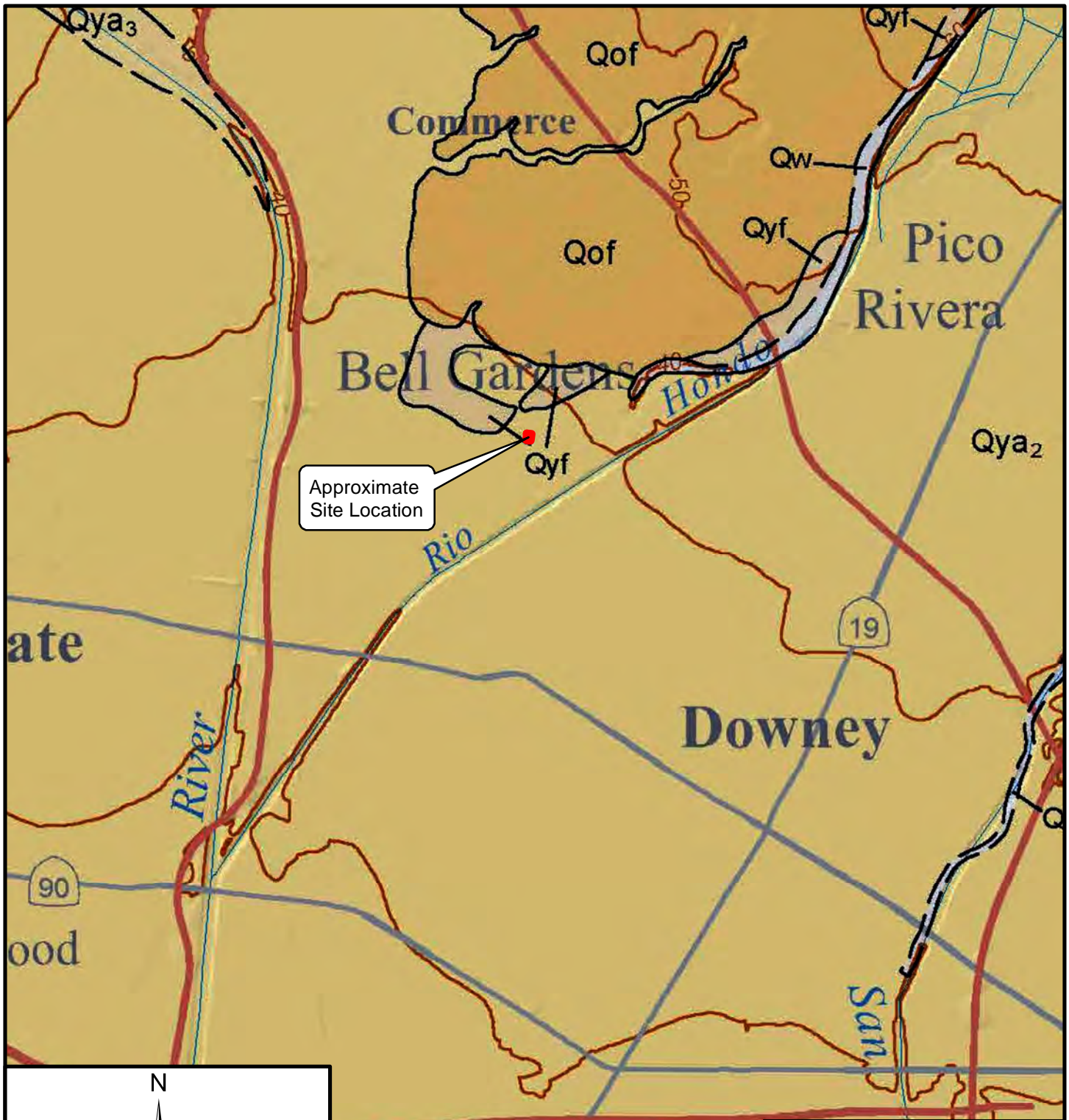
BORING LOCATION MAP

Bell Gardens Well #1 PFAS

6665 Florence Place

Bell Gardens, California

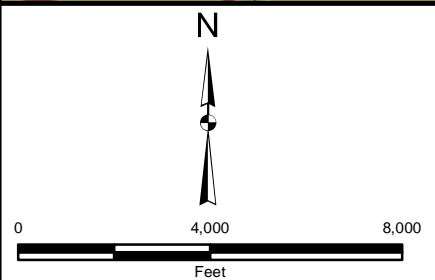
FIGURE 2



Approximate  
Site Location

#### Geologic Units

- Qw** Young alluvium, individuated
- Qya** Young alluvium, individuated
- Qyf** Young alluvial fan deposits, undivided
- Qof** Old alluvial fan deposits, undivided



Project: 21377

Eng/Geol: DC

Scale: 1" = 4,000'

Date: May 2024

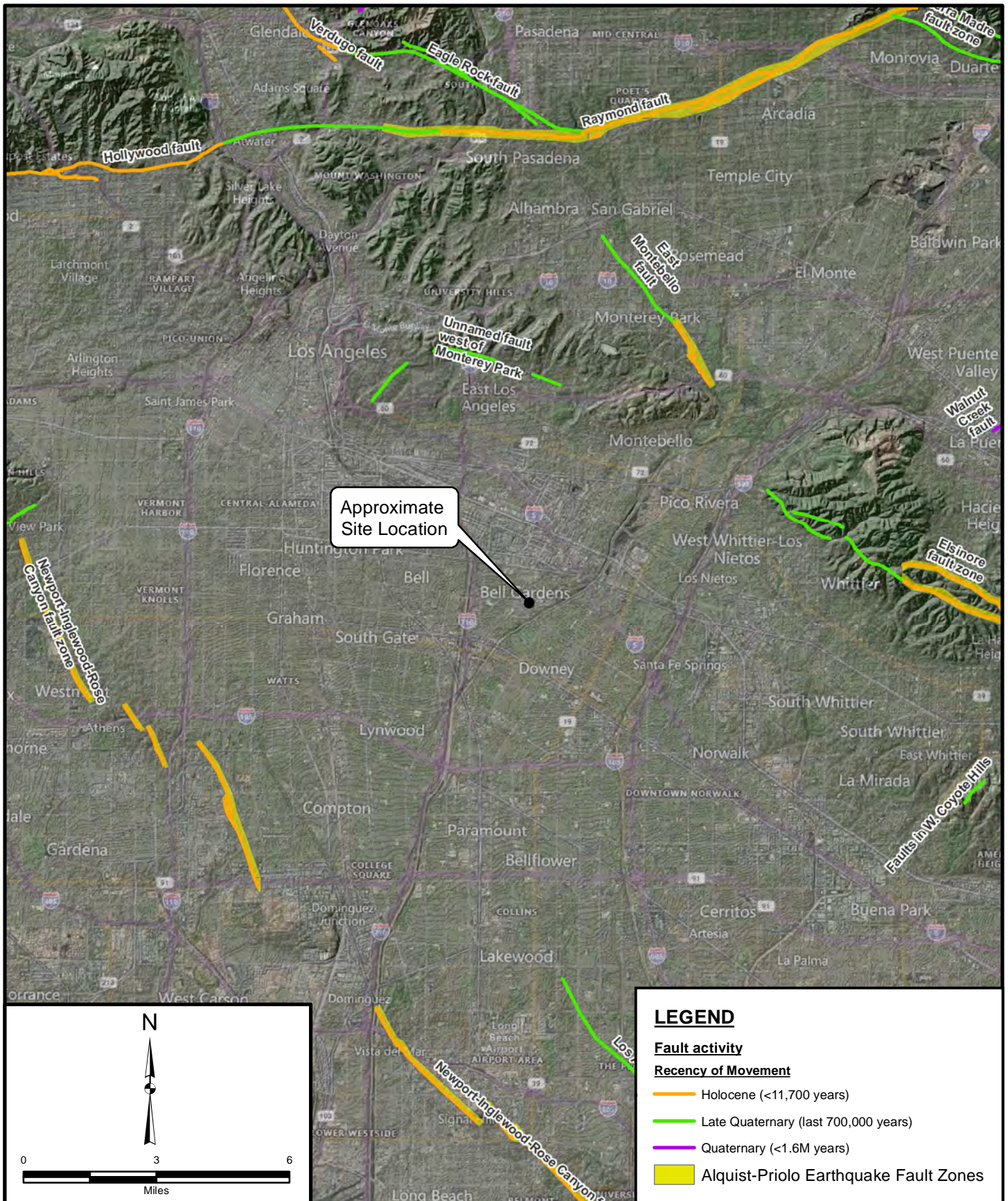
Reference: Geologic Map of Long Beach  
Quadrangle, California, 2016

## REGIONAL GEOLOGY MAP

Bell Gardens Well #1 PFAS  
6665 Florence Place  
Bell Gardens, California

### FIGURE 3





Project: 21377	Eng/Geol: DC
Scale: 1" = 3 miles	Date: May 2024
Basemap Reference: © 2024 Microsoft Corporation Earthstar Geographics SIO © 2024 TomTom Seismicity Data Reference: maps.conservation.ca.gov	

**REGIONAL FAULT MAP**  
 Bell Gardens Well #1 PFAS  
 6665 Florence Place  
 Bell Gardens, California

**FIGURE 4**

---

## APPENDIX A

## BORING LOG

# GEOTECHNICAL BORING LOG LB-1

Project No. 036.0000021377

Project Tt/Bell Gardens Well 1 PFAS

Drilling Co. 2R Drilling

Drilling Method Hollow Stem Auger - 140lb - Autohammer - 30" Drop

Location See Figure 2

Date Drilled 4-26-24

Logged By RM

Hole Diameter 8"

Ground Elevation 124'

Sampled By RM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S			Bulk Driven				<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	
	0			B-1				SM	<b>Artificial Fill (af)</b> @Surface: Light vegetation. SILTY SAND (SM), medium dense, olive brown, moist, fine, no plasticity, trace rootlets.	RV, CR
120	5			R-1	10 16 20	99	22	CL-ML	<b>Young Alluvium (Qya)</b> @3': SILTY CLAY (CL-ML), medium stiff, dark olive gray, moist, medium plasticity.	CN
115	10			R-2	8 14 21	101	9	SM	@10': SILTY SAND (SM), medium dense, light gray brown mottled with oxidation, slightly moist to moist, fine sand. GR: 0%. SA: 53%, FI: 47%	SA
110	15			S-1	15 21 25			ML	@15': SANDY SILT (ML), dense, light orange brown mottled with orange oxidation, slightly moist, fine sand. FI: 55%	-200
105	20			R-3	7 11 22	119	10	ML	@20': Same as above. Medium dense, slightly moist to moist.	
100	25			S-2	23 21 28			SP	@25': Poorly Graded SAND with GRAVEL (SP), dense, white brown, moist, fine to coarse sand, fine gravel, trace fines, trace sub rounded quartz.	
95										
30										

## SAMPLE TYPES:

B BULK SAMPLE  
C CORE SAMPLE  
G GRAB SAMPLE  
R RING SAMPLE  
S SPLIT SPOON SAMPLE  
T TUBE SAMPLE

## TYPE OF TESTS:

-200 % FINES PASSING  
AL ATTERBERG LIMITS  
CN CONSOLIDATION  
CO COLLAPSE  
CR CORROSION  
CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR  
EI EXPANSION INDEX  
H HYDROMETER  
MD MAXIMUM DENSITY  
PP POCKET PENETROMETER  
RV R VALUE

SA SIEVE ANALYSIS  
SE SAND EQUIVALENT  
SG SPECIFIC GRAVITY  
UC UNCONFINED COMPRESSIVE STRENGTH



# GEOTECHNICAL BORING LOG LB-1

Project No. 036.0000021377

Project Tt/Bell Gardens Well 1 PFAS

Drilling Co. 2R Drilling

Drilling Method Hollow Stem Auger - 140lb - Autohammer - 30" Drop

Location See Figure 2

Date Drilled 4-26-24

Logged By RM

Hole Diameter 8"

Ground Elevation 124'

Sampled By RM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S			Bulk Driven				<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	
30				S-3	13 15 18			SP	@30': Same as above. Slightly moist to moist.	
90				S-4	12 13 16			SP	@35': Poorly Graded SAND (SP), medium dense, white brown, slightly moist to moist, fine to coarse sand.	
35				S-5	14 19 23			SP	@40': Same as above. Dense, fine to medium sand.	
85				S-6	18 16 20			SP	@45': Same as above. Orange brown, slightly moist to moist, trace fines.	
40				S-7	8 8 5			SP	@50': Same as above. Medium dense, fine to coarse sand, trace medium plasticity clay.	
45									TOTAL DEPTH = 51.5 FEET GROUNDWATER NOT ENCOUNTERED BACKFILLED WITH SOIL CUTTINGS	
80										
75										
50										
70										
55										
65										
60										

## SAMPLE TYPES:

B BULK SAMPLE  
C CORE SAMPLE  
G GRAB SAMPLE  
R RING SAMPLE  
S SPLIT SPOON SAMPLE  
T TUBE SAMPLE

## TYPE OF TESTS:

-200 % FINES PASSING  
AL ATTERBERG LIMITS  
CN CONSOLIDATION  
CO COLLAPSE  
CR CORROSION  
CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR  
EI EXPANSION INDEX  
H HYDROMETER  
MD MAXIMUM DENSITY  
PP POCKET PENETROMETER  
RV R VALUE

SA SIEVE ANALYSIS  
SE SAND EQUIVALENT  
SG SPECIFIC GRAVITY  
UC UNCONFINED COMPRESSIVE STRENGTH



# GEOTECHNICAL BORING LOG P-1

Project No. 036.0000021377

Project Tt/Bell Gardens Well 1 PFAS

Drilling Co. 2R Drilling

Drilling Method Hollow Stem Auger - 140lb - Autohammer - 30" Drop

Location See Figure 2

Date Drilled 4-26-24

Logged By RM

Hole Diameter 8"

Ground Elevation 123'

Sampled By RM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S			Bulk Driven				<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	
0	0			B-1				SM	<b>Artificial Fill (af)</b> @Surface: Light vegetation. SILTY SAND (SM), medium dense, olive brown, moist, fine, no plasticity, trace rootlets. FI: 48%	-200
120	5							CL-ML	<b>Young Alluvium (Qya)</b> @3': SILTY CLAY (CL-ML), medium stiff, dark olive gray, moist, medium plasticity.	
115	10								<b>TOTAL DEPTH = 6 FEET</b> <b>GROUNDWATER NOT ENCOUNTERED</b> <b>CONVERTED TO PERCOLATION TEST WELL</b> <b>BACKFILLED WITH SOIL CUTTINGS AFTER PERCOLATION TESTING</b>	
110	15									
105	20									
100	25									
95	30									

**SAMPLE TYPES:**

B BULK SAMPLE  
C CORE SAMPLE  
G GRAB SAMPLE  
R RING SAMPLE  
S SPLIT SPOON SAMPLE  
T TUBE SAMPLE

**TYPE OF TESTS:**

-200 % FINES PASSING  
AL ATTERBERG LIMITS  
CN CONSOLIDATION  
CO COLLAPSE  
CR CORROSION  
CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR  
EI EXPANSION INDEX  
H HYDROMETER  
MD MAXIMUM DENSITY  
PP POCKET PENETROMETER  
RV R VALUE

SA SIEVE ANALYSIS  
SE SAND EQUIVALENT  
SG SPECIFIC GRAVITY  
UC UNCONFINED COMPRESSIVE STRENGTH



---

## APPENDIX B

### PERCOLATION TEST DATA

### Boring Percolation Test Data Sheet

**Project Number:** 36.0000021377  
**Project Name:** Bell Gardens Well #1 PFAS  
**Earth Description:** Poorly Graded SAND  
**Liquid Description:** Tap Water  
**Tested By:** RM

Test Hole Number:	LB-2
Date Excavated:	4/26/2024
Date Tested:	4/27/2024
Depth of boring (ft):	6.00
Radius of boring (in):	4
Radius of casing (in):	1
Length of slotted of casing (ft):	5.00
Depth to Initial Water Depth (ft):	5.00
Porosity of Annulus Material, $n$ :	0.37

### Time Interval Standard

Time for Pre-Soak:	3.0 hrs
Start Time for Standard:	8:00 AM
Standard Time Interval Between Readings, mins:	30

### Percolation Data

[illegible]
$$\text{Infiltration Rate (I)} = \text{Flow Volume/Flow Area}/\Delta t$$

Measured Infiltration Rate, I (Average of Last 3 readings) = 0.26 in./hr.

### Design Infiltration Rate


Reduction Factor from Test Procedure, $RF_t$ =	1
Reduction Factor for Site Variability, # of Tests and Investigation, $RF_v$ =	1
Reduction factor for Long Term Siltation, Plugging and Maintenance, $RF_s$ =	1
Total Reduction Factor, $RF = RF_t + RF_v + RF_s$ =	3


Design Infiltration Rate = Measured Infiltration Rate / Reduction Factor (RF) = 0.09 in./hr.




---

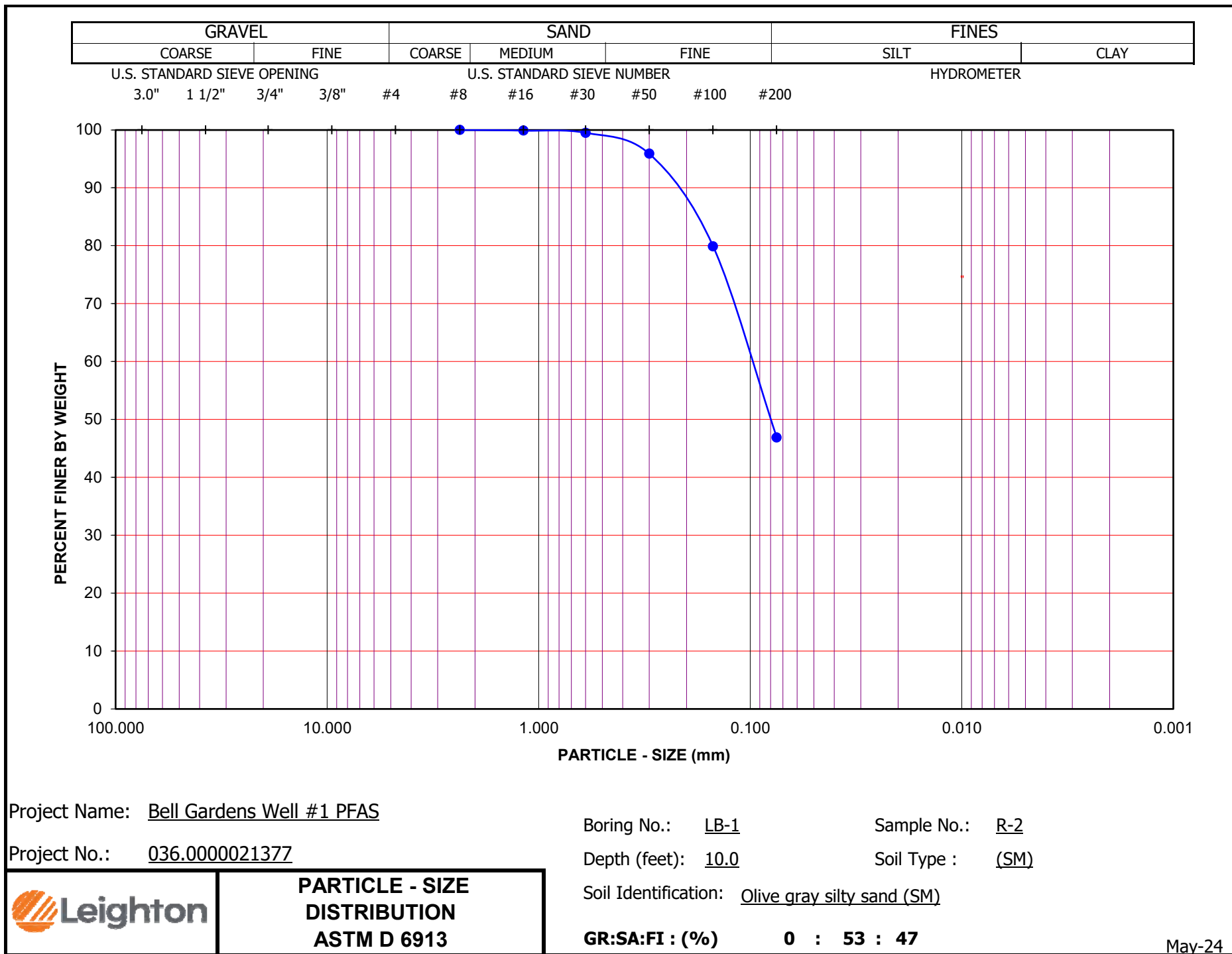
## APPENDIX C

### LABORATORY TEST RESULTS

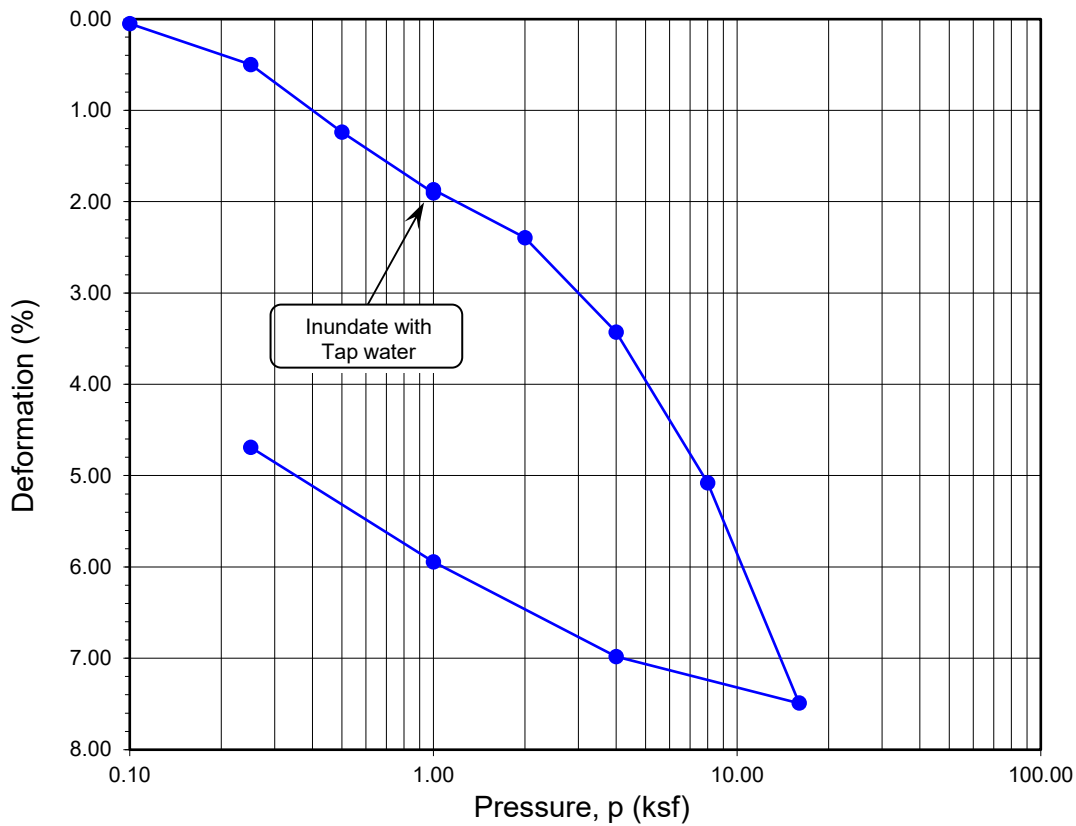
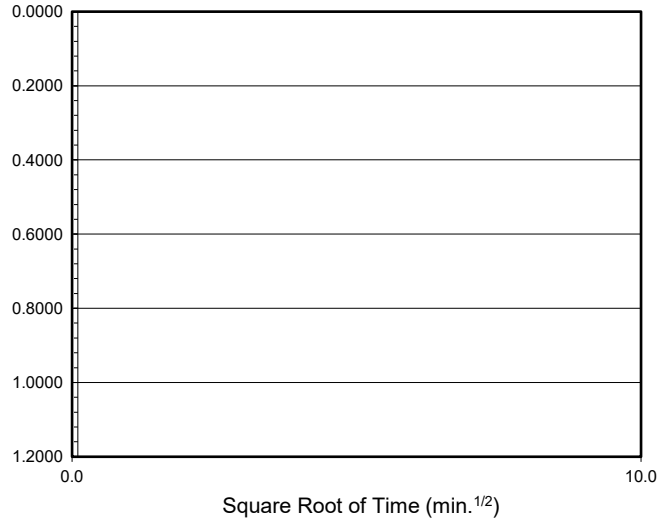
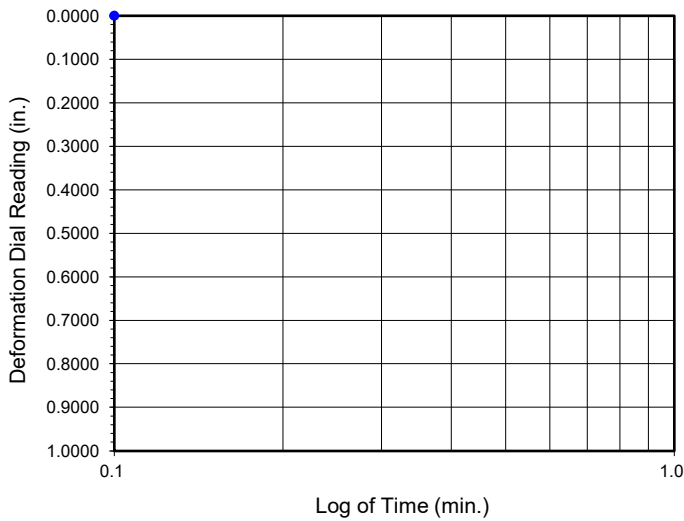
Boring No.	LB-1	LB-1						
Sample No.	R-2	R-3						
Depth (ft.)	10.0	20.0						
Sample Type	Ring	Ring						
Soil Identification	Olive gray sandy silts (ML)	Olive silt (ML)						
Pocket Penetrometer (tons/ft <sup>2</sup> )	>4.50	>4.50						
Weight Soil + Rings / Tube (g)	883.04	1207.57						
Weight of Rings / Tube (g)	222.00	266.40						
Average Length (in.)	5.00	6.00						
Average Diameter (in.)	2.415	2.415						
Wet. Wt. of Soil + Cont. (g)	515.13	245.74						
Dry Wt. of Soil + Cont. (g)	481.12	230.00						
Weight of Container (g)	107.94	71.78						
Container No.								
<b>Wet Density</b>	110.0	130.5						
<b>Moisture Content (%)</b>	<b>9.1</b>	<b>9.9</b>						
<b>Dry Density (pcf)</b>	<b>100.8</b>	<b>118.7</b>						
<b>Degree of Saturation (%)</b>	36.6	63.9						
<div>  <div> <div> <b>MOISTURE &amp; DENSITY of SOILS</b>  ASTM D 2216 &amp; ASTM D 2937 </div> <div> Project Name: <u>Bell Gardens Well #1 PFAS</u>  Project No.: <u>036.0000021377</u>  Tested By: <u>G.Bathala</u>      Date: <u>05/07/24</u> </div> </div> </div>								

Boring No.	LB-1							
Sample No.	S-1							
Depth (ft.)	15.0							
Sample Type	SPT							
Soil Identification	Olive brown sandy silt s(ML)							
<b>Moisture Correction</b>								
Wet Weight of Soil + Container (g)	0.00							
Dry Weight of Soil + Container (g)	0.00							
Weight of Container (g)	1.00							
Moisture Content (%)	0.00							
<b>Sample Dry Weight Determination</b>								
Weight of Sample + Container (g)	438.76							
Weight of Container (g)	108.36							
Weight of Dry Sample (g)	330.40							
Container No.:								
<b>After Wash</b>								
Method (A or B)	B							
Dry Weight of Sample + Cont. (g)	257.02							
Weight of Container (g)	108.36							
Dry Weight of Sample (g)	148.66							
<b>% Passing No. 200 Sieve</b>	<b>55.0</b>							
<b>% Retained No. 200 Sieve</b>	45.0							
<div>  <div> <div>PERCENT PASSING</div> <div>No. 200 SIEVE</div> <div>ASTM D 1140</div> </div> <div> <div>Project Name: Bell Gardens Well #1 PFAS</div> <div>Project No.: 036.0000021377</div> <div>Tested By: G. Bathala      Date: 05/08/24</div> </div> </div>								

Boring No.	P-1										
Sample No.	B-1										
Depth (ft.)	0-5										
Sample Type	Bulk										
Soil Identification	Olive brown silty sand (SM)										
<b>No Moisture Correction; ASTM D 1140 modified to include splitting the sample on the #4 sieve</b>											
<b>Total Sample Dry Weight Determination</b>											
Dry Weight of Soil + Container (g)	1358.00										
Weight of Container (g)	109.90										
Dry Weight of Soil (g)	1248.10										
<b>Sample Dry Weight Determination, Retained on Sieve #4</b>											
Dry Weight of Sample + Cont. (g)	85.60										
Weight of Container (g)	73.50										
Weight of Dry Sample (g)	12.10										
<b>Sample Dry Weight Determination, Passing Sieve #4</b>											
Dry Weight of Sample + Cont. (g)	613.10										
Weight of Container (g)	109.90										
Weight of Dry Sample (g)	503.20										
<b>After Wash</b>											
Method (A or B)	B										
Dry Weight of Sample + Cont. (g)	368.60										
Weight of Container (g)	109.90										
Weight of Dry Sample (g)	258.70										
<b>% Passing No. 4 Sieve</b>	99.0										
<b>% Retained No. 4 Sieve</b>	1.0										
<b>% Passing No. 200 Sieve</b>	<b>48.1</b>										
<table border="0"> <tr> <td data-bbox="149 1360 573 1560">  </td> <td data-bbox="573 1360 1262 1560" style="text-align: center;"> <b>PERCENT PASSING No. 200 SIEVE ASTM D 1140</b> </td> <td data-bbox="1262 1360 1948 1560"> Project Name: <u>Bell Gardens Well #1 PFAS</u>  Project No.: <u>036.0000021377</u>  Tested By: <u>K. Jumig</u>      Date: <u>05/08/24</u> </td> </tr> </table>										<b>PERCENT PASSING No. 200 SIEVE ASTM D 1140</b>	Project Name: <u>Bell Gardens Well #1 PFAS</u> Project No.: <u>036.0000021377</u> Tested By: <u>K. Jumig</u> Date: <u>05/08/24</u>
	<b>PERCENT PASSING No. 200 SIEVE ASTM D 1140</b>	Project Name: <u>Bell Gardens Well #1 PFAS</u> Project No.: <u>036.0000021377</u> Tested By: <u>K. Jumig</u> Date: <u>05/08/24</u>									



# Time Readings



Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
LB-1	R-1	5	21.5	23.8	98.7	100.7	0.708	0.628	82	95

Soil Identification: Dark olive gray silty clay (CL-ML)



## ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS ASTM D 2435

Project No.: 036.0000021377

Bell Gardens Well #1 PFAS



**TESTS for SULFATE CONTENT  
CHLORIDE CONTENT and pH of SOILS**

Project Name: Bell Gardens Well #1 PFAS Tested By : G. Berdy Date: 05/08/24  
Project No. : 036.0000021377 Checked By: A. Santos Date: 05/14/24

Boring No.	LB-1			
Sample No.	B-1			
Sample Depth (ft)	0-5			
Soil Identification:	Olive brown (SM)			
Wet Weight of Soil + Container (g)	0.00			
Dry Weight of Soil + Container (g)	0.00			
Weight of Container (g)	1.00			
Moisture Content (%)	0.00			
Weight of Soaked Soil (g)	100.22			

**SULFATE CONTENT, DOT California Test 417, Part II**

Beaker No.	17			
Crucible No.	305			
Furnace Temperature (°C)	860			
Time In / Time Out	8:00/8:45			
Duration of Combustion (min)	45			
Wt. of Crucible + Residue (g)	60.8707			
Wt. of Crucible (g)	60.8676			
Wt. of Residue (g) (A)	0.0031			
PPM of Sulfate (A) x 41150	127.56			
<b>PPM of Sulfate, Dry Weight Basis</b>	<b>128</b>			

**CHLORIDE CONTENT, DOT California Test 422**

ml of Extract For Titration (B)	15			
ml of AgNO <sub>3</sub> Soln. Used in Titration (C)	0.8			
PPM of Chloride (C -0.2) * 100 * 30 / B	120			
<b>PPM of Chloride, Dry Wt. Basis</b>	<b>120</b>			

**pH TEST, DOT California Test 643**

pH Value	8.45			
Temperature °C	19.7			



## SOIL RESISTIVITY TEST

### DOT CA TEST 643

Project Name: Bell Gardens Well #1 PFAS  
Project No. : 036.0000021377  
Boring No.: LB-1  
Sample No. : B-1

Tested By : G. Berdy Date: 05/10/24  
Checked By: A. Santos Date: 05/14/24  
Depth (ft.) : 0-5

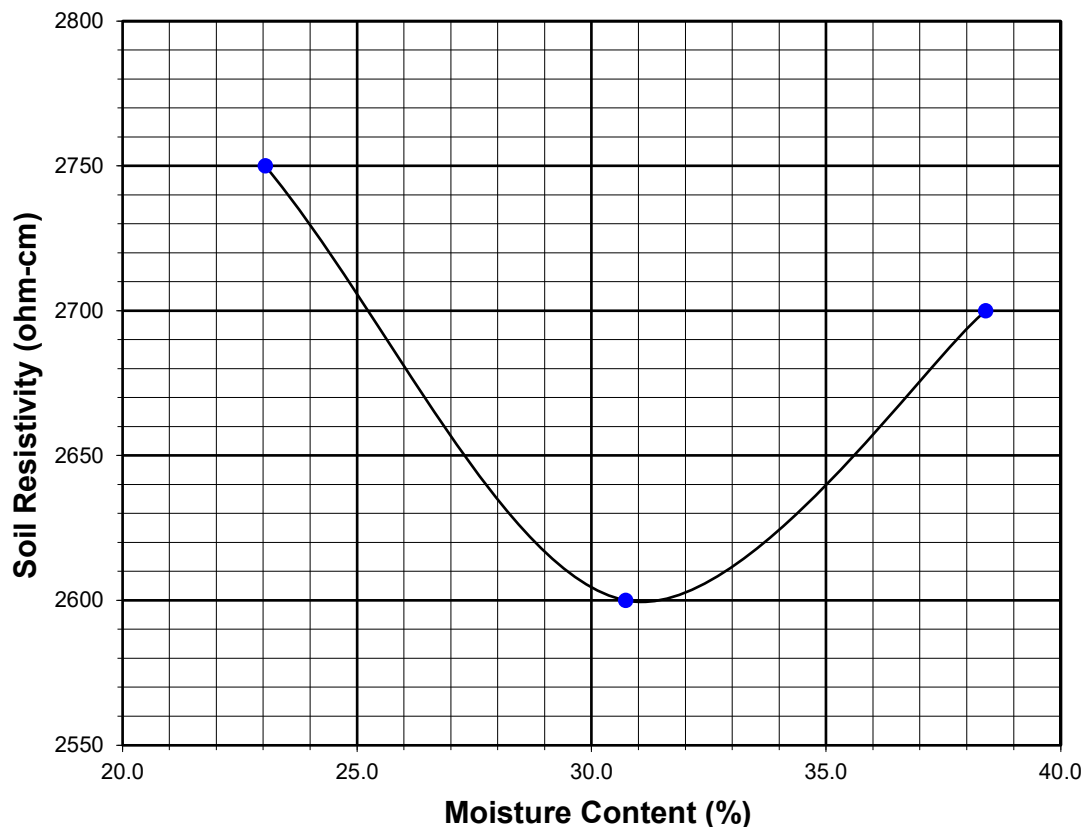
Soil Identification:\* Olive brown (SM)

\*California Test 643 requires soil specimens to consist only of portions of samples passing through the No. 8 US Standard Sieve before resistivity testing. Therefore, this test method may not be representative for coarser materials.

Specimen No.	Water Added (ml) (Wa)	Adjusted Moisture Content (MC)	Resistance Reading (ohm)	Soil Resistivity (ohm-cm)
1	30	23.04	2750	2750
2	40	30.72	2600	2600
3	50	38.41	2700	2700
4				
5				

Moisture Content (%) (Mci)	0.00
Wet Wt. of Soil + Cont. (g)	0.00
Dry Wt. of Soil + Cont. (g)	0.00
Wt. of Container (g)	1.00
Container No.	
Initial Soil Wt. (g) (Wt)	130.19
Box Constant	1.000
$MC = (((1 + Mci / 100) \times (Wa / Wt + 1)) - 1) \times 100$	

Min. Resistivity (ohm-cm)	Moisture Content (%)	Sulfate Content (ppm)	Chloride Content (ppm)	Soil pH	
				pH	Temp. (°C)
DOT CA Test 643		DOT CA Test 417 Part II	DOT CA Test 422	DOT CA Test 643	
2600	31.1	128	120	8.45	19.7





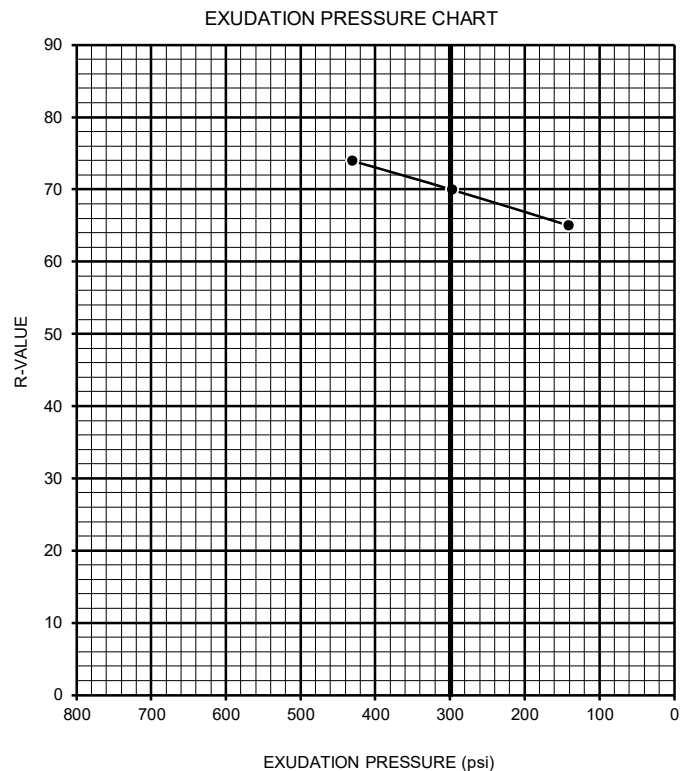
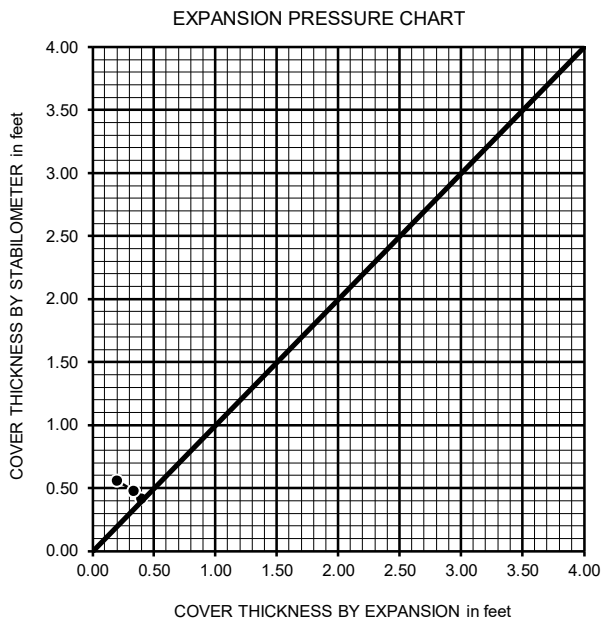
## R-VALUE TEST RESULTS

### DOT CA Test 301

PROJECT NAME: Bell Gardens Well #1 PFAS PROJECT NUMBER: 036.0000021377  
BORING NUMBER: LB-1 DEPTH (FT.): 0-5  
SAMPLE NUMBER: B-1 TECHNICIAN: O. Figueroa  
SAMPLE DESCRIPTION: Olive brown silty sand (SM) DATE COMPLETED: 05/14/24

TEST SPECIMEN	a	b	c
MOISTURE AT COMPACTION %	11.2	11.8	12.7
HEIGHT OF SAMPLE, Inches	2.49	2.50	2.50
DRY DENSITY, pcf	119.8	118.2	117.2
COMPACTOR PRESSURE, psi	300	225	150
EXUDATION PRESSURE, psi	431	298	141
EXPANSION, Inches x 10exp-4	12	10	6
STABILITY Ph 2,000 lbs (160 psi)	23	27	32
URNS DISPLACEMENT	5.10	5.22	5.40
R-VALUE UNCORRECTED	74	70	65
R-VALUE CORRECTED	74	70	65

DESIGN CALCULATION DATA	a	b	c
GRAVEL EQUIVALENT FACTOR	1.0	1.0	1.0
TRAFFIC INDEX	5.0	5.0	5.0
STABILOMETER THICKNESS, ft.	0.42	0.48	0.56
EXPANSION PRESSURE THICKNESS, ft.	0.40	0.33	0.20



R-VALUE BY EXPANSION: 75  
R-VALUE BY EXUDATION: 70  
EQUILIBRIUM R-VALUE: 70

---

## APPENDIX D

### LIQUEFACTION ANALYSIS

## SPT BASED LIQUEFACTION ANALYSIS REPORT

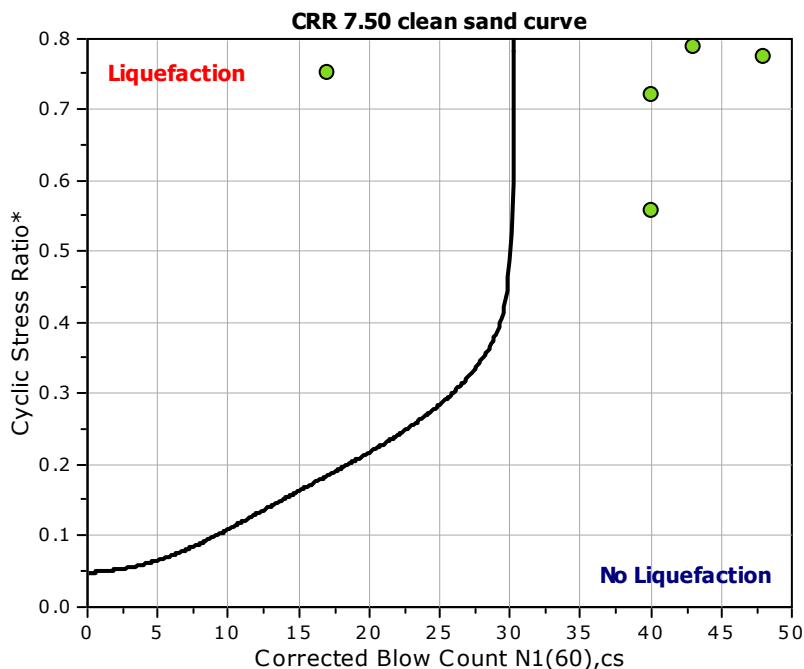
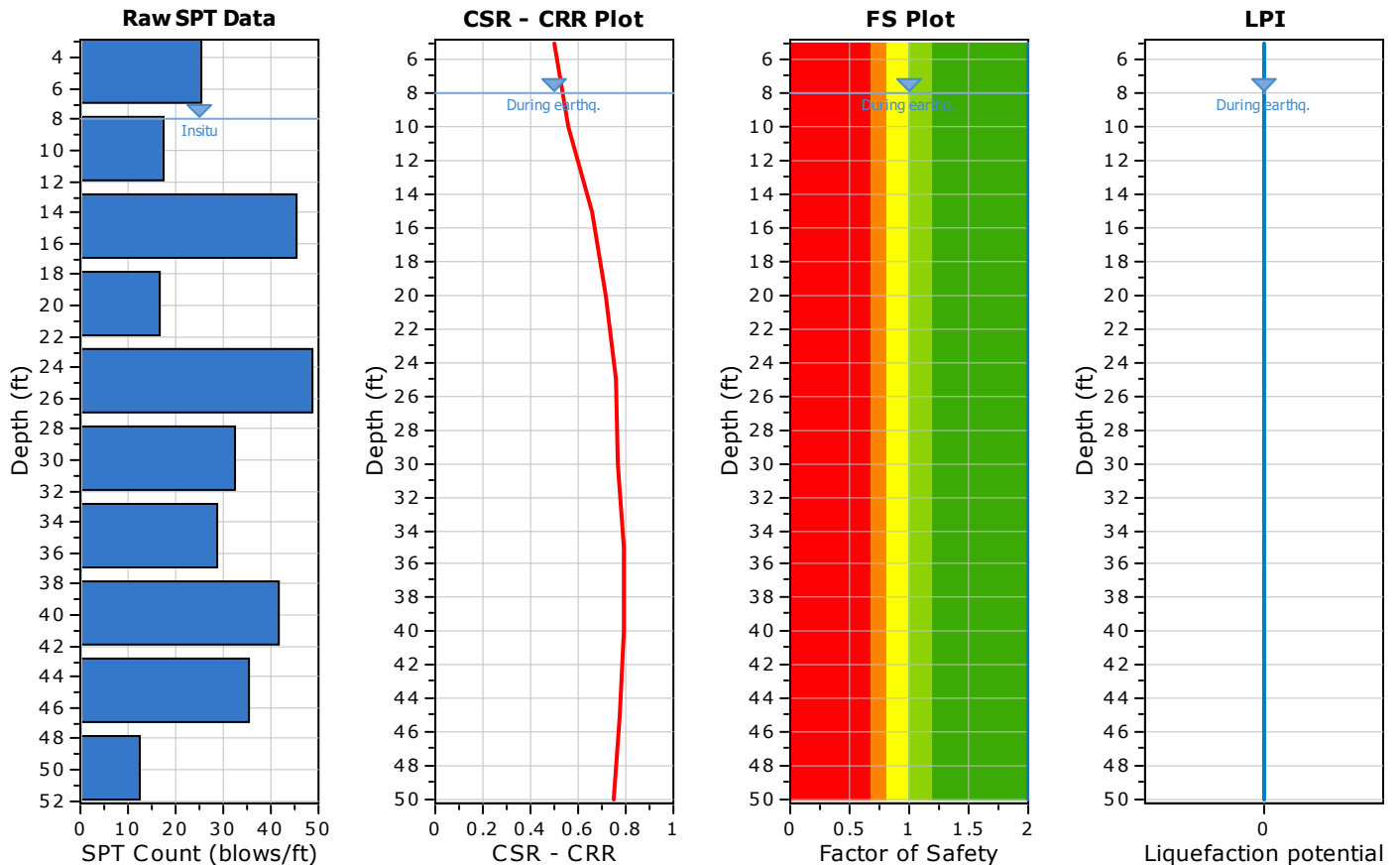
**Project title :** Bell Gardens Well #1 PFAS

**SPT Name:** LB-1

**Location :** (33.966218, -118.14623)

### :: Input parameters and analysis properties ::

Analysis method:	NCEER 1998	G.W.T. (in-situ):	8.00 ft
Fines correction method:	NCEER 1998	G.W.T. (earthq.):	8.00 ft
Sampling method:	Sampler w/o liners	Earthquake magnitude $M_w$ :	7.29
Borehole diameter:	65mm to 115mm	Peak ground acceleration:	0.84 g
Rod length:	3.30 ft	Eq. external load:	0.00 tsf
Hammer energy ratio:	1.33		



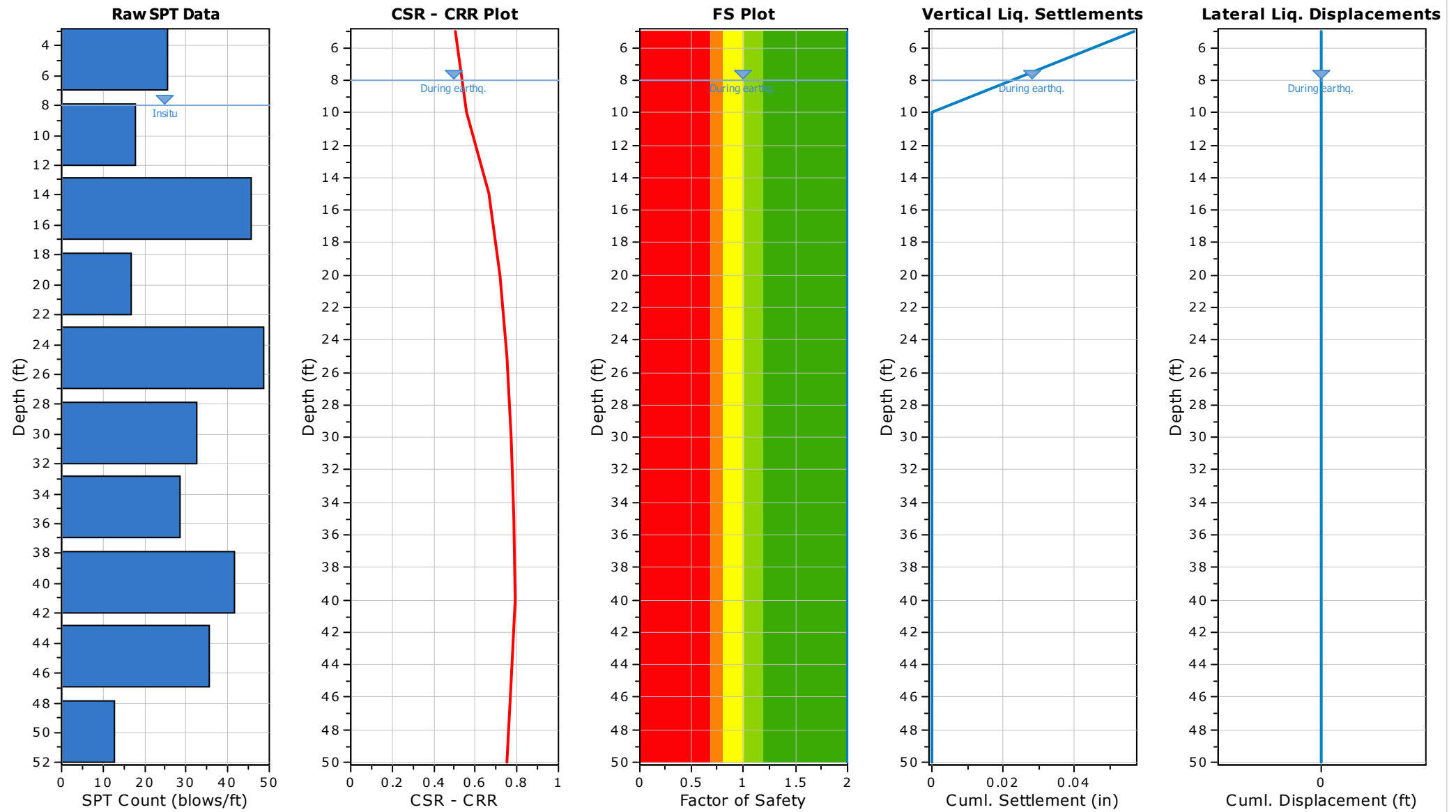
### F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

### LPI color scheme

- Very high risk
- High risk
- Low risk

**:: Overall Liquefaction Assessment Analysis Plots ::**



**:: Field input data ::**

Test Depth (ft)	SPT Field Value (blows)	Fines Content (%)	Unit Weight (pcf)	Infl. Thickness (ft)	Can Liquefy
5.00	26	65.00	120.00	5.00	Yes
10.00	18	25.00	110.00	5.00	Yes
15.00	46	60.00	110.00	5.00	Yes
20.00	17	60.00	120.00	5.00	Yes
25.00	49	3.00	120.00	5.00	Yes
30.00	33	3.00	120.00	5.00	Yes
35.00	29	3.00	120.00	5.00	Yes
40.00	42	3.00	120.00	5.00	Yes
45.00	36	3.00	120.00	5.00	Yes
50.00	13	3.00	120.00	5.00	Yes

**Abbreviations**

Depth: Depth at which test was performed (ft)  
 SPT Field Value: Number of blows per foot  
 Fines Content: Fines content at test depth (%)  
 Unit Weight: Unit weight at test depth (pcf)  
 Infl. Thickness: Thickness of the soil layer to be considered in settlements analysis (ft)  
 Can Liquefy: User defined switch for excluding/including test depth from the analysis procedure

**:: Cyclic Resistance Ratio (CRR) calculation data ::**

Depth (ft)	SPT Field Value	Unit Weight (pcf)	$\sigma_v$ (tsf)	$u_0$ (tsf)	$\sigma'_{vo}$ (tsf)	$C_N$	$C_E$	$C_B$	$C_R$	$C_S$	$(N_1)_{60}$	Fines Content (%)	$\alpha$	$\beta$	$(N_1)_{60cs}$	CRR <sub>7.5</sub>
5.00	26	120.00	0.30	0.00	0.30	1.48	1.33	1.00	0.75	1.20	46	65.00	5.00	1.20	60	4.000
10.00	18	110.00	0.57	0.06	0.51	1.31	1.33	1.00	0.85	1.20	32	25.00	4.29	1.11	40	4.000
15.00	46	110.00	0.85	0.22	0.63	1.22	1.33	1.00	0.85	1.20	76	60.00	5.00	1.20	96	4.000
20.00	17	120.00	1.15	0.37	0.78	1.14	1.33	1.00	0.95	1.20	29	60.00	5.00	1.20	40	4.000
25.00	49	120.00	1.45	0.53	0.92	1.06	1.33	1.00	0.95	1.20	79	3.00	0.00	1.00	79	4.000
30.00	33	120.00	1.75	0.69	1.06	1.00	1.33	1.00	1.00	1.20	53	3.00	0.00	1.00	53	4.000
35.00	29	120.00	2.05	0.84	1.21	0.94	1.33	1.00	1.00	1.20	43	3.00	0.00	1.00	43	4.000
40.00	42	120.00	2.35	1.00	1.35	0.89	1.33	1.00	1.00	1.20	60	3.00	0.00	1.00	60	4.000
45.00	36	120.00	2.65	1.15	1.50	0.84	1.33	1.00	1.00	1.20	48	3.00	0.00	1.00	48	4.000
50.00	13	120.00	2.95	1.31	1.64	0.80	1.33	1.00	1.00	1.20	17	3.00	0.00	1.00	17	4.000

**Abbreviations**

$\sigma_v$ : Total stress during SPT test (tsf)  
 $u_0$ : Water pore pressure during SPT test (tsf)  
 $\sigma'_{vo}$ : Effective overburden pressure during SPT test (tsf)  
 $C_N$ : Overburden correction factor  
 $C_E$ : Energy correction factor  
 $C_B$ : Borehole diameter correction factor  
 $C_R$ : Rod length correction factor  
 $C_S$ : Liner correction factor  
 $N_{1(60)}$ : Corrected  $N_{SPT}$  to a 60% energy ratio  
 $\alpha, \beta$ : Clean sand equivalent clean sand formula coefficients  
 $N_{1(60)cs}$ : Corrected  $N_{1(60)}$  value for fines content  
 $CRR_{7.5}$ : Cyclic resistance ratio for  $M=7.5$

**:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::**

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{0,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	$r_d$	$\alpha$	CSR	MSF	CSR <sub>eq,M=7.5</sub>	$K_{sigma}$	CSR*	FS
5.00	120.00	0.30	0.00	0.30	0.99	1.00	0.541	1.08	0.503	1.00	0.503	2.000 ●
10.00	110.00	0.57	0.06	0.51	0.98	1.00	0.600	1.08	0.558	1.00	0.558	2.000 ●

**:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::**

Depth (ft)	Unit Weight (pcf)	$\sigma_{v,eq}$ (tsf)	$u_{o,eq}$ (tsf)	$\sigma'_{vo,eq}$ (tsf)	$r_d$	$\alpha$	CSR	MSF	$CSR_{eq,M=7.5}$	$K_{\sigma}$	CSR*	FS	
15.00	110.00	0.85	0.22	0.63	0.97	1.00	0.712	1.08	0.662	1.00	0.662	2.000	●
20.00	120.00	1.15	0.37	0.78	0.96	1.00	0.775	1.08	0.721	1.00	0.721	2.000	●
25.00	120.00	1.45	0.53	0.92	0.94	1.00	0.811	1.08	0.754	1.00	0.754	2.000	●
30.00	120.00	1.75	0.69	1.06	0.92	1.00	0.827	1.08	0.769	1.00	0.770	2.000	●
35.00	120.00	2.05	0.84	1.21	0.89	1.00	0.825	1.08	0.768	0.97	0.788	2.000	●
40.00	120.00	2.35	1.00	1.35	0.85	1.00	0.808	1.08	0.752	0.95	0.789	2.000	●
45.00	120.00	2.65	1.15	1.50	0.80	1.00	0.777	1.08	0.723	0.93	0.775	2.000	●
50.00	120.00	2.95	1.31	1.64	0.75	1.00	0.739	1.08	0.688	0.92	0.751	2.000	●

**Abbreviations**

$\sigma_{v,eq}$ : Total overburden pressure at test point, during earthquake (tsf)  
 $u_{o,eq}$ : Water pressure at test point, during earthquake (tsf)  
 $\sigma'_{vo,eq}$ : Effective overburden pressure, during earthquake (tsf)  
 $r_d$ : Nonlinear shear mass factor  
 $\alpha$ : Improvement factor due to stone columns  
CSR: Cyclic Stress Ratio (adjusted for improvement)  
MSF: Magnitude Scaling Factor  
 $CSR_{eq,M=7.5}$ : CSR adjusted for M=7.5  
 $K_{\sigma}$ : Effective overburden stress factor  
CSR\*: CSR fully adjusted (user FS applied)\*\*\*  
FS: Calculated factor of safety against soil liquefaction

\*\*\* User FS: 1.00

**:: Liquefaction potential according to Iwasaki ::**

Depth (ft)	FS	F	wz	Thickness (ft)	$I_L$
5.00	2.000	0.00	9.24	5.00	0.00
10.00	2.000	0.00	8.48	5.00	0.00
15.00	2.000	0.00	7.71	5.00	0.00
20.00	2.000	0.00	6.95	5.00	0.00
25.00	2.000	0.00	6.19	5.00	0.00
30.00	2.000	0.00	5.43	5.00	0.00
35.00	2.000	0.00	4.67	5.00	0.00
40.00	2.000	0.00	3.90	5.00	0.00
45.00	2.000	0.00	3.14	5.00	0.00
50.00	2.000	0.00	2.38	5.00	0.00

**Overall potential  $I_L$  : 0.00**

$I_L = 0.00$  - No liquefaction  
 $I_L$  between 0.00 and 5 - Liquefaction not probable  
 $I_L$  between 5 and 15 - Liquefaction probable  
 $I_L > 15$  - Liquefaction certain

**:: Vertical settlements estimation for dry sands ::**

Depth (ft)	$(N_1)_{60}$	$\tau_{av}$	p	$G_{max}$ (tsf)	$\alpha$	b	$\gamma$ (%)	$\epsilon_{15}$	$N_c$	$\epsilon_{Nc}$ (%)	$\Delta h$ (ft)	$\Delta S$ (in)
5.00	46	0.16	0.20	718.06	0.13	16759.55	0.14	0.00	13.25	0.05	5.00	0.057

**:: Vertical settlements estimation for dry sands ::**

Depth (ft)	(N <sub>1</sub> ) <sub>60</sub>	T <sub>av</sub>	p	G <sub>max</sub> (tsf)	a	b	γ (%)	ε <sub>15</sub>	N <sub>c</sub>	ε <sub>Nc</sub> (%)	Δh (ft)	ΔS (in)
---------------	---------------------------------	-----------------	---	---------------------------	---	---	----------	-----------------	----------------	------------------------	------------	------------

**Cumulative settlements: 0.057****Abbreviations**

T<sub>av</sub>: Average cyclic shear stress  
 p: Average stress  
 G<sub>max</sub>: Maximum shear modulus (tsf)  
 a, b: Shear strain formula variables  
 γ: Average shear strain (%)  
 ε<sub>15</sub>: Volumetric strain after 15 cycles  
 N<sub>c</sub>: Number of cycles  
 ε<sub>Nc</sub>: Volumetric strain for number of cycles N<sub>c</sub> (%)  
 Δh: Thickness of soil layer (in)  
 ΔS: Settlement of soil layer (in)

**:: Vertical settlements estimation for saturated sands ::**

Depth (ft)	D <sub>50</sub> (in)	q <sub>c</sub> /N	e <sub>v</sub> weight factor	e <sub>v</sub> (%)	Δh (ft)	s (in)
10.00	0.00	5.00	1.00	0.00	5.00	0.000
15.00	0.00	5.00	1.00	0.00	5.00	0.000
20.00	0.00	5.00	1.00	0.00	5.00	0.000
25.00	0.00	5.00	1.00	0.00	5.00	0.000
30.00	0.00	5.00	1.00	0.00	5.00	0.000
35.00	0.00	5.00	1.00	0.00	5.00	0.000
40.00	0.00	5.00	1.00	0.00	5.00	0.000
45.00	0.00	5.00	1.00	0.00	5.00	0.000
50.00	0.00	5.00	1.00	0.00	5.00	0.000

**Cumulative settlements: 0.000****Abbreviations**

D<sub>50</sub>: Median grain size (in)  
 q<sub>c</sub>/N: Ratio of cone resistance to SPT  
 e<sub>v</sub>: Post liquefaction volumetric strain (%)  
 Δh: Thickness of soil layer to be considered (ft)  
 s: Estimated settlement (in)

**:: Lateral displacements estimation for saturated sands ::**

Depth (ft)	(N <sub>1</sub> ) <sub>60</sub>	D <sub>r</sub> (%)	γ <sub>max</sub> (%)	d <sub>z</sub> (ft)	LDI	LD (ft)
5.00	46	100.00	0.00	5.00	0.000	0.00
10.00	32	79.20	0.00	5.00	0.000	0.00
15.00	76	100.00	0.00	5.00	0.000	0.00
20.00	29	75.39	0.00	5.00	0.000	0.00
25.00	79	100.00	0.00	5.00	0.000	0.00
30.00	53	100.00	0.00	5.00	0.000	0.00
35.00	43	100.00	0.00	5.00	0.000	0.00
40.00	60	100.00	0.00	5.00	0.000	0.00
45.00	48	100.00	0.00	5.00	0.000	0.00
50.00	17	57.72	0.00	5.00	0.000	0.00

**:: Lateral displacements estimation for saturated sands ::**

Depth (ft)	(N <sub>1</sub> ) <sub>60</sub>	D <sub>r</sub> (%)	γ <sub>max</sub> (%)	d <sub>z</sub> (ft)	LDI	LD (ft)

**Cumulative lateral displacements: 0.00**

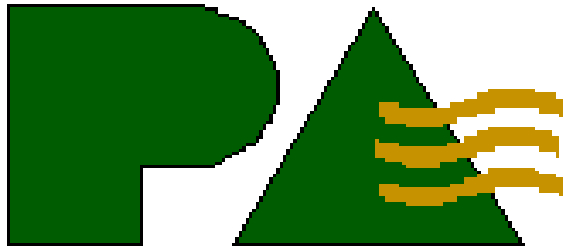
**Abbreviations**

- D<sub>r</sub>: Relative density (%)
- γ<sub>max</sub>: Maximum amplitude of cyclic shear strain (%)
- d<sub>z</sub>: Soil layer thickness (ft)
- LDI: Lateral displacement index (ft)
- LD: Actual estimated displacement (ft)

## References

- Ronald D. Andrus, Hossein Hayati, Nisha P. Mohanan, 2009. Correcting Liquefaction Resistance for Aged Sands Using Measured to Estimated Velocity Ratio, *Journal of Geotechnical and Geoenvironmental Engineering*, Vol. 135, No. 6, June 1
- Boulanger, R.W. and Idriss, I. M., 2014. CPT AND SPT BASED LIQUEFACTION TRIGGERING PROCEDURES. DEPARTMENT OF CIVIL & ENVIRONMENTAL ENGINEERING COLLEGE OF ENGINEERING UNIVERSITY OF CALIFORNIA AT DAVIS
- Dipl.-Ing. Heinz J. Priebe, Vibro Replacement to Prevent Earthquake Induced Liquefaction, *Proceedings of the Geotechnique-Colloquium at Darmstadt, Germany*, on March 19th, 1998 (also published in *Ground Engineering*, September 1998), Technical paper 12-57E
- Robertson, P.K. and Cabal, K.L., 2007, *Guide to Cone Penetration Testing for Geotechnical Engineering*. Available at no cost at <http://www.geologismiki.gr/>
- Youd, T.L., Idriss, I.M., Andrus, R.D., Arango, I., Castro, G., Christian, J.T., Dobry, R., Finn, W.D.L., Harder, L.F., Hynes, M.E., Ishihara, K., Koester, J., Liao, S., Marcuson III, W.F., Martin, G.R., Mitchell, J.K., Moriwaki, Y., Power, M.S., Robertson, P.K., Seed, R., and Stokoe, K.H., Liquefaction Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshop on Evaluation of Liquefaction Resistance of Soils, ASCE, *Journal of Geotechnical & Geoenvironmental Engineering*, Vol. 127, October, pp 817-833
- Zhang, G., Robertson, P.K., Brachman, R., 2002, Estimating Liquefaction Induced Ground Settlements from the CPT, *Canadian Geotechnical Journal*, 39: pp 1168-1180
- Zhang, G., Robertson, P.K., Brachman, R., 2004, Estimating Liquefaction Induced Lateral Displacements using the SPT and CPT, ASCE, *Journal of Geotechnical & Geoenvironmental Engineering*, Vol. 130, No. 8, 861-871
- Pradel, D., 1998, Procedure to Evaluate Earthquake-Induced Settlements in Dry Sandy Soils, ASCE, *Journal of Geotechnical & Geoenvironmental Engineering*, Vol. 124, No. 4, 364-368
- R. Kayen, R. E. S. Moss, E. M. Thompson, R. B. Seed, K. O. Cetin, A. Der Kiureghian, Y. Tanaka, K. Tokimatsu, 2013. Shear-Wave Velocity-Based Probabilistic and Deterministic Assessment of Seismic Soil Liquefaction Potential, *Journal of Geotechnical and Geoenvironmental Engineering*, Vol. 139, No. 3, March 1

## **APPENDIX F ENVIRONMENTAL SITE ASSESSMENT**



**P.A. & ASSOCIATES, Inc.**

**P A & Associates, Inc.**

P.A. & Associates, Inc. Project Number: 218122-301

---

**Environmental Site Assessment**

*Property Location:*

**Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



---

*Prepared By:*

**P A & Associates**

**30 Edelman**

**Irvine, California 92618**

---

*Submitted to:*

**Infrastructure Engineers**

**3060 Saturn Street, Suite 250**

**Brea, California 92821**

**20-Nov-19**

Environmental Site Assessment  
Infrastructure Engineers  
Site: Sub Area A, B and C  
Bell Gardens, California 90201

P A & Associates Project No.: 218122-301  
November 20, 2019

---

November 20, 2019

## Environmental Site Assessment-Phase I

*Prepared for:*

**Bell Gardens Veterans Park  
Sub Area A, B and C  
Bell Gardens, California 90201**

*Submitted to:*

**Infrastructure Engineers**  
3060 Saturn Street, Suite 250  
Brea, California 92821

*Prepared by:*

**P A & Associates**  
30 Edelman  
Irvine, California 92618



**James M. Renfrew, CEG 1970**  
Associate Engineering Geologist

**Arman Behtash**  
Project Engineer

---

---

## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>1.0 INTRODUCTION .....</b>	<b>6</b>
1.1 PURPOSE .....	6
1.2 INVOLVED PARTIES .....	6
1.3 SCOPE OF WORK .....	6
<b>2.0 GENERAL SITE CHARACTERISTICS .....</b>	<b>7</b>
2.1 SITE REVIEW .....	7
2.2 SITE SETTING .....	7
2.3 SITE AND SITE VICINITY RECONNAISSANCE .....	8
2.3.1 Site Reconnaissance .....	8
2.3.2 Historical Use of Site .....	8
2.3.3 Site Vicinity Reconnaissance .....	9
<b>3.0 ENVIRONMENTAL SETTING .....</b>	<b>10</b>
3.1 REGIONAL GEOLOGY SETTING .....	10
3.2 REGIONAL HYDROGEOLOGICAL SETTING .....	10
<b>4.0 RESULT OF INVESTIGATION .....</b>	<b>14</b>
4.1 SUMMARY OF PREVIOUS INVESTIGATIONS OR OTHER INFORMATION PROVIDED .....	14
4.2 OBSERVATION MADE DURING SITE INSPECTION(S) .....	14
4.3 OBSERVATION MADE DURING SITE VICINITY RECONNAISSANCE(S) .....	14
4.4 FINDINGS OF LOCAL REGULATORY AGENCY REVIEW AND FILE SEARCH .....	15
4.4.1 Enforcing UST/AST Agencies .....	15
4.4.2 Los Angeles County Department of Public Works (DPW) .....	15
4.4.3 Fire Departments .....	15
4.4.4 South Coast Air Quality Management District .....	15
4.4.5 Department of Toxic Substances Control .....	15
4.4.6 Building Department .....	15
4.4.7 Planning Department .....	15
4.5 FINDINGS OF STATE/FEDERAL DATABASE REGULATORY AGENCY REVIEW .....	16
4.5.1 Liens (Environmental Lien Listing): Distance Searched – Target Property .....	16
4.5.2 NPL Liens: Distance Searched – Target Property .....	17
4.5.3 Liens 2 (CERCLA Lien Information): Target Property .....	17
4.5.4 Liens (Environmental Lien Listing): Distance Searched – Target Property .....	17
4.5.5 NPL Liens: Distance Searched – Target Property .....	17
4.5.6 Liens 2 (CERCLA Lien Information): Target Property .....	18
4.6 RESULTS OF SITE HISTORY/LAND USE REVIEW .....	18
4.6.1 Environmental Liens or Activity and Use Limitation .....	18
4.6.2 Specialized Knowledge .....	18
4.6.3 Commonly Known or Reasonably Ascertainable Information .....	18
4.6.4 Valuation Reduction for Environmental Issues .....	18
4.6.5 Resident Manager, Property Manager, and Occupant Information .....	19
4.6.6 Aerial Photographs .....	19
4.6.7 Topographic Map .....	19

4.6.8	Title Records.....	20
4.6.9	Oil and Gas: Distance Searched –0.5 miles .....	20
4.6.10	Polychlorinated Biphenyls (PCBs) .....	20
4.6.11	Waste Disposal .....	20
4.6.12	Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Clarifiers, Cisterns and sumps	21
4.6.13	Staining and Discolored Soils.....	21
4.6.14	Unusual Odors.....	21
4.6.15	Lead-Based Paint.....	21
4.6.16	Radon.....	21
4.6.17	Radiological Hazards .....	22
4.6.18	Mold Evaluation .....	22
4.6.19	Asbestos .....	22
4.6.20	Vapor Encroachment Condition .....	22
<b>5.0</b>	<b>CONCLUSIONS AND RECOMMENDATIONS.....</b>	<b>23</b>
5.1	POTENTIAL ON-SITE SOURCES.....	23
5.2	POTENTIAL OFF-SITE SOURCES .....	23
5.3	CONCLUSION .....	23
5.4	RECOMMENDATIONS.....	24
<b>6.0</b>	<b>LIMITATIONS, JUDGMENTS, ASSUMPTIONS AND DATA GAP .....</b>	<b>25</b>
6.1	LIMITATIONS .....	25
6.2	JUDGMENTS .....	25
6.3	ASSUMPTIONS.....	26
6.4	DATA GAP/NO RECORDS .....	26
<b>7.0</b>	<b>REFERENCES .....</b>	<b>27</b>

## LIST OF REFERENCES

Aerial Maps.....	1952, 1953, 1963, 1972, 1994 .....2003, 2005, 2012 and 2016
Topographic Maps.....	1949, 1964, 1972 and 1981

## LIST OF FIGURES IN APPENDIX A

Figure 1 .....	Site Vicinity Map
Figure 2 .....	USGS Map
Figure 3 .....	Site Map
Figure 4 .....	APN Map
Figure 5 .....	Oil & Gas Map

## LIST OF APPENDICES

Appendix A .....	Figures
Appendix B .....	Site Photos, Checklists, Interview Forms
Appendix C .....	Permits, Correspondence
Appendix D .....	GeoSearch Radius Map, Sanborn Map Search, City Directory

**Environmental Site Assessment for  
Bell Gardens Veterans Park  
Sub Area A, B and C  
Bell Gardens, California 90201**

## **Executive Summary**

This report summarizes the results of an environmental site assessment (ESA) conducted for the Bell Gardens Veterans Park property located at Sub Area A, B and C, Bell Gardens, Los Angeles County, California (Figure-1).

According to the City of Bell Gardens, information provided to P A & Associates by the client; and the County of Los Angeles, Tax Assessor Office, the following information relates to the property:

Property Address:.....Sub Area A  
Assessor Parcel Number: .....6358-016-907  
Lot Size: .....7,576 sq. ft.  
Assessor Parcel Number: .....6358-016-910  
Lot Size: .....7,346 sq. ft.  
Property Address:.....Sub Area B  
Assessor Parcel Number: .....6358-016-905  
Lot Size: .....7,346 sq. ft.  
Assessor Parcel Number: .....6358-016-904  
Lot Size: .....7,376 sq. ft.  
Property Address:.....Sub Area C (North of Access Road)  
Assessor Parcel Number: .....6358-017-913  
Lot Size: .....11,019 sq. ft.  
Assessor Parcel Number: .....6358-017-911  
Lot Size: .....5,640 sq. ft.  
Assessor Parcel Number: .....6358-017-910  
Lot Size: .....4,311 sq. ft.  
Property Address:.....Sub Area C (South of Access Road)  
Assessor Parcel Number: .....6358-016-911  
Lot Size: .....7,172 sq. ft.  
Assessor Parcel Number: .....6358-016-914  
Lot Size: .....7,323 sq. ft.  
Assessor Parcel Number: .....6358-016-913  
Lot Size: .....7,323 sq. ft.  
Zoning:.....Medium Density Residential (R-3)  
Number of Buildings: .....Not Applicable (Green Belt Area)

Number of Floors:.....Not Applicable (Green Belt Area)  
Construction Year:.....Not Applicable (Green Belt Area),  
Former Residential Buildings On Site  
Were Demolished In Mid-1980s  
Current Use: .....Green Belt

According to the USGS Map, 7.5 Minutes Quadrant of South Gate, California (1964, Photorevised 1981), the site is located in Township 2 South, Range 12 West, with an elevation of approximately 100 feet above mean sea level (Figure 2).

The site is currently a green belt that is located to the south of Bell Gardens Veterans Park. According to aerial photographs reviewed, Area A, B and C were formerly used as lots that were occupied by single family residential buildings. These former residential buildings were depicted in aerial photographs of 1952 through 1972. The aerial photograph of 1994 depicted the current Area A, B and C and the former residential buildings were demolished in mid-1980s.

No environmental site assessment report was provided by client for review.

The property is comprised of ten parcels (Sub Area A, B and C) that are located to the north of Florence Place, to the south of Bell Gardens Veterans Park, to the east of Perry Road and to the west of Emil Avenue. Sub Area A, B and C are collectively referred to as site.

Sub Area A is comprised of two adjoining and contiguous parcels that are located to the north of Florence Place.

Sub Area B is comprised of two adjoining and contiguous parcels that are located to the north of Florence Place and to the east of Perry Road.

Sub Area C is comprised of three adjoining and contiguous parcels that are located to the north of access road leading to the Bell Gardens Veterans Park and three adjoining and contiguous parcels that are located to the south of access road leading to the Bell Gardens Veterans Park. Sub Area C is located alongside Emil Avenue.

Sub Area A and B are currently separated by the Skateboard Park.

The site is currently being used as green belt and park for the local residents. An electrical box-culvert was observed on Sub Area A.

At the time of our site visit, there were no operations and/or processing that could potentially lead to generation, storage and/or treatment of potentially hazardous material on site.

P A & Associates conducted a search through the Regional Water Quality Control Board (RWQCB) GeoTracker<sup>TM</sup> website. According to RWQCB's GeoTracker<sup>TM</sup> website, the site is not listed in any of the databases.

P A & Associates contacted the County of Los Angeles Department of Public Works (DPW). According to DPW, there are no records of environmental violations regarding the site.

P A & Associates contacted the County of Los Angeles, Fire Department (LACFD). According to the LACFD, there are no records of environmental violations regarding the site.

P A & Associates contacted the South Coast Air Quality Management District (AQMD). According to the AQMD, there are no records for the site.

P A & Associates contacted the Department of Toxic Substances Control (DTSC). According to DTSC, there are no records of environmental violations regarding the site.

P A & Associates visited the City of Bell Gardens, Department of Planning for review of the existing files for the site on October 30, 2019. According to the City of Bell Gardens, Planning Department, the associated zoning designation for the site is Medium Density Residential (R-3).

On October 30, 2019, P A & Associates visited the City of Bell Gardens, Department of Building & Safety for review of the existing files. According to the City of Bell Gardens, Department of Building and Safety, the former residential buildings on site were demolished in mid-1980s and that there are no permit applications for the site.

Aerial photographs of 1952, 1953, 1963, 1972, 1994, 2003, 2005, 2012 and 2016 were obtained for review from GeoSearch, Google Earth and online sources. The 1952 through 1972 aerial photographs depicted the former residential buildings on site. Surrounding areas were depicted as fully developed with residential buildings. The 1994 and proceeding aerial photographs depicted the current green belt on site. Areas surrounding the site were depicted as fully developed with residential buildings. A copy of the aerial photographs of the site is provided as

part of Reference Section of this report.

Based on information provided by GeoSearch, the site is not listed in the government database reviewed.

Based on the information obtained during this assessment, current regulatory guidelines and the judgment of P A & Associates, the following conclusion and recommendation have been drawn:

#### Conclusion

Based on the information obtained during this assessment, current regulatory guidelines and the judgment of P A & Associates, the following conclusion has been drawn:

- We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope of work and limitations of ASTM Standards for Bell Gardens Veterans Park property located at Sub Area A, B and C (site), Bell Gardens, Los Angeles County, California. Any exceptions to or deletions from this practice are described in Section 6.0 of this report. The assessment has not revealed evidence of RECs in connection with the site.

*A recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following was identified during the course of this assessment:

- P A & Associates did not identify recognized environmental conditions during the course of this assessment.

*A historical recognized environmental condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following was identified during the course of this assessment:

- P A & Associates did not identify historical environmental conditions associated with the site during the course of this assessment.

*A controlled recognized environmental condition (CRC)* refers to a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- P A & Associates did not identify controlled recognized environmental conditions during the course of this assessment.

#### Recommendation

Based on the information obtained during this assessment, current regulatory guidelines and the judgment of P A & Associates the following recommendation has been drawn:

- The site is going to be used as a pad for the city's water tank and at the request of the City of Bell Gardens an environmental subsurface investigation is recommended. Prior to any subsurface investigation, a Geophysical Survey needs to be conducted to located any utility lines that may be present below ground in the vicinity of Sub Area A, B and C.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of this part [40 CFR Part 312]. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312." The SBA SOP 50 10 5 (E) can be found at:

[http://www.sba.gov/sites/default/files/SOP%2050%2010%205\(D\)%20\(9-15-11\)%20clean\\_0.pdf](http://www.sba.gov/sites/default/files/SOP%2050%2010%205(D)%20(9-15-11)%20clean_0.pdf)

## **1.0 Introduction**

This report summarizes the results of an environmental site assessment (ESA) conducted for the Bell Gardens Veterans Park property located at Sub Area A, B and C, Bell Gardens, Los Angeles County, California (Figure-1). On October 30, 2019, a representative of P A & Associates conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at site. P A & Associates' investigation included review of aerial photographs, topographic maps, city directories, reconnaissance of adjacent properties, background research and review of available local, state and Federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the site.

### **1.1 Purpose**

The purpose of the assessment described in this report was to:

- Identify to the extent feasible pursuant to the processes prescribed herein, the presence of Recognized Environmental Conditions (RECs) as defined in the American Society of Testing and Materials (ASTM) Standard E1527-13 in connection with the property.

### **1.2 Involved Parties**

P A & Associates conducted the assessment in response to the request of Mr. Andre Dupret of Infrastructure Engineers (client), Brea, California (Client). The work was initiated in general accordance with the authorization to proceed, between Mr. Andre Dupret, of Infrastructure Engineers and P A & Associates.

### **1.3 Scope of Work**

The scope of services used to meet the objective was in general accordance with ASTM Standard E1527-13 and subsequent All Applicable Inquiries (AAI). Any exceptions to or deletions from this practice are described in the body of the report.

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the property; interviewing readily available persons knowledgeable about the site; reviewing readily available maps; aerial photographs; and records maintained by Federal, state and local regulatory agencies; and conducting a site visit.

## **2.0 General Site Characteristics**

### **2.1 Site Review**

The following terms are used in this report:

- “Site” refers to the property within the approximate boundaries shown in Figure-1 and Figure-3 and described in Subsection 5.1;
- “Immediate site vicinity” refers to properties immediately adjacent to the site that share a common boundary with the site; and
- “Site vicinity” refers to the area within approximately a 1-mile radius of the site.

### **2.2 Site Setting**

According to the City of Bell Gardens, information provided to P A & Associates by the client; and the County of Los Angeles, Tax Assessor Office, the following information relates to the property:

Property Address:.....Sub Area A  
Assessor Parcel Number: .....6358-016-907  
Lot Size: .....7,576 sq. ft.  
Assessor Parcel Number: .....6358-016-910  
Lot Size: .....7,346 sq. ft.  
Property Address:.....Sub Area B  
Assessor Parcel Number: .....6358-016-905  
Lot Size: .....7,346 sq. ft.  
Assessor Parcel Number: .....6358-016-904  
Lot Size: .....7,376 sq. ft.  
Property Address:.....Sub Area C (North of Access Road)  
Assessor Parcel Number: .....6358-017-913  
Lot Size: .....11,019 sq. ft.  
Assessor Parcel Number: .....6358-017-911  
Lot Size: .....5,640 sq. ft.  
Assessor Parcel Number: .....6358-017-910  
Lot Size: .....4,311 sq. ft.  
Property Address:.....Sub Area C (South of Access Road)  
Assessor Parcel Number: .....6358-016-911  
Lot Size: .....7,172 sq. ft.  
Assessor Parcel Number: .....6358-016-914  
Lot Size: .....7,323 sq. ft.  
Assessor Parcel Number: .....6358-016-913

Lot Size: .....7,323 sq. ft.  
Zoning: .....Medium Density Residential (R-3)  
Number of Buildings: .....Not Applicable (Green Belt Area)  
Number of Floors: .....Not Applicable (Green Belt Area)  
Construction Year: .....Not Applicable (Green Belt Area),  
Former Residential Buildings On Site  
Were Demolished In Mid-1980s  
Current Use: .....Green Belt

According to the USGS Map, 7.5 Minutes Quadrant of South Gate, California (1964, Photorevised 1981), the site is located in Township 2 South, Range 12 West, with an elevation of approximately 100 feet above mean sea level (Figure 2).

## **2.3 Site and Site Vicinity Reconnaissance**

### **2.3.1 Site Reconnaissance**

P A & Associates representative conducted a site reconnaissance visit on October 30, 2019. Color photographs of the site are presented as part of Appendix B of this report.

The property is designated as Sub Area A, B and C, that is located directly to the south of Bell Gardens Veterans Park and alongside and to the north of Florence Place, Bell Gardens, Los Angeles County, California. The property is located in a residential section of the City of Bell Gardens, Los Angeles County. According to Los Angeles County Recorder's Office, the assessor parcel numbers (APN) of the property are 6358-016-907; 6358-016-910; 6358-016-905; 6358-016-904; 6358-017-913; 6358-017-911; 6358-017-910; 6358-016-911; 6358-016-914; and 6358-016-913.

### **2.3.2 Historical Use of Site**

The site is currently a green belt that is located to the south of Bell Gardens Veterans Park. According to aerial photographs reviewed, Area A, B and C were formerly used as lots that were occupied by single family residential buildings. These former residential buildings were depicted in aerial photographs of 1952 through 1972. The aerial photograph of 1994 depicted the current Area A, B and C and the former residential buildings were demolished in mid-1980s.

### **2.3.3 Site Vicinity Reconnaissance**

The site vicinity was observed to consist of Bell Gardens Veterans Park and residential buildings.

The following adjacent properties or land uses surrounding the site were observed on the day of P A & Associates' site visit:

North:	Bell Gardens Veterans Park followed by Loveland Street and additional residential buildings;
West:	Perry Road followed by residential buildings;
South:	Florence Place followed by residential buildings; and
East:	Emil Avenue followed by residential buildings.

### 3.0 Environmental Setting

#### 3.1 Regional Geology Setting

State		
Map	State Map	
Symbol	Unit	Stratigraphic and Characteristic Lithologies
Qal	Recent Alluvium	Alluvium and alluvial fan deposits. In the Los Angeles area includes flood plain deposits, marsh deposits, artificial fill, and some natural and artificial beach deposits.
Source	<i>Geological Map Of California</i> <i>Olaf Jenkins</i> <i>Long Beach</i> <i>1986, Revised 1998</i>	

#### 3.2 Regional Hydrogeological Setting

### Coastal Plain of Los Angeles Groundwater Basin Central Subbasin

#### Basin Boundaries and Hydrology

The Central Subbasin occupies a large portion of the southeastern part of the Coastal Plain of Los Angeles Groundwater Basin. This subbasin is commonly referred to as the “Central Basin” and is bounded on the north by a surface divide called the La Brea high, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills. The southeast boundary between Central Basin and Orange County Groundwater Basin roughly follows Coyote Creek, which is a regional drainage province boundary. The southwest boundary is formed by the Newport Inglewood fault system and the associated folded rocks of the Newport Inglewood uplift. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean. Average precipitation throughout the subbasin ranges from 11 to 13 inches with an average of around 12 inches.

#### Hydrogeologic Information

##### *Water Bearing Formations*

Throughout the Central Basin, groundwater occurs in Holocene and Pleistocene age sediments at relatively shallow depths. The Central Basin is historically divided into forebay and pressure areas. The Los Angeles forebay is located in the northern part of the Central Basin where the Los Angeles River enters the Central Basin through the Los Angeles Narrows from the San Fernando Groundwater Basin. The Montebello forebay extends southward from the Whittier Narrows where the San Gabriel River encounters the Central Basin and is the most

important area of recharge in the subbasin. Both forebays have unconfined groundwater conditions and relatively interconnected aquifers that extend up to 1,600 feet deep to provide recharge to the aquifer system of this subbasin (DWR 1961). The Whittier area extends from the Puente Hills south and southwest to the axis of the Santa Fe Springs-Coyote Hills uplift and contains up to 1,000 feet of freshwater-bearing sediments. The Central Basin pressure area is the largest of the four divisions, and contains many aquifers of permeable sands and gravels separated by semi-permeable to impermeable sandy clay to clay, that extend to about 2,200 feet below the surface (DWR 1961). The estimated average specific yield of these sediments is around 18 percent. Throughout much of the subbasin, the aquifers are confined, but areas with semipermeable aquicludes allow some interaction between the aquifers (DWR 1961). The main productive freshwater-bearing sediments are contained within Holocene alluvium and the Pleistocene Lakewood and San Pedro Formations (DWR 1961). Throughout most of the subbasin, the near surface Bellflower aquiclude restricts vertical percolation into the Holocene age Gaspur aquifer and other underlying aquifers, and creates local semi-perched groundwater South Coast Hydrologic Region California's Groundwater Coastal Plain of Los Angeles Groundwater Basin Bulletin 118 Last update 2/27/04 conditions. The main additional productive aquifers in the subbasin are the Gardena and Gage aquifers within the Lakewood Formation and the Silverado, Lynwood and Sunnyside aquifers within the San Pedro Formation (DWR 1961). Specific yield of deposits in this subbasin range up to 23 percent in the Montebello forebay, 29 percent in the Los Angeles forebay, and 37 percent in the Central Basin pressure area (DWR 1961).

Historically, groundwater flow in the Central Basin has been from recharge areas in the northeast part of the subbasin, toward the Pacific Ocean on the southwest. However, pumping has lowered the water level in the Central Basin and water levels in some aquifers are about equal on both sides of the Newport-Inglewood uplift, decreasing subsurface outflow to the West Coast Subbasin (DWR 1961).

### ***Restrictive Structures***

Many faults, folds and uplifted basement areas affect the water-bearing rocks in the Central Basin. Most of these structures form minor restrictions to groundwater flow in the subbasin. The strongest effect on groundwater occurs along the southwest boundary to the Central Subbasin. The faults and folds of the Newport – Inglewood uplift are partial barriers to movement of groundwater from the Central Basin to the West Coast Basin (DWR 1961). The La Brea high is a system of folded, uplifted and eroded Tertiary basement rocks. Because the San Pedro Formation is eroded from this area, subsurface flow southward from the Hollywood Basin is restricted to the Lakewood formation (DWR 1961). The

Whittier Narrows is an eroded gap through the Merced and Puente Hills that provides both surface and subsurface inflow to the Central Basin (DWR 1961). The Rio Hondo, Pico, and Cemetery faults are northeast-trending faults that project into the gap and displace aquifers. The trend of these faults parallels the local groundwater flow and do not act as significant barriers to groundwater flow (DWR 1961). South Coast Hydrologic Region California's Groundwater Coastal Plain of Los Angeles Groundwater Basin Bulletin 118 Last update 2/27/04.

### ***Recharge Areas***

Groundwater enters the Central Basin through surface and subsurface flow and by direct percolation of precipitation, stream flow, and applied water; and replenishes the aquifers dominantly in the forebay areas where permeable sediments are exposed at ground surface (DWR 1961). Natural replenishment of the subbasin's groundwater supply is largely from surface inflow through Whittier Narrows (and some underflow) from the San Gabriel Valley. Percolation into the Los Angeles Forebay Area is restricted due to paving and development of the surface of the forebay. Imported water purchased from Metropolitan Water District and recycled water from Whittier and San Jose Treatment Plants are used for artificial recharge in the Montebello Forebay at the Rio Hondo and San Gabriel River spreading grounds (DWR 1999). Saltwater intrusion is a problem in areas where recent or active river systems have eroded through the Newport Inglewood uplift. A mound of water to form a barrier is formed by injection of water in wells along the Alamitos Gap (DWR 1999).

### ***Groundwater Level Trends***

Water levels varied over a range of about 25 feet between 1961 and 1977 and have varied through a range of about 5 to 10 feet since 1996. Most water wells show levels in 1999 that are in the upper portion of their recent historical range.

### ***Groundwater Storage***

#### **Groundwater Storage Capacity**

Total storage capacity of the Central Basin is 13,800,000 (DWR 1961).

### **Groundwater in Storage**

#### ***Groundwater Budget (Type A)***

A complete water budget could not be constructed due to the lack of data available. Recharge to the subbasin is accomplished through both natural and artificial recharge. The Watermaster reported natural recharge for the subbasin to be 31,950 af and artificial recharge to be 63,688 af for 1998 (DWR 1999). Additionally, the subbasin receives 27,000 af/yr of water through the Whittier Narrows from the San Gabriel Valley Basin in the form of subsurface flow

(SWRB 1952). Urban extractions for the subbasin were 204,335 af in 1998 (DWR 1999).

***Groundwater Quality***  
**Characterization**

TDS content in the subbasin ranges from 200 to 2,500 mg/l according to data from 293 public supply wells. The average for these 293 wells is 453 mg/l.

## **4.0 Result of Investigation**

### **4.1 *Summary of Previous Investigations or Other Information Provided***

No environmental site assessment report was provided by client for review.

### **4.2 *Observation Made During Site Inspection(s)***

The property is comprised of ten parcels (Sub Area A, B and C) that are located to the north of Florence Place, to the south of Bell Gardens Veterans Park, to the east of Perry Road and to the west of Emil Avenue. Sub Area A, B and C are collectively referred to as site.

Sub Area A is comprised of two adjoining and contiguous parcels that are located to the north of Florence Place.

Sub Area B is comprised of two adjoining and contiguous parcels that are located to the north of Florence Place and to the east of Perry Road.

Sub Area C is comprised of three adjoining and contiguous parcels that are located to the north of access road leading to the Bell Gardens Veterans Park and three adjoining and contiguous parcels that are located to the south of access road leading to the Bell Gardens Veterans Park. Sub Area C is located alongside Emil Avenue.

Sub Area A and B are currently separated by the Skateboard Park.

The site is currently being used as green belt and park for the local residents. An electrical box-culvert was observed on Sub Area A.

At the time of our site visit, there were no operations and/or processing that could potentially lead to generation, storage and/or treatment of potentially hazardous material on site.

### **4.3 *Observation Made During Site Vicinity Reconnaissance(s)***

On October 30, 2019, facilities and properties adjacent to the site were visually observed. Limited visual observation of adjacent properties did not reveal presence of potentially hazardous material that could impact the site and/or the soil beneath the site.

#### **4.4 Findings of Local Regulatory Agency Review and File Search**

##### **4.4.1 Enforcing UST/AST Agencies**

P A & Associates conducted a search through the Regional Water Quality Control Board (RWQCB) GeoTracker™ website. According to RWQCB's GeoTracker™ website, the site is not listed in any of the databases.

##### **4.4.2 Los Angeles County Department of Public Works (DPW)**

P A & Associates contacted the County of Los Angeles Department of Public Works (DPW). According to DPW, there are no records of environmental violations regarding the site.

##### **4.4.3 Fire Departments**

P A & Associates contacted the County of Los Angeles, Fire Department (LACFD). According to the LACFD, there are no records of environmental violations regarding the site.

##### **4.4.4 South Coast Air Quality Management District**

P A & Associates contacted the South Coast Air Quality Management District (AQMD). According to the AQMD, there are no records for the site.

##### **4.4.5 Department of Toxic Substances Control**

P A & Associates contacted the Department of Toxic Substances Control (DTSC). According to DTSC, there are no records of environmental violations regarding the site.

##### **4.4.6 Building Department**

On October 30, 2019, P A & Associates visited the City of Bell Gardens, Department of Building & Safety for review of the existing files. According to the City of Bell Gardens, Department of Building and Safety, the former residential buildings on site were demolished in mid-1980s and that there are no permit applications for the site.

##### **4.4.7 Planning Department**

P A & Associates visited the City of Bell Gardens, Department of Planning for

review of the existing files for the site on October 30, 2019. According to the City of Bell Gardens, Planning Department, the associated zoning designation for the site is Medium Density Residential (R-3).

#### **4.5 Findings of State/Federal Database Regulatory Agency Review**

To conduct some parts of the regulatory review for this environmental assessment, the services of GeoSearch were used and their report was provided to P A & Associates. Appendix D contains a copy of the report that was provided by GeoSearch and is the basis for most of the following agency information.

In the following sections, only facilities that are located in the immediate site vicinity or those that are located upgradient (but are not necessarily located near the site) are discussed. These facilities were selected based on the assumption that hazardous material released to the subsurface generally does not migrate laterally within the soil for a substantial distance, but that hazardous material can migrate into the groundwater in a generally downgradient direction. However, there are limitations to this interpretation. It should be noted that not all of the facilities plotted by GeoSearch were plotted correctly. P A & Associates estimated revised distances and locations of off-site facilities that were misplotted during the site vicinity reconnaissance and from a review of the 2004 Thomas Guide Street Guide.

Based on information provided by GeoSearch, the site is not listed in the government databases reviewed.

The following facilities were located potentially upgradient from and approximately with 800 feet to the site.

1. Property located at 6607 Florence Place across from Sub Area. This facility is listed in the Los Angeles County CUPA (LACCUPA) database.
  - Facility Address: .....6607 Florence Place
  - Facility Name: .....Not Reported
  - Permit Category: .....Underground Storage Tank

Based on status and distance, the above referenced facility is not considered an environmental concern to the site.

##### **4.5.1 Liens (Environmental Lien Listing): Distance Searched – Target Property**

Liens is a listing of property locations with environmental liens for California

where DTSC is a lien holder.

According to these records, the site is not listed.

#### 4.5.2 NPL Liens: Distance Searched – Target Property

Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund liens.

According to these records, no NPL Proposed facilities were listed within the searched area.

#### 4.5.3 Liens 2 (CERCLA Lien Information): Target Property

A Federal CERCLA (Superfund) lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

According to these records, the site is not listed.

#### 4.5.4 Liens (Environmental Lien Listing): Distance Searched – Target Property

Liens is a listing of property locations with environmental liens for California where DTSC is a lien holder.

According to these records, the site is not listed.

#### 4.5.5 NPL Liens: Distance Searched – Target Property

Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund liens.

According to these records, no NPL Proposed facilities were listed within the searched area.

#### 4.5.6 Liens 2 (CERCLA Lien Information): Target Property

A Federal CERCLA (Superfund) lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

According to these records, the site is not listed.

### 4.6 *Results of Site History/Land Use Review*

P A & Associates interviewed Ms. Andrea of Parks and Services, regarding the site. A copy of the interview form is provided as part of Appendix B of this report. According to Ms. Andrea, there are no environmental violations at the site.

#### 4.6.1 Environmental Liens or Activity and Use Limitation

According to Ms. Andrea and the County of Los Angeles Tax Assessor Office, as of the date of our site visit, there are no environmental liens associated with the site. In addition, Ms. Andrea had no knowledge of any use or activity limitations.

#### 4.6.2 Specialized Knowledge

P A & Associates requested information from Ms. Andrea regarding any specialized knowledge of environmental conditions associated with the site. According to Ms. Andrea, there are no environmental conditions associated with the site.

#### 4.6.3 Commonly Known or Reasonably Ascertainable Information

P A & Associates requested information from Ms. Andrea regarding any commonly known or reasonably ascertainable information within the local community about the site that is material to recognized environmental conditions in connection with the site. According to Ms. Andrea, there are no commonly known or reasonably ascertainable information that would lead to any recognizable environmental concern to the site.

#### 4.6.4 Valuation Reduction for Environmental Issues

P A & Associates requested information from Ms. Andrea regarding any

valuation reduction for environmental issues at the site. According to Ms. Andrea, there is no valuation reduction for environmental issues associated with the site.

#### **4.6.5 Resident Manager, Property Manager, and Occupant Information**

Currently the site is being used as green belt with no building structures.

#### **4.6.6 Aerial Photographs**

This section summarizes information from the aerial photograph review conducted by P A & Associates. Aerial photographs were obtained for review from GeoSearch, Google Earth and online sources included the following years:

1952, 1953, 1963, 1972, 1994, 2003, 2005, 2012 and 2016.

The 1952 through 1972 aerial photographs depicted the former residential buildings on site. Surrounding areas were depicted as fully developed with residential buildings.

The 1994 and proceeding aerial photographs depicted the current green belt on site. Areas surrounding the site were depicted as fully developed with residential buildings.

A copy of the aerial photographs of the site is provided as part of Reference Section of this report.

#### **4.6.7 Topographic Map**

P A & Associates reviewed the most recent 7.5-minute series topographic map for the South Gate, California Quadrangle (1964, Photorevised 1981).

In addition to the most recent topographic map, the following topographic maps were also reviewed:

1949, 1964, 1972 and 1981.

All of the topographic maps reviewed depicted site and its surrounding areas as developed land.

A copy of the topographic maps is presented as part of Reference Section of this

report.

#### 4.6.8 Title Records

The historical Chain-of-Title (COT) search is intended to indicate any prior usage of the site that would be expected to pose environmental concerns to the site. A COT was not requested by Infrastructure Engineers as part of this ESA.

The user should either (1) engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company or title professional as an addition to the scope of work to be performed by the environmental professional.

The COT search does not change and/or alter the conclusion and/or recommendation of this assessment report whether included and/or excluded.

#### 4.6.9 Oil and Gas: Distance Searched –0.5 miles

According to the California Department of Conservation, Division of Oil and Gas (DOG) database for District 1 and District 2, no listed oil/gas well was located within half of a mile of the site.

Features associated with oil/gas wells such as pumps, hydraulic equipment, oil hammer, vent lines, and pipes were not observed on site.

#### 4.6.10 Polychlorinated Biphenyls (PCBs)

There is no visible PCB containing material on site.

#### 4.6.11 Waste Disposal

A trash bin was located near the access road to the park. The bin was noted to contain miscellaneous cardboard at the time of the site reconnaissance and no indication of potentially hazardous material disposal was noted during our reconnaissance. At the time of our site visit, the area was clean and free of debris. No hazardous substances were observed inside the dumpster area. Evidence of waste dumping was not observed on the site.

#### 4.6.12 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Clarifiers, Cisterns and sumps

No evidence of pits, ponds, lagoons, wastewater, cisterns, and features associated with septic systems were observed at the subject site.

#### 4.6.13 Staining and Discolored Soils

Evidence of concrete stains and discolored soils were not observed on site during the site visit.

#### 4.6.14 Unusual Odors

Unusual odors were not detected on the first floors on-site.

#### 4.6.15 Lead-Based Paint

The site is a green belt with no building structures on it; thus, this section does not apply.

#### 4.6.16 Radon

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones;

According to the EPA Map the following counties are listed in Zone 1 (Concentrations of greater than 4 picoCuries per Liter [pCi/L]):

- Santa Barbara County; and
- Ventura County.

According to the EPA Map the following county is listed in Zone 2 (Concentrations of greater than 2 and less than 4 pCi/L):

- San Bernardino County;
- Los Angeles County; and
- Orange County.

According to the EPA Map the following counties are listed in Zone 3 (Concentrations of less than 2 pCi/L):

- Riverside County;
- San Diego County; and
- Imperial County.

#### **4.6.17 Radiological Hazards**

No radiological substances or equipment was observed or reported stored onsite.

#### **4.6.18 Mold Evaluation**

The site is a green belt with no building structures on it; thus, this section does not apply.

#### **4.6.19 Asbestos**

The site is a green belt with no building structures on it; thus, this section does not apply.

#### **4.6.20 Vapor Encroachment Condition**

The site is a green belt with no building structures on it; thus, this section does not apply.

## **5.0 Conclusions and Recommendations**

### **5.1 Potential On-Site Sources**

Based on review of readily available information, current regulatory guidelines, it is our judgment that it is unlikely that current and past site activities have impacted the subject site, and it is our judgment that these activities would not constitute a REC.

### **5.2 Potential Off-Site Sources**

Based on the nature of off-site sources and review of readily available information, it is our judgment that it is unlikely that potentially hazardous waste maybe present in the soil and/or groundwater below the site, and it is our judgment that these activities would not constitute a REC.

### **5.3 Conclusion**

Based on the information obtained during this assessment, current regulatory guidelines and the judgment of P A & Associates, the following conclusion has been drawn:

- We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope of work and limitations of ASTM Standards for Bell Gardens Veterans Park property located at Sub Area A, B and C (site), Bell Gardens, Los Angeles County, California. Any exceptions to or deletions from this practice are described in Section 6.0 of this report. The assessment has not revealed evidence of RECs in connection with the site.

*A recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following was identified during the course of this assessment:

- P A & Associates did not identify recognized environmental conditions during the course of this assessment.

*A historical recognized environmental condition (HREC)* refers to an environmental condition which would have been considered a REC in the past,

but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following was identified during the course of this assessment:

- P A & Associates did not identify historical environmental conditions associated with the site during the course of this assessment.

*A controlled recognized environmental condition (CRC)* refers to a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- P A & Associates did not identify controlled recognized environmental conditions during the course of this assessment.

#### **5.4 Recommendations**

Based on the information obtained during this assessment, current regulatory guidelines and the judgment of P A & Associates the following recommendation has been drawn:

- The site is going to be used as a pad for the city's water tank and at the request of the City of Bell Gardens an environmental subsurface investigation is recommended. Prior to any subsurface investigation, a Geophysical Survey needs to be conducted to located any utility lines that may be present below ground in the vicinity of Sub Area A, B and C.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of this part [40 CFR Part 312]. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312." The SBA SOP 50 10 5 (E) can be found at:

[http://www.sba.gov/sites/default/files/SOP%2050%2010%205\(D\)%20\(9-15-11\)%20clean\\_0.pdf](http://www.sba.gov/sites/default/files/SOP%2050%2010%205(D)%20(9-15-11)%20clean_0.pdf)

## **6.0 Limitations, Judgments, Assumptions and Data Gap**

### **6.1 Limitations**

Certain information contained in this report may have been rightfully provided to P A & Associates by third parties or other sources. P A & Associates does not make any warranties or representations, whether expressed or implied, regarding the accuracy of such information, and shall not be held accountable or responsible in the event that any inaccuracies are present.

The term “hazardous substance” is used here in general accordance with its usage as defined in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, as amended.

As specified in the ASTM Standard “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,” the term REC is used to describe environmental conditions or impacts warranting further inquiry. REC is defined by ASTM as the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The terms “material”, “waste”, and “substances” are used interchangeably, and no legal distinction is implied between the terms as used herein. The words “impact” or “impacted” are used here to mean the effect or result of a release of a hazardous substance that could be judged REC.

### **6.2 Judgments**

The judgments and conclusions described in this report pertain to the conditions judged to be present or applicable at the time the work was performed. Future conditions may differ from those described herein and this report is not intended for use in future evaluations of the site unless a consultant familiar with environmental assessments conducts an update. Use of this report is provided to Infrastructure Engineers for exclusive use and shall be subject to the terms and conditions in the applicable contract between Infrastructure Engineers and P A & Associates. Any

third party use of this report shall also be subject to the terms and conditions governing the work in the contract between Infrastructure Engineers and P A & Associates. Any unauthorized release or misuse of this report shall be without risk or liability to P A & Associates.

Certain information contained in this report may have been rightfully provided to P A & Associates by third parties or other outside sources. P A & Associates does not make any warranties or representations, whether expressed or implied, regarding the accuracy of such information, and shall not be held accountable or responsible in the event that any such inaccuracies are present.

### **6.3 Assumptions**

There is a possibility that even with the proper application of these methodologies there may exist on the site conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. P A & Associates believes that the information obtained from the record review and the interviews concerning the site is reliable. However, P A & Associates cannot and does not warrant that the information provided by these other sources is accurate or complete.

### **6.4 Data Gap/No Records**

Aerial Photograph: Information between 1952 was not readily available.

## 7.0 References

### Documents/Files:

American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

GeoSearch(GeoSearch), The GeoSearch-Radius Map with GeoCheck™ Report Inquiry Number 132228, dated September 4, 2019

South Coast Hydrologic Region California's Groundwater Basin Bulletin 118 Last update 2/27/04

### Correspondence/Interviews:

City of Bell Gardens, Department of Building and Safety

City of Bell Gardens, Department of Planning

County of Los Angeles, Department of Public Works

County of Los Angeles, Fire Department

### Maps:

California Division of Mines and Geology, Geologic Map of California.

Thomas Brothers Maps and Directory: dated 2004.

United States Geological Survey (USGS), 7.5-Minute Series Quadrangle Topographic Map, South Gate, California.

### Aerial Photographs:

GeoSearch – Austin, Texas.

**Environmental Site Assessment  
Infrastructure Engineers  
Site: Sub Area A, B and C  
Bell Gardens, California 90201**

---

**P A & Associates Project No.: 218122-301  
November 20, 2019**

## **REFERENCES**

**Aerial Photographs  
Topographic Maps  
Sanborn map**



**Aerial Photo:**  
Year 1994

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

**Project No:** 218122-301

**Date:** 11/20/2019



**Aerial Photo:**  
Year: 2003

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

**Project No:** 218122-301

**Date:** 11/20/2019



**Aerial Photo:**  
Year: 2005

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
**30 Edelman**  
**Irvine, California 92618**  
**Tel: (949) 679-7474**  
**Fax: (949) 679-7575**

**Project No:** 218122-301

**Date:** 11/20/2019



**Aerial Photo:**  
Year 2012

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575**

**Project No:** 218122-301

**Date:** 11/20/2019



**Aerial Photo:**  
Year 2016

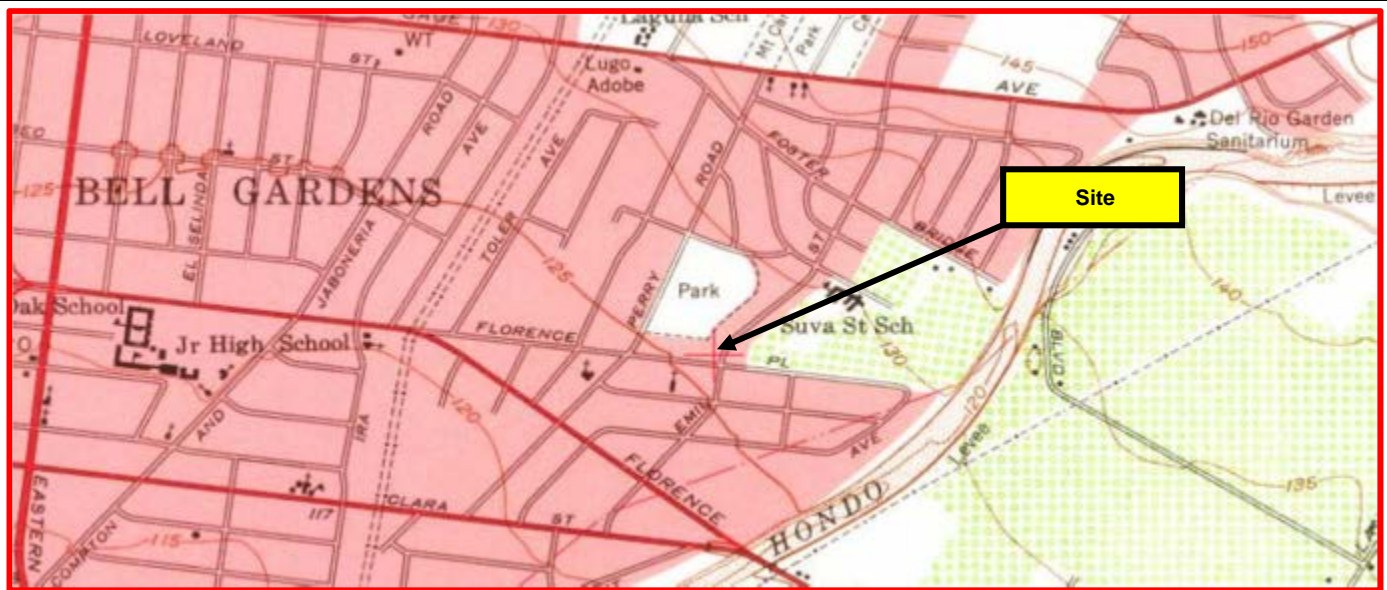
**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

**Project No:** 218122-301

**Date:** 11/20/2019



**Topo Map:**  
Year 1949

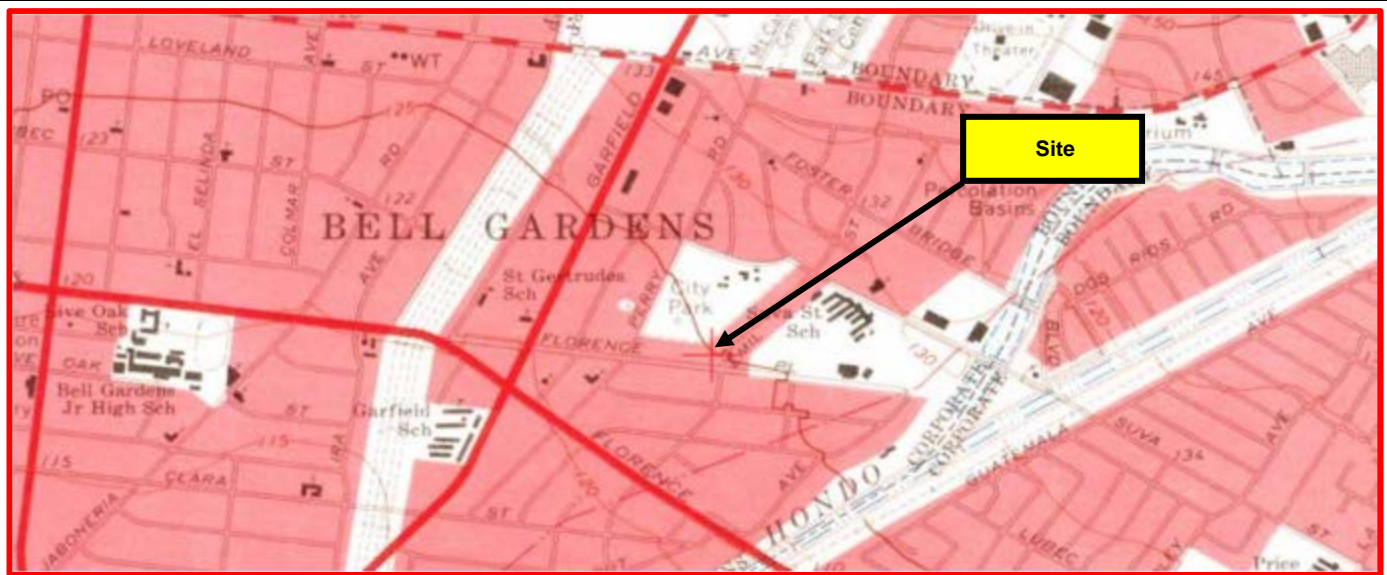
**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

**Project No:** 218122-301

**Date:** 11/20/2019



**Topo Map:**  
Year-1964

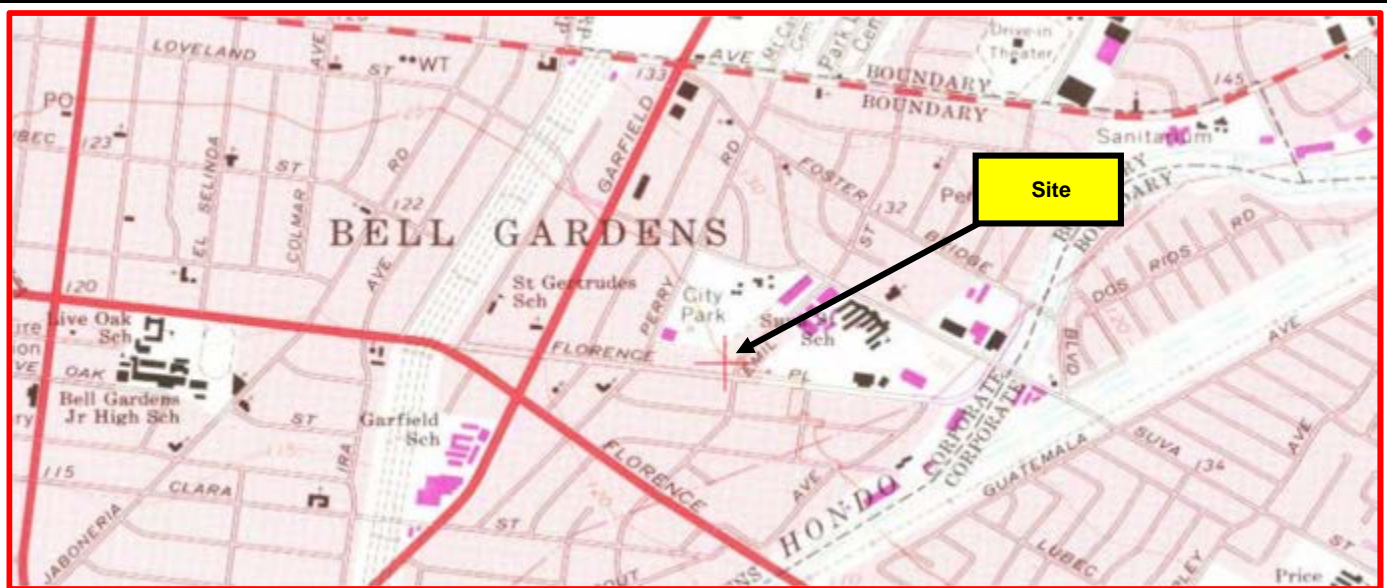
**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

**Project No:** 218122-301

**Date:** 11/20/2019



**Topo Map:**  
Year-1972

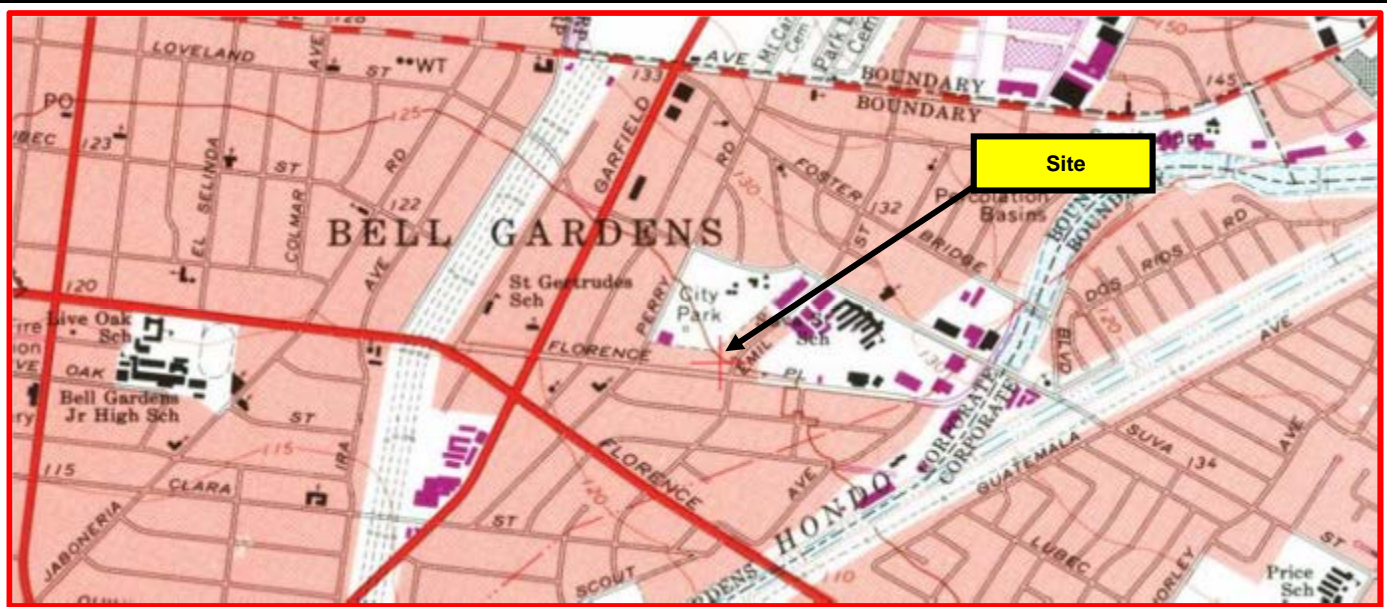
**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

**Project No:** 218122-301

**Date:** 11/20/2019



**Topo Map:**  
Year-1981

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



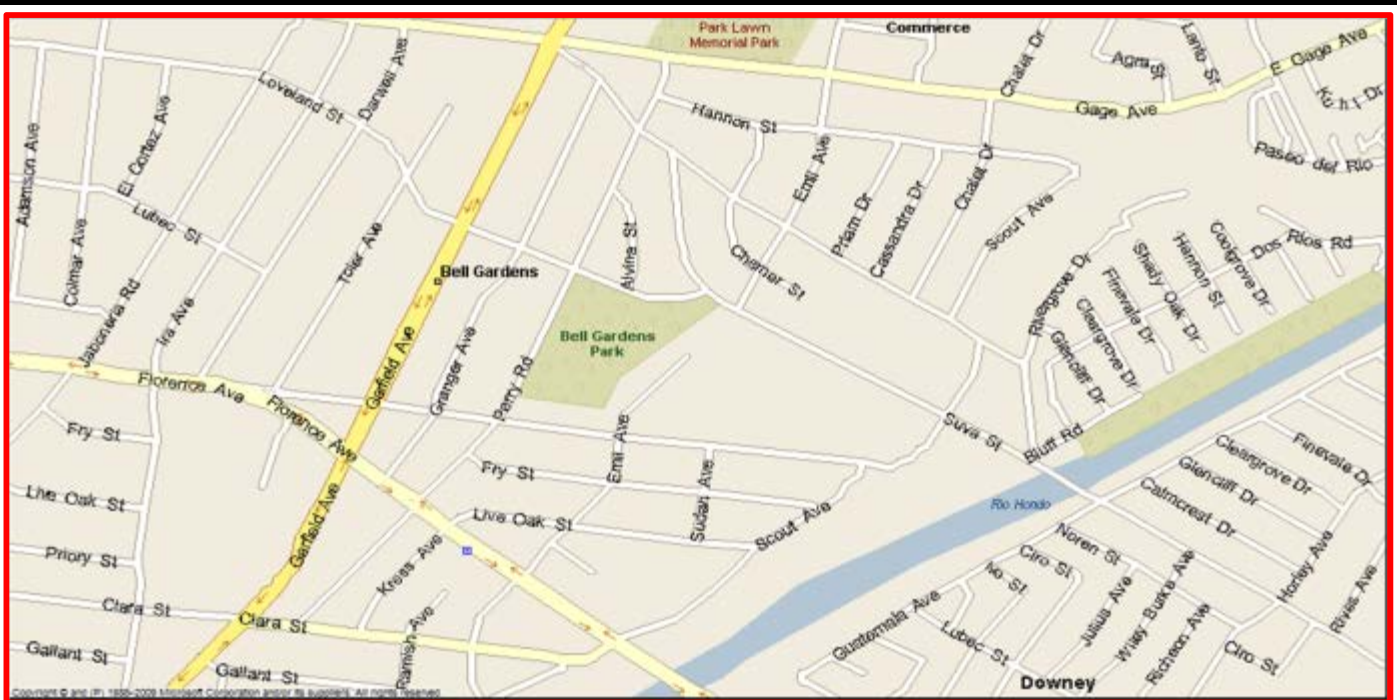
**P.A. & Associates, Inc.**  
**30 Edelman**  
**Irvine, California 92618**  
**Tel: (949) 679-7474**  
**Fax: (949) 679-7575**

**Project No:** 218122-301

Date: 11/20/2019

## **APPENDIX A**

### **Figures**



Source:  
Street 2004

Figure 1 - Site Vicinity Map

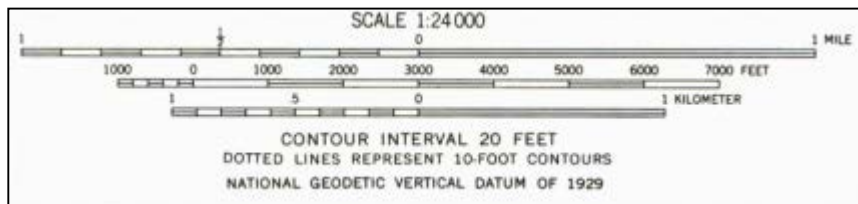
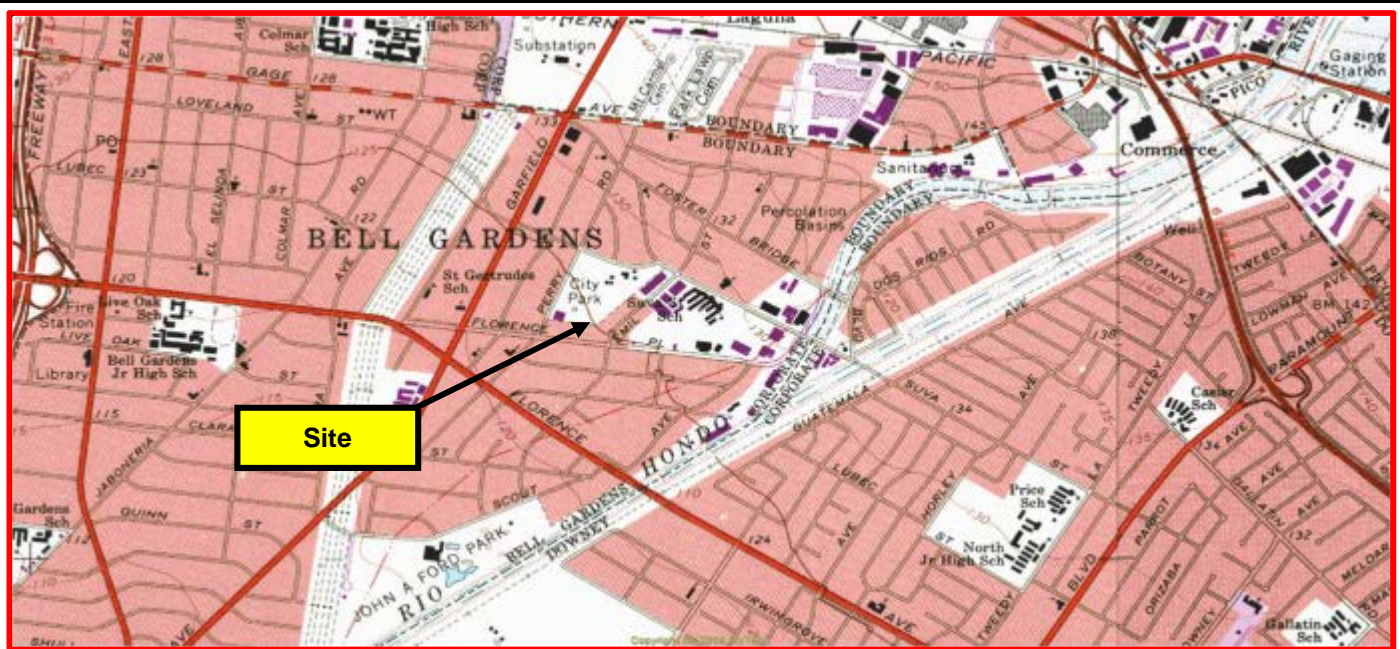
**Environmental Site Assessment**  
**Sub Area A, B and C**  
**Bell Gardens Veterans Park**  
**Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
**30 Edelman**  
**Irvine, California 92618**  
**Tel: (949) 679-7474**  
**Fax: (949) 679-7575**

**Project No:** 218122-301

**Date:** 11/20/2019



SOUTH GATE, CALIF.  
 33118-H2-TF-024  
 1964  
 PHOTOREVISED 1981  
 DMA 2351 I NW-SERIES V895

T2S, R12W

Source:  
 USGS

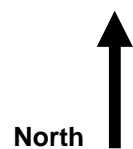


Figure 2 - USGS Map

Environmental Site Assessment  
 Sub Area A, B and C  
 Bell Gardens Veterans Park  
 Bell Gardens, California 90201



P.A. & Associates, Inc.  
 30 Edelman  
 Irvine, California 92618  
 Tel: (949) 679-7474  
 Fax: (949) 679-7575

Project No: 218122-301

Date: 11/20/2019



North

Not to scale

Figure 3 - Site Map

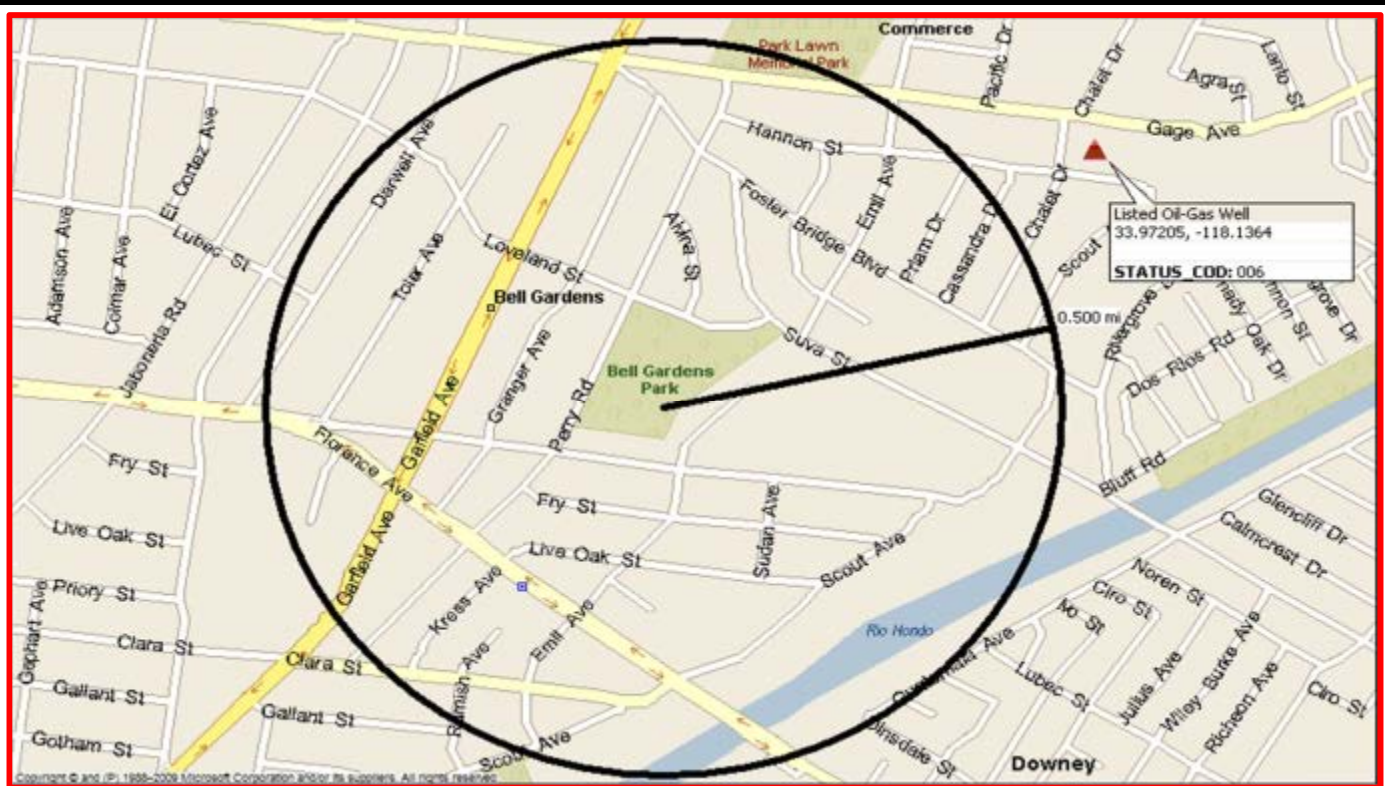
**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

<b>Project No.</b>	<b>218122-301</b>	<b>Date:</b>	<b>11/20/2019</b>
--------------------	-------------------	--------------	-------------------





No listed oil/gas well within 0.5 miles radius of site.



Oil & Gas Map/Database

Figure 5 - Oil & Gas Map

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

**Project No:** 218122-301

**Date:** 11/20/2019

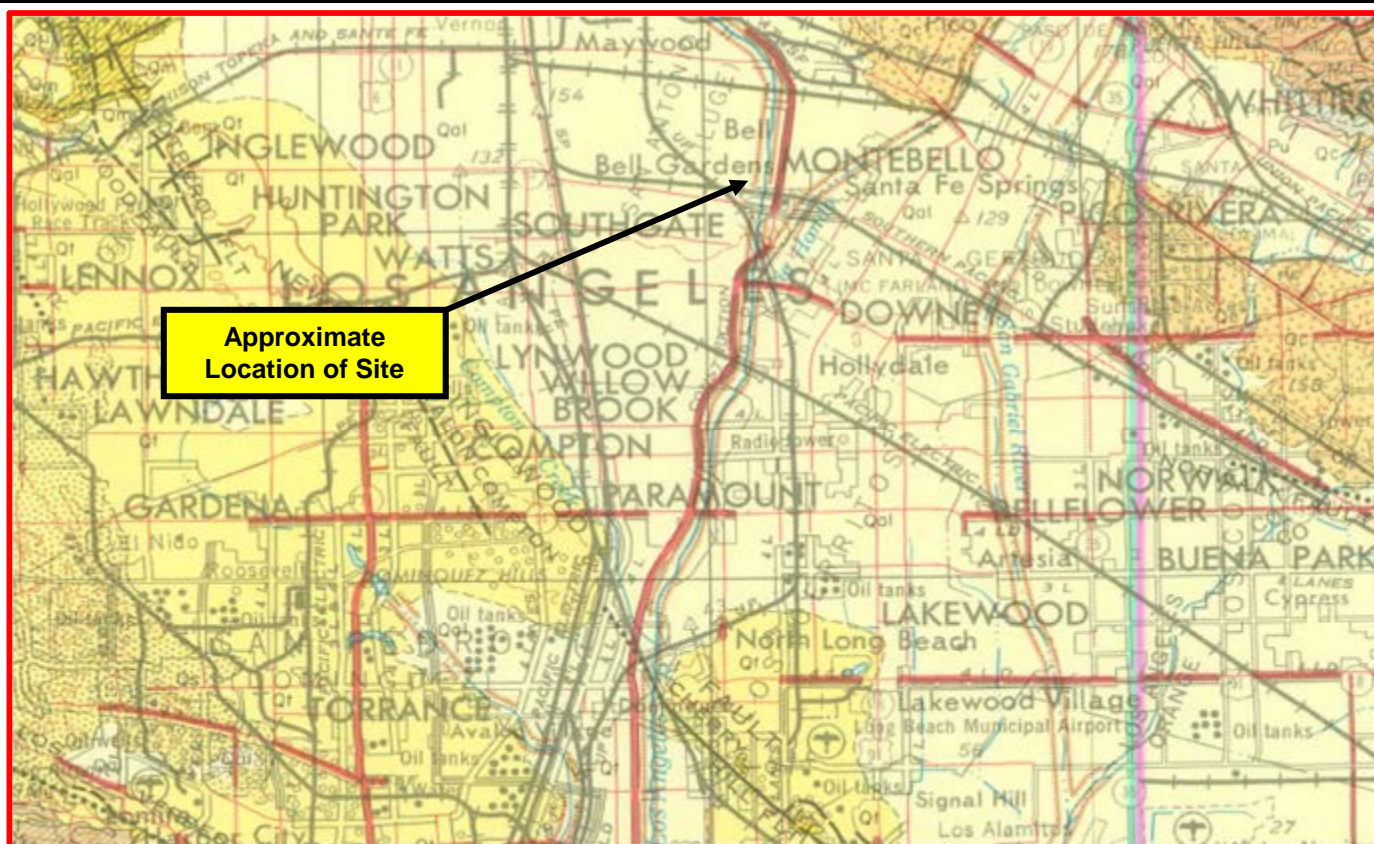


Figure 6 - Regional Geology

Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201



P.A. & Associates, Inc.  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

Project No: 218122-301

Date: 11/20/2019

**Environmental Site Assessment  
Infrastructure Engineers  
Site: Sub Area A, B and C  
Bell Gardens, California 90201**

**P A & Associates Project No.: 218122-301  
November 20, 2019**

---

## **APPENDIX B**

**Site Photos  
Checklists  
Interview Forms**



**Photo No. 1**  
Description: View of site (Sub Area C).



**Photo No. 2**  
Description: View of site (Sub Area C).

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

**Project No:** 218122-301 **Date:** 11/20/19



**Photo No. 3**  
Description: View of site (Sub Area C).



**Photo No. 4**  
Description: View of site (Sub Area C).

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

<b>Project No:</b> 218122-301	<b>Date:</b> 11/20/2019
-------------------------------	-------------------------



**Photo No. 5**  
Description: View of site (Sub Area B).



**Photo No. 6**  
Description: View of site (Sub Area B).

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

<b>Project No:</b> 218122-301	<b>Date:</b> 11/20/2019
-------------------------------	-------------------------



**Photo No. 7**  
Description: View of site (Sub Area A).



**Photo No. 8**  
Description: View of site (Sub Area A).

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

<b>Project No:</b> 218122-301	<b>Date:</b> 11/20/2019
-------------------------------	-------------------------



**Photo No. 9**  
Description: View of site (Sub Area A).



**Photo No. 10**  
Description: View of an electrical box culvert on Sub Area C.

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

<b>Project No:</b> 218122-301	<b>Date:</b> 11/20/2019
-------------------------------	-------------------------



**Photo No. 11**

Description: View from site.



**Photo No. 12**

Description: View from site.

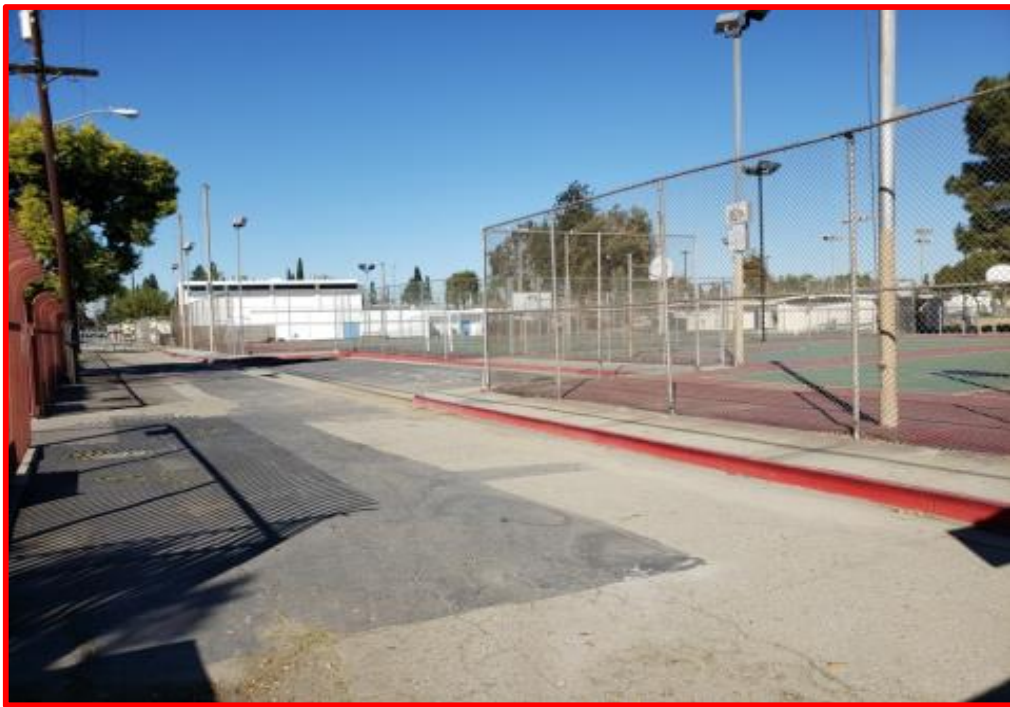
**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575**

**Project No:** 218122-301

**Date:** 11/20/2019



**Photo No. 13**

Description: View from site.



**Photo No. 14**

Description: View of Skate Park between Sub Area A and B.

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

**Project No:** 218122-301

**Date:** 11/20/2019



**Photo No. 15**

Description: View from site.



**Photo No. 16**

Description: View from site.

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**

**30 Edelman**

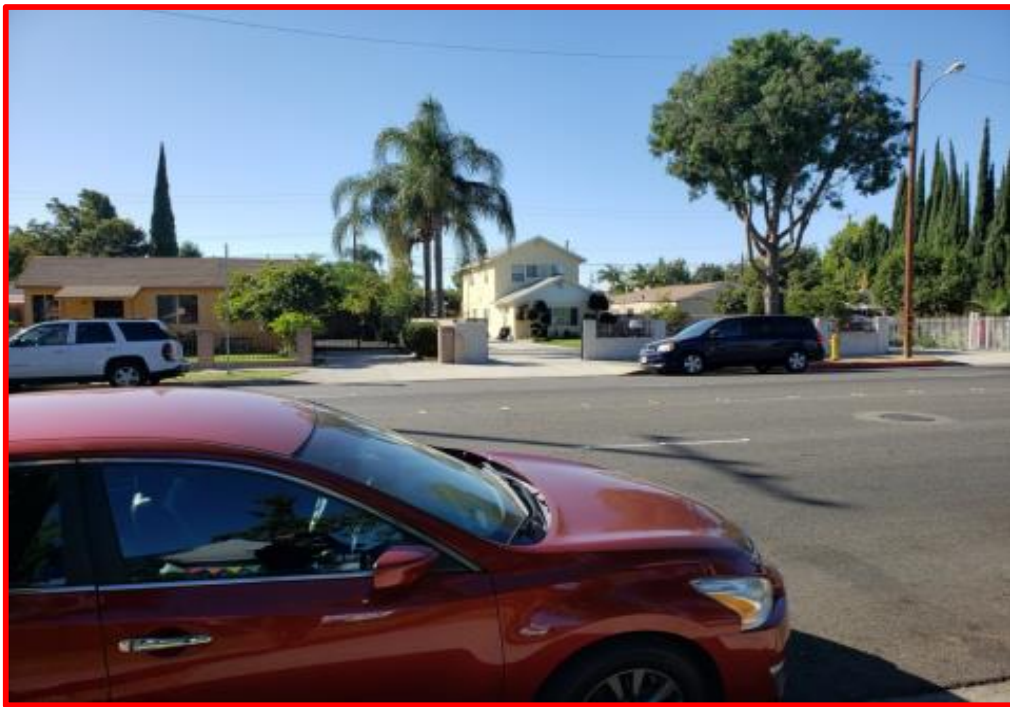
**Irvine, California 92618**

**Tel: (949) 679-7474**

**Fax: (949) 679-7575**

**Project No:** 218122-301

**Date:** 11/20/2019



**Photo No. 17**

Description: View from site.



**Photo No. 18**

Description: View from site.

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

**Project No:** 218122-301

**Date:** 11/20/2019

## Filed Inspection Checklist

Observed General Features	Yes	No	Notes/Comments
Buildings		X	
Vacant Land	X		Bell Gardens Veterans Park
Parking areas		X	
Roads		X	
Power lines		X	
Transformers		X	
Fences		X	
Dry Wells		X	
Water Wells		X	
Groundwater Monitoring Wells		X	
Vapor Extraction wells		X	
Oil & Gas Wells		X	
Pipelines		X	
Excavations		X	
Water Towers		X	
Aboveground Storage Tanks		X	
Underground Storage Tanks		X	
Filler Pipes		X	
Vent Pipes		X	
Pumps		X	
Piping		X	
Tilt-up Concrete Walls		X	
Soil Borings		X	
Clarifier		X	
Others (1)			
Others (2)			
Observed Potential ACMs	Yes	No	Notes/Comments
Sprayed-on Ceilings		X	Not Applicable (Veterans Park)
Ceiling Panels		X	Not Applicable (Veterans Park)
Synthetic Flooring		X	Not Applicable (Veterans Park)
Synthetic Wall Cove		X	Not Applicable (Veterans Park)
Joint Compound		X	Not Applicable (Veterans Park)
Boilers		X	Not Applicable (Veterans Park)
Pipe Wrapping		X	Not Applicable (Veterans Park)
Heater Ducts		X	Not Applicable (Veterans Park)
Cooling Towers		X	Not Applicable (Veterans Park)
Fire Places		X	Not Applicable (Veterans Park)
Others (1)			
Others (2)			
Others (3)			

Page 1 of 3

**Environmental Site Assessment**  
**Sub Area A, B and C**  
**Bell Gardens Veterans Park**  
**Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
**30 Edelman**  
**Irvine, California 92618**  
**Tel: (949) 679-7474**  
**Fax: (949) 679-7575**

<b>Project No.</b> 218122-301	<b>Date:</b> 11/20/2019
-------------------------------	-------------------------

## Filed Inspection Checklist

Topographic/Hydrographic	Yes	No	Notes/Comments
Topography			Flat
Slope			Gently towards the south.
Vegetation		X	
Landscaping		X	
Swamps/Wetlands		X	
Springs/seeps		X	
Creeks/Streams		X	
Ponds/Lagoons		X	
Others (1)			
Others (2)			
Others (3)			
Observed Utilities	Yes	No	Notes/Comments
Electricity		X	
Natural gas		X	
Sewers		X	
Storm Drains		X	
Surface Drainage		X	
Steam		X	
Oil		X	
Others (1)			
Others (2)			
Observed Potential PCBs	Yes	No	Notes/Comments
Pad-mounted Transformers		X	
Pole-mounted Transformers		X	
Subterranean Transformers		X	
Hydraulic Equipment		X	
Others (1)			
Others (2)			
Potential Hazardous Substances	Yes	No	Notes/Comments
Raw Material		X	
Consumables		X	
By-Products		X	
Wastes		X	
55-Gallon Drums (full)		X	
55-Gallon Drums (empty)		X	
Others (1)			
Others (2)			

Page 2 of 3

**Environmental Site Assessment**  
**Sub Area A, B and C**  
**Bell Gardens Veterans Park**  
**Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
**30 Edelman**  
**Irvine, California 92618**  
**Tel: (949) 679-7474**  
**Fax: (949) 679-7575**

<b>Project No.</b> 218122-301	<b>Date:</b> 11/20/2019
-------------------------------	-------------------------

## Filed Inspection Checklist

Hazardous Waste Indicators	Yes	No	Notes/Comments
Distressed Vegetation		X	
Stained Soil		X	
Sumps		X	
Drums		X	
Misc. Containers		X	
Odors		X	
Ash or Burned Areas		X	
Floor Drains		X	
Stained Floor Pavement		X	
Others (1)			
Others (2)			
Hazardous Material Activities	Yes	No	Notes/Comments
Collection		X	
Storage		X	
Disposal		X	
Transfer		X	
Treatment		X	
Recycling		X	
Mixing		X	
Others (1)			
Others (2)			
Hazardous Material Processing	Yes	No	Notes/Comments
Assembly Plating		X	
Machining		X	
Cleaning		X	
Degreasing		X	
Sanding		X	
Painting		X	
Spraying		X	
Others (1)			
Others (2)			
Air Emissions	Yes	No	Notes/Comments
Stacks		X	
Exhaust Fans		X	
Vents		X	
Others (1)			
Others (2)			

Page 3 of 3

**Environmental Site Assessment**  
**Sub Area A, B and C**  
**Bell Gardens Veterans Park**  
**Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
**30 Edelman**  
**Irvine, California 92618**  
**Tel: (949) 679-7474**  
**Fax: (949) 679-7575**

<b>Project No.</b> 218122-301	<b>Date:</b> 11/20/2019
-------------------------------	-------------------------

## Record Of Communication

<b>Communication With :</b>	Ms. Andrea	<b>Date of Interview:</b>	11/06/19
<b>Owner/Occupant/Agent/Property Manager/Other</b>	Park Services	<b>Communication Via:</b>	Telephone
<b>Summary of Communication:</b>	According to discussion with Ms. Andrea, there are no environmental violations associated with the site.		
<b>Conclusion/Required Action/Follow-up:</b>	No action taken.		
<b>Recorded By:</b>	Arman Behtash		

<b>Communication With :</b>	County of Los Angeles Department of Public Works	<b>Date of Interview:</b>	11/06/19
<b>Owner/Occupant/Agent/Property Manager/Other</b>	Record Search	<b>Communication Via:</b>	Telephone
<b>Summary of Communication:</b>	According to the County of Los Angeles Department of Public Works, there are no environmental violations regarding the site.		
<b>Conclusion/Required Action/Follow-up:</b>	No action taken.		
<b>Recorded By:</b>	Arman Behtash		

<b>Communication With :</b>	City of Bell Gardens Fire Department	<b>Date of Interview:</b>	11/06/19
<b>Owner/Occupant/Agent/Property Manager/Other</b>	Records Search	<b>Communication Via:</b>	Telephone
<b>Summary of Communication:</b>	According to the City of Bell Gardens Fire Department, there are no records of environmental violations associated with the site.		
<b>Conclusion/Required Action/Follow-up:</b>	No action taken.		
<b>Recorded By:</b>	Arman Behtash		

### Interview Form

1 of 1

**Environmental Site Assessment  
Sub Area A, B and C  
Bell Gardens Veterans Park  
Bell Gardens, California 90201**



**P.A. & Associates, Inc.**  
30 Edelman  
Irvine, California 92618  
Tel: (949) 679-7474  
Fax: (949) 679-7575

<b>Project No.</b> 218122-301	<b>Date:</b> 11/20/2019
-------------------------------	-------------------------

**Environmental Site Assessment  
Infrastructure Engineers  
Site: Sub Area A, B and C  
Bell Gardens, California 90201**

**P A & Associates Project No.: 218122-301  
November 20, 2019**

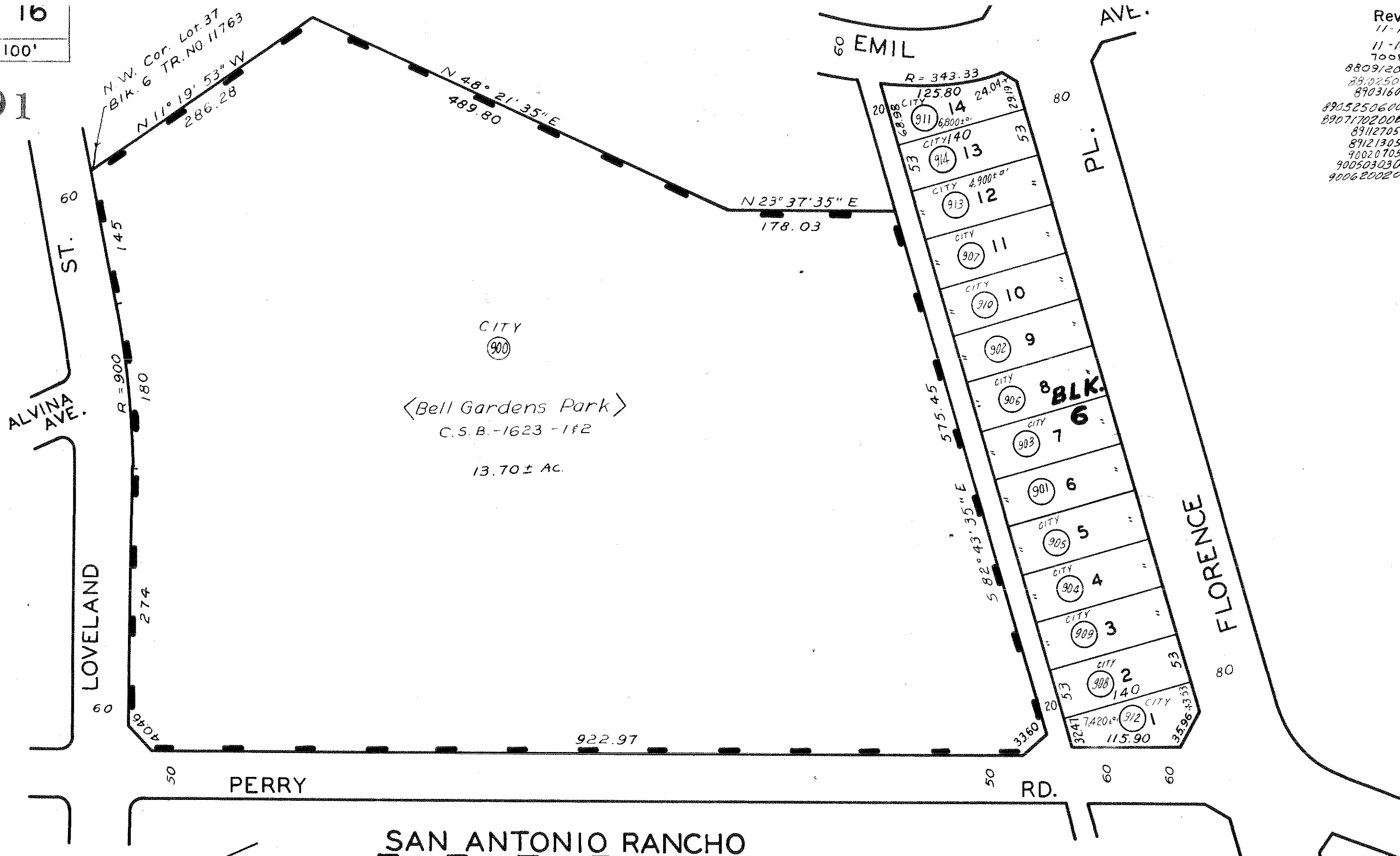
---

## **APPENDIX C**

**Permits  
Inspections Reports  
Correspondence**



1991



Revised:  
11-16-57  
11-14-61  
700806  
88091208005001  
88102501006001  
89031605008001  
89052506001001  
89071702008001-12  
89112705006001-12  
89121305002001-12  
90020705006001-12  
90050303003001-12  
90062002006001-12

CODE  
6351

SAN ANTONIO RANCHO  
P. I. 1 - 389

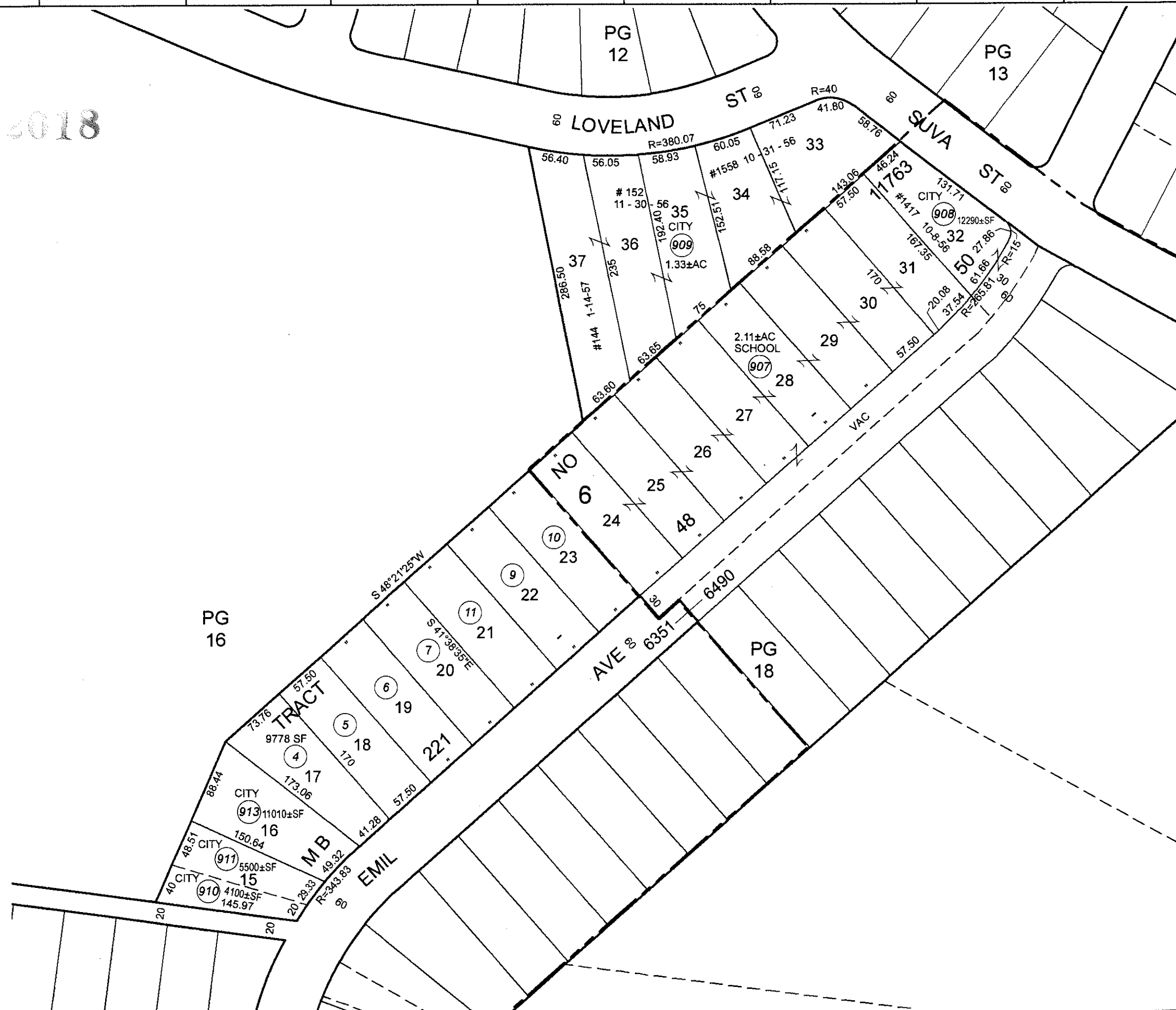
TRACT NO. 11763  
M. B. 221-48-50

All 900 series parcels on this page are assessed to Bell Gardens Redevelopment Agency, unless otherwise noted.

FOR PREV. ASSM'T. SEE:  
6358 - 16

MAPPING AND GIS  
SERVICES  
SCALE 1" = 100'

2018





*First American*

**myFirstAm®**

**Combined Report**

**6673 Florence Pl, Bell Gardens, CA 90201**

---

Property Address:

**6673 Florence Pl  
Bell Gardens, CA 90201**



First American



## Property Profile

6673 Florence Pl, Bell Gardens, CA 90201

### Property Information

<b>Owner(s):</b>	Bell Gardens City	<b>Mailing Address:</b>	6673 Florence Pl, Bell Gardens, CA 90201
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b>	6673 Florence Pl, Bell Gardens, CA 90201
<b>Vesting Type:</b>	N/A	<b>Alt. APN:</b>	
<b>County:</b>	Los Angeles	<b>APN:</b>	6358-016-914
<b>Map Coord:</b>	60-A1	<b>Census Tract:</b>	534001
<b>Lot#:</b>	13	<b>Block:</b>	6
<b>Subdivision:</b>	11763	<b>Tract:</b>	11763
<b>Legal:</b>	Tr=11763 Lot 13 Blk 6		

### Property Characteristics

<b>Use:</b>	Vacant -Residential Land	<b>Year Built / Eff. :</b>	1956 /	<b>Sq. Ft. :</b>	1760
<b>Zoning:</b>	BGR3*	<b>Lot Size Ac / Sq Ft:</b>	0.1681 / 7323	<b># of Units:</b>	3
<b>Stories:</b>		<b>Improvements:</b>		<b>Parking / #:</b>	/
<b>Gross Area:</b>	1760	<b>Garage Area :</b>		<b>Basement Area:</b>	

### Sale and Loan Information

<b>Sale / Rec Date:</b>	<b>*\$/Sq. Ft.:</b>	<b>2nd Mtg.:</b>
<b>Sale Price:</b>	<b>1st Loan:</b>	<b>Prior Sale Amt:</b>
<b>Doc No.:</b>	<b>Loan Type:</b>	<b>Prior Sale Date:</b>
<b>Doc Type:</b>	<b>Transfer Date:</b>	<b>Prior Doc No.:</b>
<b>Seller:</b>	<b>Lender:</b>	<b>Prior Doc Type:</b>

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

### Tax Information

<b>Imp Value:</b>	<b>Exemption Type:</b>
<b>Land Value:</b> \$18,820	<b>Tax Year / Area:</b> 2019 / 06-351
<b>Total Value:</b> \$18,820	<b>Tax Value:</b>
<b>Total Tax Amt:</b>	<b>Improved:</b>

Limitation of Liability for Informational Report

**IMPORTANT – READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



*First American*

*my***FirstAm**<sup>®</sup>

**Combined Report**

**6937 Emil Ave, Bell Gardens, CA 90201**

---

Property Address:

**6937 Emil Ave  
Bell Gardens, CA 90201**



First American

myFirstAm® Property Profile

6937 Emil Ave, Bell Gardens, CA 90201

Property Information			
Owner(s):	Bell Gardens City	Mailing Address:	7100 Garfield Ave, Bell Gardens, CA 90201
Owner Phone:	Unknown	Property Address:	6937 Emil Ave, Bell Gardens, CA 90201
Vesting Type:		Alt. APN:	
County:	Los Angeles	APN:	6358-017-913
Map Coord:	54-A6	Census Tract:	534001
Lot#:	16	Block:	
Subdivision:	11763	Tract:	11763
Legal:	Tr=11763 Lot 16		

Property Characteristics			
Use:	Triplex	Year Built / Eff. :	/
Zoning:	BGR3*	Lot Size Ac / Sq Ft:	0.253 / 11019
Bedrooms:		Bathrooms:	
# Rooms:		Quality:	
Pool:		Air:	
Stories:		Improvements:	
Gross Area:		Garage Area :	
		Sq. Ft. :	
		# of Units:	3
		Fireplace:	
		Heating:	
		Style:	
		Parking / #:	/
		Basement Area:	

Sale and Loan Information		
Sale / Rec Date:	*/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

\*/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$242,413	Tax Year / Area: 2019 / 06-351
Total Value: \$242,413	Tax Value:
Total Tax Amt:	Improved:



*First American*

**myFirstAm®**

**Combined Report**

**6941 Emil Ave, Bell Gardens, CA 90201**

---

Property Address:

**6941 Emil Ave  
Bell Gardens, CA 90201**



First American

myFirstAm® Property Profile

6941 Emil Ave, Bell Gardens, CA 90201

Property Information			
Owner(s):	Bell Gardens City	Mailing Address:	7100 Garfield Ave, Bell Gardens, CA 90201
Owner Phone:	Unknown	Property Address:	6941 Emil Ave, Bell Gardens, CA 90201
Vesting Type:	N/A	Alt. APN:	
County:	Los Angeles	APN:	6358-017-911
Map Coord:	54-A6	Census Tract:	534001
Lot#:	15	Block:	6
Subdivision:	11763	Tract:	11763
Legal:	Tr=11763 For Desc See Assessors Maps Por Of Lot 15 Blk 6		

Property Characteristics			
Use:	Vacant -Residential Land	Year Built / Eff. :	/
Zoning:	BGR3*	Lot Size Ac / Sq Ft:	0.1295 / 5640
Stories:		Improvements:	
Gross Area:		Garage Area :	
		Sq. Ft. :	
		# of Units:	
		Parking / #:	/
		Basement Area:	

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$10,323	Tax Year / Area: 2019 / 06-351
Total Value: \$10,323	Tax Value:
Total Tax Amt:	Improved:

Limitation of Liability for Informational Report

**IMPORTANT – READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



*First American*

*my***FirstAm**<sup>®</sup>

**Combined Report**

**6951 Emil Ave, Bell Gardens, CA 90201**

---

Property Address:

**6951 Emil Ave  
Bell Gardens, CA 90201**



First American

myFirstAm® Property Profile

6951 Emil Ave, Bell Gardens, CA 90201

Property Information

Owner(s):	Bell Gardens City	Mailing Address:	7100 Garfield Ave, Bell Gardens, CA 90201
Owner Phone:	Unknown	Property Address:	6951 Emil Ave, Bell Gardens, CA 90201
Vesting Type:	N/A	Alt. APN:	
County:	Los Angeles	APN:	6358-016-911
Map Coord:	54-A6	Census Tract:	534001
Lot#:	14	Block:	6
Subdivision:	11763	Tract:	11763
Legal:	Tr=11763 Lot 14 Blk 6		

Property Characteristics

Use:	Vacant -Residential Land	Year Built / Eff. :	/	Sq. Ft. :	
Zoning:	BGR3*	Lot Size Ac / Sq Ft:	0.1647 / 7172	# of Units:	
Stories:		Improvements:		Parking / #:	/
Gross Area:		Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:	Exemption Type:
Land Value: \$53,060	Tax Year / Area: 2019 / 06-351
Total Value: \$53,060	Tax Value:
Total Tax Amt:	Improved:

Limitation of Liability for Informational Report

**IMPORTANT – READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



*First American*

**myFirstAm®**

**Combined Report**

**6945 Emil Ave, Bell Gardens, CA 90201**

---

Property Address:

**6945 Emil Ave  
Bell Gardens, CA 90201**



First American

myFirstAm® Property Profile

6945 Emil Ave, Bell Gardens, CA 90201

Property Information

Owner(s):	Bell Gardens City	Mailing Address:	6945 Emil Ave, Bell Gardens, CA 90201
Owner Phone:	Unknown	Property Address:	6945 Emil Ave, Bell Gardens, CA 90201
Vesting Type:	N/A	Alt. APN:	
County:	Los Angeles	APN:	6358-017-910
Map Coord:	54-A6	Census Tract:	534001
Lot#:	15	Block:	6
Subdivision:	11763	Tract:	11763
Legal:	Tr=11763 S 40 Ft Measured On Nw Line Of Lot 15 Blk 6		

Property Characteristics

Use:	Vacant -Residential Land	Year Built / Eff. :	/	Sq. Ft. :	
Zoning:	BGR3*	Lot Size Ac / Sq Ft:	0.099 / 4311	# of Units:	
Stories:		Improvements:		Parking / #:	/
Gross Area:		Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:	Exemption Type:
Land Value: \$41,953	Tax Year / Area: 2019 / 06-351
Total Value: \$41,953	Tax Value:
Total Tax Amt:	Improved:

Limitation of Liability for Informational Report

**IMPORTANT – READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



*First American*

*my***FirstAm**<sup>®</sup>

**Combined Report**

**6655 Florence Pl, Bell Gardens, CA 90201**

---

Property Address:

**6655 Florence Pl  
Bell Gardens, CA 90201**



First American

myFirstAm® Property Profile

6655 Florence Pl, Bell Gardens, CA 90201

Property Information			
Owner(s):	Bell Gardens City	Mailing Address:	2800 28th St #315, Santa Monica, CA 90405
Owner Phone:	Unknown	Property Address:	6655 Florence Pl, Bell Gardens, CA 90201
Vesting Type:		Alt. APN:	
County:	Los Angeles	APN:	6358-016-910
Map Coord:	60-A1	Census Tract:	534001
Lot#:	10	Block:	6
Subdivision:	11763	Tract:	11763
Legal:	Tr=11763 Lot 10 Blk 6		

Property Characteristics			
Use:	Sfr	Year Built / Eff. :	1943 / 1946
		Sq. Ft. :	816
Zoning:	BGR3*	Lot Size Ac / Sq Ft:	0.1686 / 7346
		# of Units:	1
Bedrooms:	3	Bathrooms:	1
		Fireplace:	
# Rooms:		Quality:	Good
		Heating:	Floor/Wall Furnace
Pool:		Air:	
		Style:	
Stories:		Improvements:	
		Parking / #:	/
Gross Area:	816	Garage Area :	
		Basement Area:	

Sale and Loan Information		
Sale / Rec Date:	*/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$11,186	Tax Year / Area: 2019 / 06-351
Total Value: \$11,186	Tax Value:
Total Tax Amt:	Improved:



*First American*

*my***FirstAm**<sup>®</sup>

**Combined Report**

**6661 Florence Pl, Bell Gardens, CA 90201**

---

Property Address:

**6661 Florence Pl  
Bell Gardens, CA 90201**



First American

myFirstAm® Property Profile

6661 Florence Pl, Bell Gardens, CA 90201

Property Information

Owner(s):	Bell Gardens City	Mailing Address:	7100 Garfield Ave, Bell Gardens, CA 90201
Owner Phone:	Unknown	Property Address:	6661 Florence Pl, Bell Gardens, CA 90201
Vesting Type:		Alt. APN:	
County:	Los Angeles	APN:	6358-016-907
Map Coord:	60-A1	Census Tract:	534001
Lot#:	11	Block:	6
Subdivision:	11763	Tract:	11763
Legal:	Tr=11763 Lot 11 Blk 6		

Property Characteristics

Use:	Triplex	Year Built / Eff. :	1956 /	Sq. Ft. :	2576
Zoning:	BGR3*	Lot Size Ac / Sq Ft:	0.1693 / 7373	# of Units:	3
Bedrooms:	6	Bathrooms:	3	Fireplace:	
# Rooms:		Quality:	Good	Heating:	Floor/Wall Furnace
Pool:		Air:		Style:	
Stories:		Improvements:		Parking / #:	/
Gross Area:	2576	Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	*/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

\*/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:	Exemption Type:
Land Value:	Tax Year / Area:
Total Value:	Tax Value:
Total Tax Amt:	Improved:



*First American*

**myFirstAm®**

**Combined Report**

**6627 Florence PI, Bell Gardens, CA 90201**

---

Property Address:

**6627 Florence PI  
Bell Gardens, CA 90201**



First American

myFirstAm® Property Profile

6627 Florence Pl, Bell Gardens, CA 90201

Property Information

Owner(s):	Bell Gardens City	Mailing Address:	7100 Garfield Ave, Bell Gardens, CA 90201
Owner Phone:	Unknown	Property Address:	6627 Florence Pl, Bell Gardens, CA 90201
Vesting Type:		Alt. APN:	
County:	Los Angeles	APN:	6358-016-905
Map Coord:	60-A1	Census Tract:	534001
Lot#:	5	Block:	6
Subdivision:	11763	Tract:	11763
Legal:	Tr=11763 Lot 5 Blk 6		

Property Characteristics

Use:	Duplex	Year Built / Eff. :	1959 /	Sq. Ft. :	1749
Zoning:	BGR3*	Lot Size Ac / Sq Ft:	0.1693 / 7374	# of Units:	2
Bedrooms:	4	Bathrooms:	2	Fireplace:	
# Rooms:		Quality:	Good	Heating:	Floor/Wall Furnace
Pool:		Air:		Style:	
Stories:		Improvements:		Parking / #:	/
Gross Area:	1749	Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	*/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

\*/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:		Exemption Type:	
Land Value:	\$64,733	Tax Year / Area:	2019 / 06-351
Total Value:	\$64,733	Tax Value:	
Total Tax Amt:		Improved:	



*First American*

**myFirstAm®**

**Combined Report**

**6623 Florence Pl, Bell Gardens, CA 90201**

---

Property Address:

**6623 Florence Pl  
Bell Gardens, CA 90201**



First American

myFirstAm® Property Profile

6623 Florence Pl, Bell Gardens, CA 90201

Property Information

Owner(s):	Bell Gardens City	Mailing Address:	7100 Garfield Ave, Bell Gardens, CA 90201
Owner Phone:	Unknown	Property Address:	6623 Florence Pl, Bell Gardens, CA 90201
Vesting Type:		Alt. APN:	
County:	Los Angeles	APN:	6358-016-904
Map Coord:	60-A1	Census Tract:	534001
Lot#:	4	Block:	6
Subdivision:	11763	Tract:	11763
Legal:	Tr=11763 Lot 4 Blk 6		

Property Characteristics

Use:	Triplex	Year Built / Eff. :	1981 /	Sq. Ft. :	3180
Zoning:	BGR3*	Lot Size Ac / Sq Ft:	0.1693 / 7376	# of Units:	3
Bedrooms:	8	Bathrooms:	5	Fireplace:	
# Rooms:		Quality:	Good	Heating:	Central
Pool:		Air:	Y	Style:	
Stories:		Improvements:		Parking / #:	/
Gross Area:	3180	Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	*/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:		Exemption Type:	
Land Value:	\$16,247	Tax Year / Area:	2019 / 06-351
Total Value:	\$16,247	Tax Value:	
Total Tax Amt:		Improved:	

Parcel Details

- [Property records are kept at the South District Office](#)
- [How frequently is this site updated? \(and other FAQs\)](#)

Property Information

**Assessor's ID No:** 6358-016-909  
**Address:** 6619 FLORENCE PL  
BELL GARDENS CA 90201  
**Property Type:** Multi-Family Residential  
**Region / Cluster:** 12 / 12411  
**Tax Rate Area (TRA):** 06351

- [View Assessor Map](#)
- [View Index map](#)

Recent Sales Information

**Latest Sale Date:**  
**Indicated Sale Price:**

Search for Recent Sales

2019 Roll Values

**Recording Date:** 06/16/1989  
**Land:** \$0  
**Improvements:** \$0  
**Personal Property:** \$0  
**Fixtures:** \$0  
**Homeowners' Exemption:** \$0  
**Real Estate Exemption:** \$0  
**Personal Property Exemption:** \$0  
**Fixture Exemptions:** \$0

- [2019 Annual taxes](#)
- [Property tax payment FAQs](#)
- [Estimate supplemental taxes](#)

Property Boundary Description

TR=11763 LOT 3 BLK 6

Building Description

**Building Improvement 1**  
**Square Footage:** 1,462  
**Year Build / Effective Year Built:** 1963 / 1963  
**Bedrooms / Bathrooms:** 4 / 2  
**Units:** 2  
**Building Improvement 2**  
**Square Footage:** 768  
**Year Build / Effective Year Built:** 1945 / 1945  
**Bedrooms / Bathrooms:** 1 / 1  
**Units:** 1



Parcel Details

- [Property records are kept at the South District Office](#)
- [How frequently is this site updated?](#)  
(and other FAQs)

Property Information

**Assessor's ID No:** 6358-016-904  
**Address:** 6623 FLORENCE PL  
BELL GARDENS CA  
90201  
**Property Type:** Multi-Family  
Residential  
**Region / Cluster:** 12 / 12411  
**Tax Rate Area (TRA):** 06351  
[View Assessor Map](#)  
[View Index map](#)

Recent Sales Information

**Latest Sale Date:**  
**Indicated Sale Price:**  
[Search for Recent Sales](#)

2019 Roll Values

**Recording Date:** 01/30/1989  
**Land:** \$0  
**Improvements:** \$0  
**Personal Property:** \$0  
**Fixtures:** \$0  
**Homeowners' Exemption:** \$0  
**Real Estate Exemption:** \$0  
**Personal Property Exemption:** \$0  
**Fixture Exemptions:** \$0  
[2019 Annual taxes](#)  
[Property tax payment FAQs](#)  
[Estimate supplemental taxes](#)

Property Boundary Description

TR=11763 LOT 4 BLK 6

Building Description

**Building Improvement 1**  
**Square Footage:** 1,332  
**Year Build / Effective Year Built:** 1981 / 1981  
**Bedrooms / Bathrooms** 3 / 2  
**Units** 1  
**Building Improvement 2**  
**Square Footage:** 864  
**Year Build / Effective Year Built:** 1962 / 1962  
**Bedrooms / Bathrooms** 2 / 1  
**Units** 1  
**Building Improvement 3**  
**Square Footage:** 984  
**Year Build / Effective Year Built:** 1957 / 1957  
**Bedrooms / Bathrooms** 3 / 2  
**Units** 1



### Parcel Details

- Property records are kept at the South District Office
- How frequently is this site updated?  
(and other FAQs)

#### Property Information

**Assessor's ID No:** 6358-016-910  
**Address:** 6655 FLORENCE PL  
BELL GARDENS CA  
90201

**Property Type:** Single Family Residential

Region / Cluster: 12 / 12117

Tax Rate Area (TRA): 06351

- [View Assessor Map](#)
- [View Index map](#)

### Recent Sales Information

**Latest Sale Date:**

**Indicated Sale Price:** \_\_\_\_\_

[Search for Recent Sales](#)

## 2019 Roll Values

Recording Date: 10/24/1989

Land:	\$0
-------	-----

Improvements:	\$0
---------------	-----

Personal Property:	\$0
--------------------	-----

Fixtures:	\$0
-----------	-----

Homeowners'	\$0
-------------	-----

**Real Estate Exemption:** \$0

Real Estate Exemption:	\$0
Personal Property	\$0

**Exemption:**

- Fixture Exemptions:** \$0
- [2019 Annual taxes](#)
  - [Property tax payment FAQs](#)
  - [Estimate supplemental taxes](#)

#### Property Boundary Description

TR=11763 LOT 10 BLK 6

#### Building Description

<b>Building Improvement 1</b>	
<b>Square Footage:</b>	816
<b>Year Build / Effective Year Built:</b>	1943 / 1946
<b>Bedrooms / Bathrooms</b>	3 / 1
<b>Units</b>	1



Parcel Details

- Property records are kept at the South District Office
- How frequently is this site updated?  
(and other FAQs)

Property Information

Assessor's ID No:

6358-016-907

Address:

6661 FLORENCE PL  
BELL GARDENS CA  
90201

Property Type:

Multi-Family  
Residential

Region / Cluster:

12 / 12411

Tax Rate Area (TRA):

06351

[View Assessor Map](#)

[View Index map](#)

Recent Sales Information

Latest Sale Date:

Indicated Sale Price:

[Search for Recent Sales](#)

2019 Roll Values

Recording Date:

12/12/1988

Land:

\$0

Improvements:

\$0

Personal Property:

\$0

Fixtures:

\$0

Homeowners' Exemption:

\$0

Real Estate Exemption:

\$0

Personal Property Exemption:

\$0

Fixture Exemptions:

\$0

[2019 Annual taxes](#)

[Property tax payment FAQs](#)

[Estimate supplemental taxes](#)

Property Boundary Description

TR=11763 LOT 11 BLK 6

Building Description

Building Improvement 1

Square Footage:

1,136

Year Build / Effective Year Built:

1956 / 1958

Bedrooms / Bathrooms

2 / 1

Units

1

Building Improvement 2

Square Footage:

720

Year Build / Effective Year Built:

1956 / 1956

Bedrooms / Bathrooms

2 / 1

Units

1

Building Improvement 3

Square Footage:

720

Year Build / Effective Year Built:

1956 / 1956

Bedrooms / Bathrooms

2 / 1

Units

1



### Parcel Details

- Property records are kept at the South District Office
- How frequently is this site updated?  
(and other FAQs)

### Property Information

**Assessor's ID No:** 6358-016-913  
**Address:** 6665 FLORENCE PL  
BELL GARDENS CA  
90201

**Property Type:** Vacant Land  
**Region / Cluster:** 12 / 12411

**Tax Rate Area (TRA):** 06351

- [View Assessor Map](#)
- [View Index map](#)

### Recent Sales Information

**Latest Sale Date:**

Indicated Sale Price:

[Search for Recent Sales](#)

### 2019 Roll Values

Recording Date: 03/05/1990

**Land:** \$0

**Improvements:** \$0

**Personal Property:** \$0

**Fixtures:** \$0

Homeowners'	\$0
-------------	-----

**Exemption:**  
**Real Estate Exemption:** \$0

Real Estate Exemption: \$0

Personal Property: \$0

**Personal Property** \$0

**Exemption:**

**Fixture Exemptions:** \$0

- 2019 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

### Property Boundary Description

TR=11763 LOT 12 BLK 6

### Building Description



### Parcel Details

- Property records are kept at the South District Office
- How frequently is this site updated?  
(and other FAQs)

#### Property Information

**Assessor's ID No:** 6358-016-914  
**Address:** 6673 FLORENCE PL  
BELL GARDENS CA  
90201

Property Type:	Vacant Land
Region / Cluster:	12 / 12411

**Tax Rate Area (TRA):** 06351

- View Assessor Map
- View Index map

### Recent Sales Information

**Latest Sale Date:**

**Indicated Sale Price:**

[Search for Recent Sales](#)

## 2019 Roll Values

Recording Date: 05/01/1990

Land:	\$0
Buildings:	\$0

Improvements:	\$0
Personal Property:	\$0

**Fixtures:** \$0

Homeowners'	\$0
-------------	-----

**Exemption:**

Real Estate Exemption: \$0

**Exemption:**

**Fixture Exemptions:** \$0

- [2019 Annual taxes](#)
- [Property tax payment FAQs](#)

- [Property tax payment FAQs](#)
- [Estimate supplemental taxes](#)

Property	Boundary	Description
1	1	1

Property Boundary Description

Property Boundary Description

TR=11763 LOT 13 BLK 6

#### Building Description

### Building Improvement 1

**Square Footage:** 1,040

**Year Build / Effective Year Built:** 1956 / 1956

Bedrooms / Bathrooms 2 / 2

Bedrooms, Bathrooms	2 / 2
Units	2

### Building Improvement 2

**Square Footage:** 720  
**Year Build / Effective Year Built:** 1947 / 1948

**Bedrooms / Bathrooms** 3 / 1

Bedrooms, Bathrooms	2 / 1
Units	1



### Parcel Details

- Property records are kept at the South District Office
- How frequently is this site updated?  
(and other FAQs)

### Property Information

**Assessor's ID No:** 6358-016-911  
**Address:** 6951 EMIL AVE BELL  
GARDENS CA 90201

Property Type: Vacant Land

Region / Cluster: 12 / 12411

Tax Rate Area (TRA): 06351

- [View Assessor Map](#)
- [View Index map](#)

### Recent Sales Information

**Latest Sale Date:**

**Indicated Sale Price:**

[Search for Recent Sales](#)

### 2019 Roll Values

Recording Date: 11/30/1989

**Land:** \$0

Improvements: \$0

Personal Property: \$0

**Fixtures:** \$0

Homeowners' \$0

**Exemption:**

**Real Estate Exemption:** \$0

Personal Property	\$0
-------------------	-----

**Exemption:**

- 2019 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

### Property Boundary Description

TR=11763 LOT 14 BLK 6

### Building Description



Parcel Details

- [Property records are kept at the South District Office](#)
- [How frequently is this site updated? \(and other FAQs\)](#)

Property Information

**Assessor's ID No:** 6358-017-910  
**Address:** 6945 EMIL AVE BELL GARDENS CA 90201  
**Property Type:** Vacant Land  
**Region / Cluster:** 12 / 12117  
**Tax Rate Area (TRA):** 06351

- [View Assessor Map](#)
- [View Index map](#)

Recent Sales Information

**Latest Sale Date:**  
**Indicated Sale Price:**

[Search for Recent Sales](#)

2019 Roll Values

**Recording Date:** 12/11/1989  
**Land:** \$0  
**Improvements:** \$0  
**Personal Property:** \$0  
**Fixtures:** \$0  
**Homeowners' Exemption:** \$0  
**Real Estate Exemption:** \$0  
**Personal Property Exemption:** \$0  
**Fixture Exemptions:** \$0

- [2019 Annual taxes](#)
- [Property tax payment FAQs](#)
- [Estimate supplemental taxes](#)

Property Boundary Description

TR=11763 S 40 FT MEASURED ON NW LINE OF LOT 15 BLK 6

Building Description



LACounty Street Map

Parcel Details

- [Property records are kept at the South District Office](#)
- [How frequently is this site updated? \(and other FAQs\)](#)

Property Information

**Assessor's ID No:** 6358-017-911  
**Address:** 6941 EMIL AVE BELL GARDENS CA 90201  
**Property Type:** Vacant Land  
**Region / Cluster:** 12 / 12411  
**Tax Rate Area (TRA):** 06351

- [View Assessor Map](#)
- [View Index map](#)

Recent Sales Information

**Latest Sale Date:**  
**Indicated Sale Price:**

Search for Recent Sales

2019 Roll Values

**Recording Date:** 06/12/1990  
**Land:** \$0  
**Improvements:** \$0  
**Personal Property:** \$0  
**Fixtures:** \$0  
**Homeowners' Exemption:** \$0  
**Real Estate Exemption:** \$0  
**Personal Property Exemption:** \$0  
**Fixture Exemptions:** \$0

- [2019 Annual taxes](#)
- [Property tax payment FAQs](#)
- [Estimate supplemental taxes](#)

Property Boundary Description

TR=11763 FOR DESC SEE ASSESSOR'S MAPS  
POR OF LOT 15 BLK 6

Building Description



Parcel Details

- Property records are kept at the South District Office
- How frequently is this site updated? (and other FAQs)

Property Information

Assessor's ID No:

6358-017-913

Address:

6937 EMIL AVE BELL GARDENS CA 90201

Property Type:

Multi-Family Residential

Region / Cluster:

12 / 12411

Tax Rate Area (TRA):

06351

- View Assessor Map
- View Index map

Recent Sales Information

Latest Sale Date:

Indicated Sale Price:

Search for Recent Sales

2019 Roll Values

Recording Date:

01/25/1990

Land:

\$0

Improvements:

\$0

Personal Property:

\$0

Fixtures:

\$0

Homeowners' Exemption:

\$0

Real Estate Exemption:

\$0

Personal Property Exemption:

\$0

Fixture Exemptions:

\$0

- 2019 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

Property Boundary Description

TR=11763 LOT 16

Building Description

I want to...

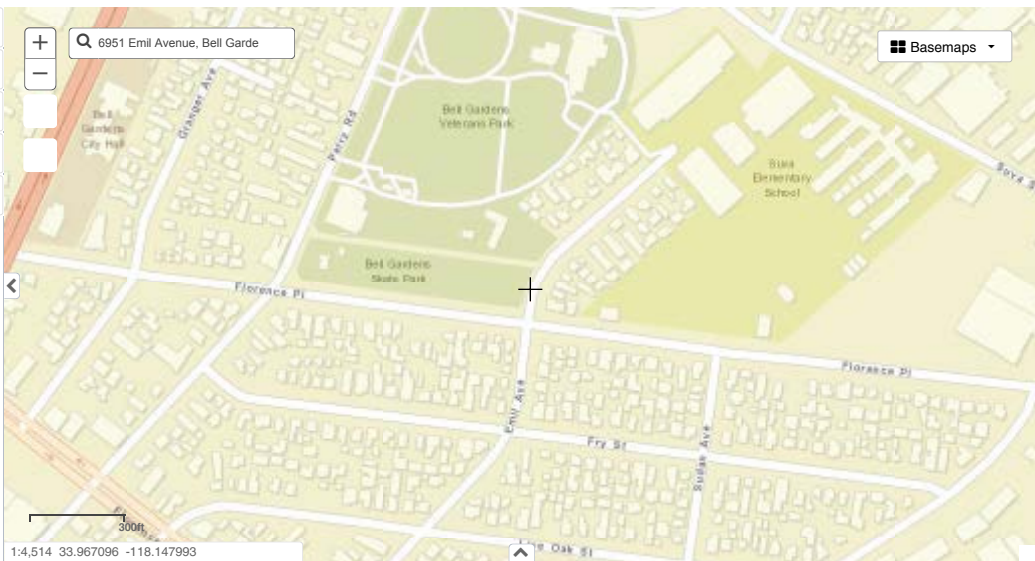
LACounty Street Map

LA County | County of Los Angeles, Bureau of Land Management, Esri, HERE, ...

0 100 200ft



- Well Status and Well Type Filter
- Search
- Zoom to Field
- Measurement
- Layers



**GEOTracker**

6951 emil avenue, bell garden

Map Address

Sites and Facilities - [INFO](#)

- Cleanup Sites
  - ☒ LUST Cleanup Sites
  - ☒ Cleanup Program Sites
  - ☒ Military Cleanup Sites
  - ☐ DTSC Cleanup Sites
- Permitted Facilities
  - ☒ Waste Discharge Requirements (WDR) Sites
  - ☐ Permitted USTs - [INFO](#)
  - ☐ DTSC Hazardous Waste Sites
  - ☐ Land Disposal Sites
  - ☒ Irrigated Lands Regulatory Program Sites
  - ☐ Oil / Gas Sites
  - ☒ Confined Animal Sites
- Other Sites
  - ☐ Project Sites
  - ☐ Non-Case Information Sites
  - ☐ Sampling Points - Public
  - ☐ Field Points
  - ☐ AGLand Domestic Wells

☒ SIGNIFIES A CLOSED SITE

Tools

Map Coverages

[TAKE A TOUR](#) [VIEW ON GAMA](#)

The map displays a residential area in Bell Gardens, California. A red pin marks the location at 6951 Emil Avenue. The map includes labels for various streets such as Perry Rd, Florence Pl, Fry St, and Emil Ave. Landmarks like Bell Gardens Veterans Park, Bell Gardens Boys & Girls Club, and Suva Intermediate School are visible. The map also shows a grid of streets and several commercial and public facilities.

**ENVIROSTOR**

6951 Emil Avenue, Bell Gardens, CA, USA

Map Address

## Sites and Facilities

## Cleanup Sites

- ☒ Federal Superfund
- ☒ State Response
- ☒ Voluntary Cleanup
- ☒ School Cleanup
- ☒ Evaluation
- ☒ School Investigation
- ☒ Military Evaluation
- ☒ Tiered Permit
- ☒ Corrective Action

STATUS

All Statuses

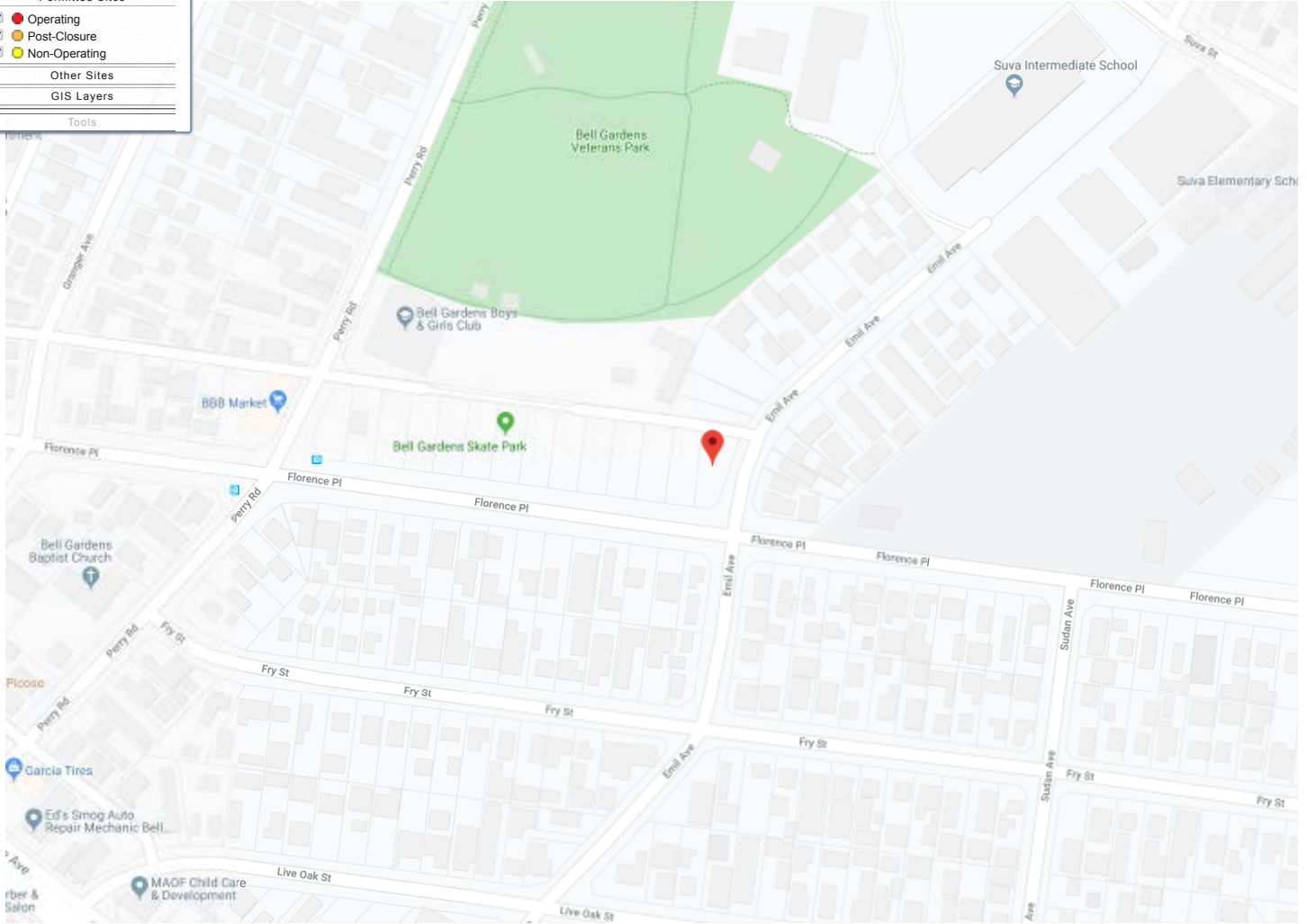
### Permitted Sites

- ☒ ● Operating
- ☒ ● Post-Closure
- ☒ ● Non-Operating

### Other Sites

## GIS Layers

Tool



 SITES CURRENTLY VISIBLE ON MAP

0 SITES LISTED

20 m

[Report a map error](#)

[EXPORT THIS LIST TO EXCEL](#)

**PROJECT NAME**

**STATUS**

**PROJECT TYPE**

**ADDRESS**

CITY

AIN: 6358-017-913 <sup>s</sup>

<b>Situs Address:</b> 6937 EMIL AVE BELL GARDENS CA 90201-3213	<b>Use Type:</b> <b>Parcel Type:</b> <b>Tax Rate Area:</b>	Multi-Family Residence Government Owned, Exempt 06351	<b>Parcel Status:</b> <b>Create Date:</b> <b>Delete Date:</b> <b>Tax Status:</b> <b>Year Defaulted:</b> <b>Exemption:</b>	<b>ACTIVE</b> 01/25/1990  <b>EXEMPT</b>  None
--	--	---	--	--

Building & Land Overview

**Use Code:** 0300  
**Design Type:**  
**Quality Class:**

The Tax Rate Area (TRA) is a code that specifies an area having a certain combination of taxation districts resulting in a uniform tax rate for all properties in that area.

**# of Units:**  
**Beds/Baths:**  
**Building SqFt:**

/  
0

**Year Built:**  
**Effective Year:**  
**Land SqFt:**

10,986



(<http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMap?val=6358-017>)  
Parcel Map  
(<http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMap?val=6358-017>) / Map Index  
(<http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMap?val=6358-NDX>)

	2020 Roll Preparation	2019 Current Roll	RC	Year	1990 Base Value
\$	242,413 \$	0	0	0	242,413
\$	0 \$	0	0	0	0
\$	242,413 \$	0		\$	242,413

Assessor's Responsible Division

**District:** South District Office  
**Region:** 12  
**Cluster:** 12411 HUNTINGTON PK

South District Office (<https://maps.google.com/?q=1401+E+Willow+St.+Signal+Hill%2C+CA+90755>)  
1401 E. Willow St.  
Signal Hill, CA 90755

Phone: (562) 256-1701  
Toll Free: 1 (888) 807-2111  
M-F 7:30 am to 5:00 pm





▼ Building and Land Characteristics

Land Information

Use Code = 0300 (Multi-Family Residence)  
Total SqFt (GIS): 10,986  
Total SqFt (PDB):  
Usable SqFt: 11,008  
Acres:  
Land W x D': 0 x 0

Sewers: No  
Flight Path: No  
X-Traffic: No  
Freeway: No

Corner Lot: No  
Golf Front: No  
Horse Lot: No  
View: None

Zoning: (Refer Issuing Agency)  
Code Split: No  
Impairment: None

Use Code: 0300 (Multi-Family Residence)  
0 = Residential  
3 = Three Units (Any Combination)  
0 = 4 Stories or Less  
0 = Unused or Unknown Code (No Meaning)

Site Address:  
6937 EMIL AVE BELL GARDENS CA 90201-3213

Legal Description (for assessment purposes):  
TR=11763 LOT 16

Building Information

SUBPART:  
Design Type:  
Quality Class:  
# of Units:  
Beds/Baths: /  
Building SqFt: 0  
Year Built:  
Effective Year:  
Depreciation: //  
RCN Other: \$ 0  
RCN Other Trended: \$ 0  
Year Change:

Design Type:  
=  
=  
=  
=

SUMMARY: Total  
# of Units: 0  
Beds/Baths: 0/0  
Building SqFt: 0  
Avg SqFt/Unit:

▼ Events History

Ownership () Parcel Change ()

Show Re-Assessable Only: ☐

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
01/25/1990	50	Yes	1	00%-0	A	\$ 9	\$ 0
07/12/1977	50	Yes	1		A	\$ 0	\$ 0
07/02/1970	50	Yes	1		1	\$ 28,500	\$ 0

▼ Assessment History

Show All: ☐ Hide Inactive Rolls: ☐

Showing 1 to 1 of 1 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
225-PSEG				01/25/1990	\$ 242,413	\$ 242,413	

**Environmental Site Assessment  
Infrastructure Engineers  
Site: Sub Area A, B and C  
Bell Gardens, California 90201**

**P A & Associates Project No.: 218122-301  
November 20, 2019**

---

## **APPENDIX D**

**GeoSearch Radius Map  
GeoSearch City Directory  
GeoSearch Sanborn map Search**

---

## ***E RecSearch Report***

---

[GeoLens by GeoSearch](#)

*Target Property:*

***PAA-Bell Garden***

***Florence Pl & Emil Ave***

***Bell Gardens, Los Angeles County, California 90201***

*Prepared For:*

***ARA Environmental Services***

***Order #: 135325***

***Job #: 322658***

***Date: 11/07/2019***

---

## Table of Contents

---

<i>Target Property Summary</i> . . . . .	1
<i>Database Summary</i> . . . . .	2
<i>Database Radius Summary</i> . . . . .	8
<i>Radius Map</i> . . . . .	14
<i>Ortho Map</i> . . . . .	16
<i>Topographic Map</i> . . . . .	17
<i>Located Sites Summary</i> . . . . .	17
<i>Elevation Summary</i> . . . . .	26
<i>Unlocated Sites Summary</i> . . . . .	180
<i>Environmental Records Definitions</i> . . . . .	182
<i>Unlocatable Report</i> . . . . .	See Attachment
<i>Zip Report</i> . . . . .	See Attachment

---

## Disclaimer

---

*This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR Â§312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR Â§312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.*

*The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable For actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.*

## Target Property Summary

### **Target Property Information**

*PAA-Bell Garden*

*Florence Pl & Emil Ave*

*Bell Gardens, California 90201*

#### **Coordinates**

*Point (-118.14538, 33.965773)*

*126 feet above sea level*

#### **USGS Quadrangle**

*South Gate, CA*

### **Geographic Coverage Information**

**County/Parish:** Los Angeles (CA)

#### **ZipCode(s):**

Los Angeles CA: 90040

Bell Gardens CA: 90201

Downey CA: 90240, 90241

## Database Summary

### **FEDERAL LISTING**

#### **Standard Environmental Records**

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	<a href="#">ERNSCA</a>	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	<a href="#">EC</a>	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	<a href="#">LUCIS</a>	0	0	TP/AP
RCRA SITES WITH CONTROLS	<a href="#">RCRASC</a>	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	<a href="#">RCRAGR09</a>	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	<a href="#">RCRANGR09</a>	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	<a href="#">BF</a>	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	<a href="#">DNPL</a>	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	<a href="#">NLRRCRAT</a>	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	<a href="#">RCRAT</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	<a href="#">SEMS</a>	5	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	<a href="#">SEMSARCH</a>	2	0	0.5000
NATIONAL PRIORITIES LIST	<a href="#">NPL</a>	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	<a href="#">NLRRCRAC</a>	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	<a href="#">PNPL</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	<a href="#">RCRAC</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	<a href="#">RCRASUBC</a>	0	0	1.0000
SUB-TOTAL		7	0	

#### **Additional Environmental Records**

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	<a href="#">AIRSAFS</a>	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	<a href="#">BRS</a>	0	0	TP/AP
CERCLIS LIENS	<a href="#">SFLIENS</a>	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	<a href="#">CDL</a>	0	0	TP/AP
EPA DOCKET DATA	<a href="#">DOCKETS</a>	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	<a href="#">ECHOR09</a>	0	0	TP/AP
FACILITY REGISTRY SYSTEM	<a href="#">FRSCA</a>	0	0	TP/AP

## Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	<a href="#">HMIRSR09</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	<a href="#">ICIS</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">ICISNPDES</a>	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	<a href="#">MLTS</a>	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">NPDESR09</a>	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	<a href="#">PADS</a>	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	<a href="#">PCSR09</a>	0	0	TP/AP
SEMS LIEN ON PROPERTY	<a href="#">SEMSLIENS</a>	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	<a href="#">SSTS</a>	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	<a href="#">TSCA</a>	0	0	TP/AP
TOXICS RELEASE INVENTORY	<a href="#">TRI</a>	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	<a href="#">ALTFUELS</a>	0	0	0.2500
FEMA OWNED STORAGE TANKS	<a href="#">FEMAUST</a>	0	0	0.2500
HISTORICAL GAS STATIONS	<a href="#">HISTPST</a>	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	<a href="#">ICISCLEANERS</a>	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	<a href="#">MSHA</a>	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	<a href="#">MRDS</a>	0	0	0.2500
OPEN DUMP INVENTORY	<a href="#">ODI</a>	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	<a href="#">SMCRA</a>	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	<a href="#">USUMTRCA</a>	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	<a href="#">DOD</a>	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	<a href="#">NMS</a>	0	0	1.0000
FORMERLY USED DEFENSE SITES	<a href="#">FUDS</a>	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	<a href="#">FUSRAP</a>	0	0	1.0000
RECORD OF DECISION SYSTEM	<a href="#">RODS</a>	0	0	1.0000
SUB-TOTAL		0	0	

## Database Summary

### STATE (CA) LISTING

#### Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
DTSC DEED RESTRICTIONS	<a href="#">DTSCDR</a>	0	0	TP/AP
ABOVE GROUND STORAGE TANKS	<a href="#">ABST</a>	0	0	0.2500
ABOVEGROUND STORAGE TANKS PRIOR TO JANUARY 2008	<a href="#">AST2007</a>	0	0	0.2500
HISTORICAL UNDERGROUND STORAGE TANKS	<a href="#">HISTUST</a>	4	0	0.2500
STATEWIDE ENVIRONMENTAL EVALUATION AND PLANNING SYSTEM	<a href="#">SWEEPS</a>	3	0	0.2500
UNDERGROUND STORAGE TANKS	<a href="#">USTCUPA</a>	1	0	0.2500
BROWNFIELD SITES	<a href="#">BF</a>	0	0	0.5000
CALSITES DATABASE	<a href="#">CALSITES</a>	4	0	0.5000
GEOTRACKER CLEANUP SITES	<a href="#">CLEANUPSITES</a>	18	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	<a href="#">LUST</a>	12	0	0.5000
SOLID WASTE INFORMATION SYSTEM SITES	<a href="#">SWIS</a>	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM	<a href="#">VCP</a>	2	0	0.5000
ENVIROSTOR CLEANUP SITES	<a href="#">ENVIROSTOR</a>	21	0	1.0000
ENVIROSTOR PERMITTED AND CORRECTIVE ACTION SITES	<a href="#">ENVIROSTORPCA</a>	0	0	1.0000
SUB-TOTAL		65	0	

#### Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
CALIFORNIA HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM	<a href="#">CHMIRS</a>	0	0	TP/AP
CLANDESTINE DRUG LABS	<a href="#">CDL</a>	0	0	TP/AP
EMISSIONS INVENTORY DATA	<a href="#">EMI</a>	0	0	TP/AP
HAZARDOUS WASTE TANNER SUMMARY	<a href="#">HWTS</a>	0	0	TP/AP
LAND DISPOSAL SITES	<a href="#">LDS</a>	0	0	TP/AP
MILITARY CLEANUP SITES	<a href="#">MCS</a>	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	<a href="#">NPDES</a>	0	0	TP/AP
RECORDED ENVIRONMENTAL CLEANUP LIENS	<a href="#">LIENS</a>	0	0	TP/AP
REGISTERED WASTE TIRE HAULERS	<a href="#">WTHAULERS</a>	0	0	TP/AP
CALIFORNIA MEDICAL WASTE MANAGEMENT PROGRAM FACILITY LIST	<a href="#">MWMP</a>	0	0	0.2500
DTSC REGISTERED HAZARDOUS WASTE TRANSPORTERS	<a href="#">DTSCHWT</a>	0	0	0.2500
DRY CLEANER FACILITIES	<a href="#">CLEANER</a>	0	0	0.2500

## Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
MINES LISTING	<a href="#">MINES</a>	0	0	0.2500
SPILLS, LEAKS, INVESTIGATION & CLEANUP RECOVERY LISTING	<a href="#">SLIC</a>	5	0	0.2500
CORTESE LIST	<a href="#">CORTESE</a>	2	0	0.5000
EXPEDITED REMOVAL ACTION PROGRAM SITES	<a href="#">ERAP</a>	0	0	0.5000
HISTORICAL CORTESE LIST	<a href="#">HISTCORTSESE</a>	8	0	0.5000
LISTING OF CERTIFIED DROPOFF, COLLECTION, AND COMMUNITY SERVICE PROGRAMS	<a href="#">DROP</a>	0	0	0.5000
LISTING OF CERTIFIED PROCESSORS	<a href="#">PROC</a>	0	0	0.5000
NO FURTHER ACTION DETERMINATION	<a href="#">NFA</a>	7	0	0.5000
RECYCLING CENTERS	<a href="#">SWRCY</a>	1	0	0.5000
REFERRED TO ANOTHER LOCAL OR STATE AGENCY	<a href="#">REF</a>	5	0	0.5000
SITES NEEDING FURTHER EVALUATION	<a href="#">NFE</a>	0	0	0.5000
WASTE MANAGEMENT UNIT DATABASE	<a href="#">WMUDS</a>	0	0	0.5000
TOXIC PITS CLEANUP ACT SITES	<a href="#">TOXPITS</a>	0	0	1.0000
SUB-TOTAL		28	0	

## Database Summary

### LOCAL LISTING

#### Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
CITY OF LOS ANGELES CUPA ABOVE GROUND PETROLEUM STORAGE TANKS	<a href="#">LAFDAST</a>	0	0	0.2500
CITY OF LOS ANGELES CUPA UNDERGROUND STORAGE TANKS	<a href="#">LAFDUST</a>	0	0	0.2500
SUB-TOTAL		0	0	

#### Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
CITY OF LOS ANGELES CUPA HAZARDOUS MATERIALS SITES	<a href="#">LAFDHMS</a>	0	0	TP/AP
LOS ANGELES COUNTY HAZARDOUS MATERIALS SYSTEM	<a href="#">LAHMS</a>	0	0	TP/AP
LOS ANGELES COUNTY SITE MITIGATION LIST	<a href="#">LASM</a>	0	0	TP/AP
LOS ANGELES COUNTY CUPA	<a href="#">LACCUPA</a>	22	0	0.2500
WELL INVESTIGATIONS PROGRAM CASE LIST	<a href="#">WIP</a>	0	0	0.2500
LOS ANGELES COUNTY SOLID WASTE FACILITIES	<a href="#">LASWF</a>	2	0	0.5000
SAN GABRIEL VALLEY AREAS OF CONCERN	<a href="#">AOC</a>	0	0	1.0000
SUB-TOTAL		24	0	

## Database Summary

### TRIBAL LISTING

#### Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">USTR09</a>	0	0	0.2500
ILLEGAL DUMP SITES ON THE TORRES MARTINEZ RESERVATION	<a href="#">TORRESDUMPSITES</a>	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">LUSTR09</a>	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	<a href="#">ODINDIAN</a>	0	0	0.5000
SUB-TOTAL		0	0	

#### Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	<a href="#">INDIANRES</a>	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		124	0	

## Database Radius Summary

### **FEDERAL LISTING**

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
<b>EC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ECHOR09	0.0200	0	NS	NS	NS	NS	NS	0
<b>ERNSCA</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
FRSCA	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR09	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
<b>LUCIS</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES09	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR09	0.0200	0	NS	NS	NS	NS	NS	0
<b>RCRASC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
<b>RCRAGR09</b>	<b>0.1250</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>RCRANGR09</b>	<b>0.1250</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
<b>BF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>DNPL</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>NLRRCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ODI	0.5000	0	0	0	0	NS	NS	0
<b>RCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>

## Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<b>SEMS</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>NS</b>	<b>NS</b>	<b>5</b>
<b>SEMSARCH</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>NS</b>	<b>NS</b>	<b>2</b>
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
<b>NLRRCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
NMS	1.0000	0	0	0	0	0	NS	0
<b>NPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>PNPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRASUBC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
RODS	1.0000	0	0	0	0	0	NS	0
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>7</b>

## Database Radius Summary

### STATE (CA) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
CDL	0.0200	0	NS	NS	NS	NS	NS	0
CHMIRS	0.0200	0	NS	NS	NS	NS	NS	0
<b>DTSCDR</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
EMI	0.0200	0	NS	NS	NS	NS	NS	0
HWTS	0.0200	0	NS	NS	NS	NS	NS	0
LDS	0.0200	0	NS	NS	NS	NS	NS	0
LIENS	0.0200	0	NS	NS	NS	NS	NS	0
MCS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES	0.0200	0	NS	NS	NS	NS	NS	0
WTHAULERS	0.0200	0	NS	NS	NS	NS	NS	0
<b>ABST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>AST2007</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
CLEANER	0.2500	0	0	0	NS	NS	NS	0
DTSCHWT	0.2500	0	0	0	NS	NS	NS	0
<b>HISTUST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>4</b>
MINES	0.2500	0	0	0	NS	NS	NS	0
MWMP	0.2500	0	0	0	NS	NS	NS	0
SLIC	0.2500	0	0	5	NS	NS	NS	5
<b>SWEEPS</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>3</b>
<b>USTCUPA</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>1</b>
<b>BF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>CALSITES</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>NS</b>	<b>NS</b>	<b>4</b>
<b>CLEANUPSITES</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>11</b>	<b>NS</b>	<b>NS</b>	<b>18</b>
CORTESE	0.5000	0	0	2	0	NS	NS	2
DROP	0.5000	0	0	0	0	NS	NS	0
ERAP	0.5000	0	0	0	0	NS	NS	0
HISTCORTESE	0.5000	0	0	4	4	NS	NS	8
<b>LUST</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>8</b>	<b>NS</b>	<b>NS</b>	<b>12</b>
NFA	0.5000	0	0	1	6	NS	NS	7
NFE	0.5000	0	0	0	0	NS	NS	0
PROC	0.5000	0	0	0	0	NS	NS	0
REF	0.5000	0	0	1	4	NS	NS	5
<b>SWIS</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SWRCY	0.5000	0	0	0	1	NS	NS	1
<b>VCP</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>NS</b>	<b>NS</b>	<b>2</b>

## Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
WMUDS	0.5000	0	0	0	0	NS	NS	0
ENVIROSTOR	1.0000	0	0	5	11	5	NS	21
ENVIROSTORPCA	1.0000	0	0	0	0	0	NS	0
TOXPITS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	40	48	5	0	93

## Database Radius Summary

### LOCAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
LAFDHMS	0.0200	0	NS	NS	NS	NS	NS	0
LAHMS	0.0200	0	NS	NS	NS	NS	NS	0
LASM	0.0200	0	NS	NS	NS	NS	NS	0
LACCUPA	0.2500	0	0	22	NS	NS	NS	22
<b>LAFDAST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>LAFDUST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
WIP	0.2500	0	0	0	NS	NS	NS	0
LASWF	0.5000	0	0	0	2	NS	NS	2
AOC	1.0000	0	0	0	0	0	NS	0
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	<b>22</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>24</b>

## Database Radius Summary

### **TRIBAL LISTING**

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<b>USTR09</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>LUSTR09</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>ODINDIAN</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>TORRESDUMPSITES</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>INDIANRES</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

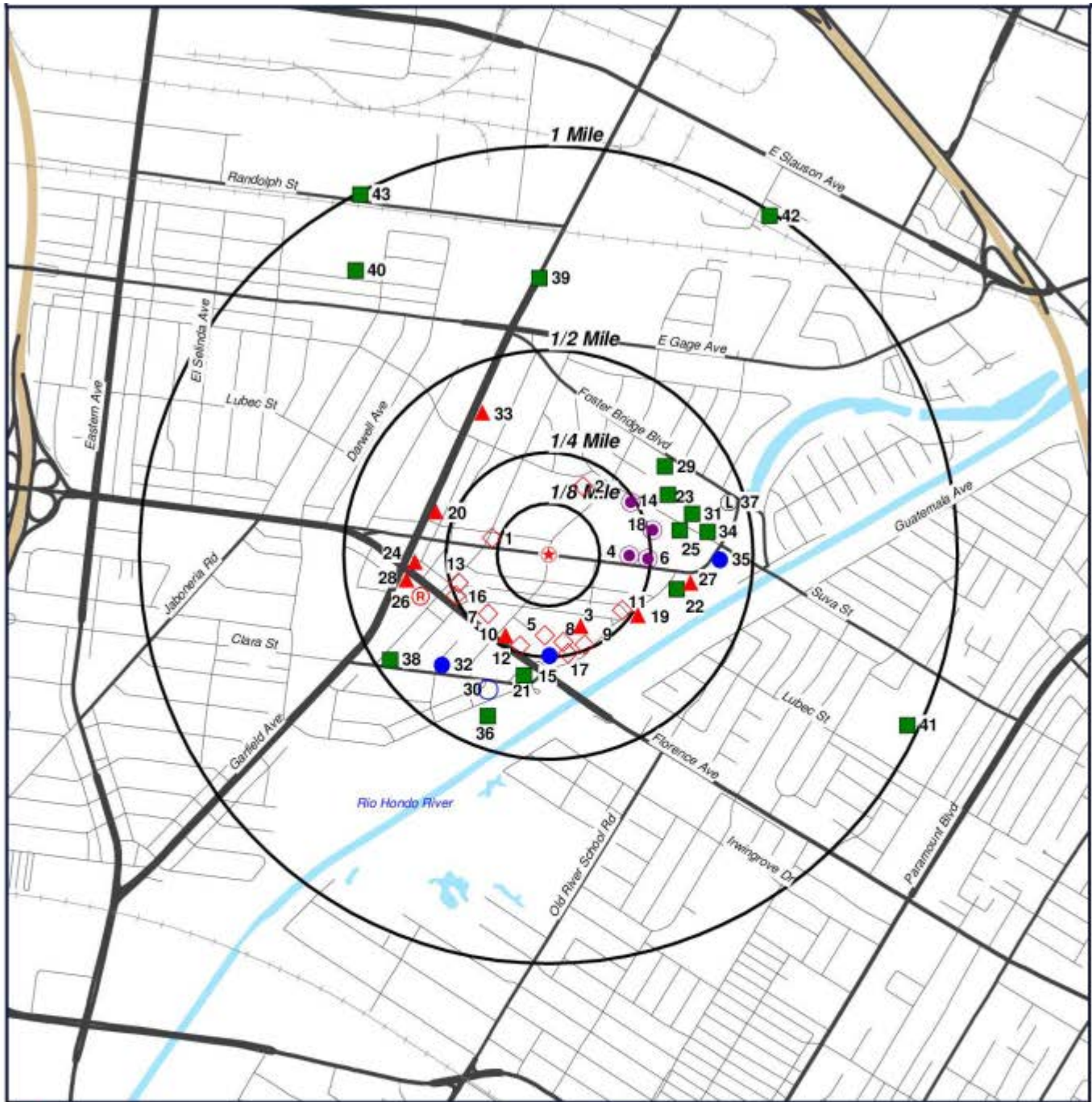
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>65</b>	<b>54</b>	<b>5</b>	<b>0</b>	<b>124</b>
--------------	--	----------	----------	-----------	-----------	----------	----------	------------

**NOTES:**

**NS = NOT SEARCHED**

**TP/AP = TARGET PROPERTY/ADJACENT PROPERTY**

# Radius Map 1



**PAA-Bell Garden**  
**Florence Pl & Emil Ave**  
**Bell Gardens, California**  
**90201**

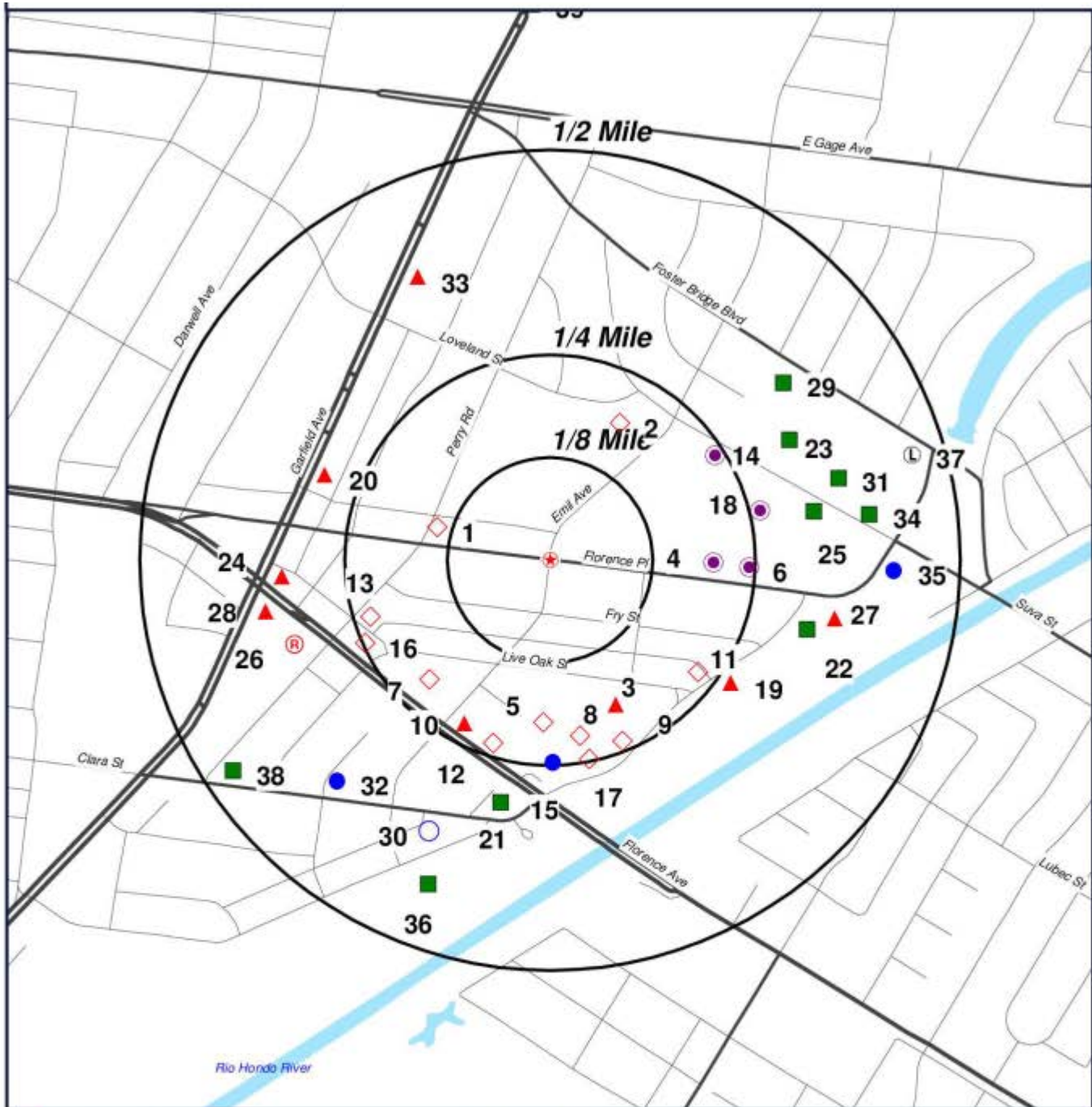
- ★ Target Property (TP)
- ◇ LACCUPA
- ▲ CLEANUPSITES
- CALSITES
- SEMS
- ENVIROSTOR
- Ⓡ SWRCY
- Ⓢ SEMSARCH
- Ⓛ LASWF



0' 1000' 2000' 3000'  
 SCALE: 1" = 2000'

[Click here to access Satellite view](#)

## Radius Map 2



- ★ Target Property (TP)
- ◇ LACCUPA
- ▲ CLEANUPSITES
- CALSITES
- SEMS
- ENVIROSTOR
- Ⓡ SWRCY
- SEMSARCH
- Ⓛ LASWF

**PAA-Bell Garden**  
**Florence Pl & Emil Ave**  
**Bell Gardens, California**  
**90201**



0' 500' 1000' 1500'  
 SCALE: 1" = 1000'

[Click here to access Satellite view](#)

# Ortho Map



© 2019 Microsoft Corporation © 2019 DigitalGlobe © CNES (2019) Distribution Airbus DS

- ★ Target Property (TP)
- ◇ LACCUPA
- ▲ CLEANUPSITES
- CALSITES
- SEMS
- ENVIROSTOR
- ⊙ SWRCY
- ⊙ SEMSARCH
- ⊙ LASWF

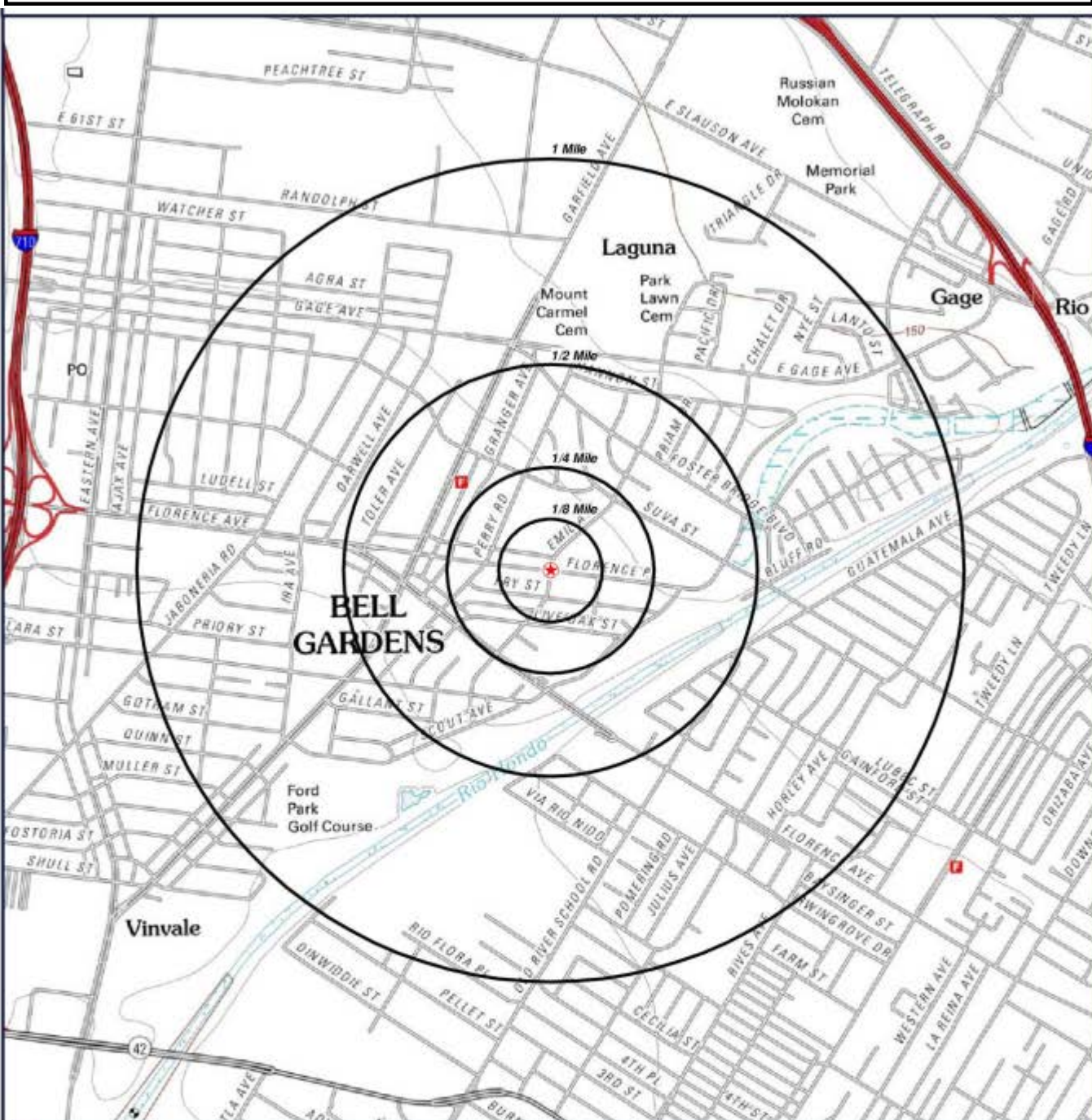
**Quadrangle(s): South Gate**  
**PAA-Bell Garden**  
**Florence Pl & Emil Ave**  
**Bell Gardens, California**  
**90201**



0' 500' 1000' 1500'  
 SCALE: 1" = 1000'

[Click here to access Satellite view](#)

## Topographic Map



★ Target Property (TP)

**Quadrangle(s):** South Gate  
**Source:** USGS, 04/05/2012  
**PAA-Bell Garden**  
**Florence Pl & Emil Ave**  
**Bell Gardens, California**  
**90201**



[Click here to access Satellite view](#)

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">1</a>	LACCUPA	018153	Equal (126 ft.)	0.142 mi. WNW (750 ft.)		6607 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">30</a>
<a href="#">2</a>	<b>HISTUST</b>	<b>00026F9C</b>	<b>Higher (132 ft.)</b>	<b>0.187 mi. NNE (987 ft.)</b>	<b>CITY OF BELL GARDENS MAINTENAN</b>	<b>6662 LOVELAND STREET, BELL GARDENS, CA 90201</b>	<a href="#">31</a>
<a href="#">2</a>	LACCUPA	013940	Higher (132 ft.)	0.187 mi. NNE (987 ft.)		6662 LOVELAND ST, BELL GARDENS, CA 90201	<a href="#">32</a>
<a href="#">3</a>	<b>CLEANUPSITE S</b>	<b>T0603705301</b>	<b>Higher (128 ft.)</b>	<b>0.196 mi. SSE (1035 ft.)</b>	<b>RED'S CATERING</b>	<b>7437 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">33</a>
<a href="#">3</a>	HISTCORTESE	R-20327COR	Higher (128 ft.)	0.221 mi. SSE (1167 ft.)	RED'S CATERING	7437 SCOUT, BELL GARDENS, CA 90201	<a href="#">35</a>
<a href="#">3</a>	LACCUPA	006728	Higher (128 ft.)	0.196 mi. SSE (1035 ft.)		7437 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">36</a>
<a href="#">3</a>	<b>LUST</b>	<b>T0603705301L UST</b>	<b>Higher (128 ft.)</b>	<b>0.221 mi. SSE (1167 ft.)</b>	<b>RED'S CATERING</b>	<b>7437 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">38</a>
<a href="#">4</a>	<b>CALSITES</b>	<b>19350473</b>	<b>Higher (131 ft.)</b>	<b>0.199 mi. E (1051 ft.)</b>	<b>CHROME CRANKSHAFT, COMPANY</b>	<b>6845 FLORENCE PL, BELL GARDENS, CA 90201</b>	<a href="#">39</a>
<a href="#">4</a>	<b>CLEANUPSITE S</b>	<b>SL2042B1531</b>	<b>Higher (131 ft.)</b>	<b>0.199 mi. E (1051 ft.)</b>	<b>J &amp; S CHROME PLATING CO INC</b>	<b>BELL GARDENS, CA</b>	<a href="#">41</a>
<a href="#">4</a>	<b>CLEANUPSITE S</b>	<b>SL204341552</b>	<b>Higher (131 ft.)</b>	<b>0.199 mi. E (1051 ft.)</b>	<b>CHROME CRANKSHAFT CO</b>	<b>6845 EAST FLORENCE PLACE, BELL GARDENS, CA 90201</b>	<a href="#">42</a>
<a href="#">4</a>	<b>CLEANUPSITE S</b>	<b>T0603701240</b>	<b>Higher (131 ft.)</b>	<b>0.199 mi. E (1051 ft.)</b>	<b>CHROME CRANKSHAFT</b>	<b>6845 FLORENCE PL E, BELL GARDENS, CA 90201</b>	<a href="#">43</a>
<a href="#">4</a>	<b>CLEANUPSITE S</b>	<b>WDR100000007</b>	<b>Higher (131 ft.)</b>	<b>0.199 mi. E (1051 ft.)</b>	<b>FORMER CHROME CRANKSHAFT CO. AND J&amp;S CHROME PLATING CO.</b>	<b>BELL GARDENS, CA 90201</b>	<a href="#">45</a>
<a href="#">4</a>	CORTESE	19350473	Higher (131 ft.)	0.199 mi. E (1051 ft.)	CHROME CRANKSHAFT COMPANY	6845 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">46</a>
<a href="#">4</a>	<b>ENVIROSTOR</b>	<b>19350473</b>	<b>Higher (131 ft.)</b>	<b>0.199 mi. E (1051 ft.)</b>	<b>CHROME CRANKSHAFT COMPANY</b>	<b>6845 FLORENCE PL, BELL GARDENS, CA 90201</b>	<a href="#">47</a>
<a href="#">4</a>	HISTCORTESE	902010061COR	Higher (131 ft.)	0.199 mi. E (1051 ft.)	CHROME CRANKSHAFT	6845 FLORENCE, BELL GARDENS, CA 90201	<a href="#">48</a>
<a href="#">4</a>	<b>HISTUST</b>	<b>00028534</b>	<b>Higher (131 ft.)</b>	<b>0.199 mi. E (1051 ft.)</b>	<b>CHROME CRANKSHAFT</b>	<b>6845 E FLORENCE PLACE, BELL GARDENS, CA 90201</b>	<a href="#">49</a>
<a href="#">4</a>	LACCUPA	005279	Higher (131 ft.)	0.197 mi. E (1040 ft.)		6845 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">50</a>
<a href="#">4</a>	<b>LUST</b>	<b>T0603701240L UST</b>	<b>Higher (131 ft.)</b>	<b>0.199 mi. E (1051 ft.)</b>	<b>CHROME CRANKSHAFT</b>	<b>6845 FLORENCE PL E, BELL GARDENS, CA 90201</b>	<a href="#">51</a>
<a href="#">4</a>	<b>SEMS</b>	<b>CAD055780167</b>	<b>Higher (131 ft.)</b>	<b>0.199 mi. E (1051 ft.)</b>	<b>CHROME CRANKSHAFT</b>	<b>6845 E. FLORENCE PLACE, BELL GARDENS, CA 90201</b>	<a href="#">53</a>
<a href="#">4</a>	SLIC	4-416	Higher (131 ft.)	0.199 mi. E (1051 ft.)	CHROME CRANKSHAFT	6845 FLORENCE, BELL GARDENS, CA 90201	<a href="#">55</a>

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">4</a>	SLIC	SL204341552	Higher (131 ft.)	0.199 mi. E (1051 ft.)	CHROME CRANKSHAFT CO	6845 EAST FLORENCE PLACE, BELL GARDENS, CA 90201	<a href="#">56</a>
<a href="#">4</a>	<b>SWEEPS</b>	<b>A19-000-5478</b>	<b>Higher (131 ft.)</b>	<b>0.199 mi. E (1051 ft.)</b>	<b>CHROME CRANKSHAFT CO</b>	<b>6845 E FLORENCE PL, BELL GARDENS, CA</b>	<a href="#">57</a>
<a href="#">5</a>	LACCUPA	000929	Higher (127 ft.)	0.199 mi. S (1051 ft.)		6635 FLORENCE AVE #323, BELL GARDENS, CA 90201	<a href="#">58</a>
<a href="#">5</a>	LACCUPA	019490	Higher (127 ft.)	0.199 mi. S (1051 ft.)		6635 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">60</a>
<a href="#">5</a>	LACCUPA	031765	Higher (127 ft.)	0.199 mi. S (1051 ft.)		6635 FLORENCE AVE #319, BELL GARDENS, CA 90201	<a href="#">63</a>
<a href="#">6</a>	<b>CALSITES</b>	<b>19340358</b>	<b>Higher (131 ft.)</b>	<b>0.243 mi. E (1283 ft.)</b>	<b>J &amp; S CHROME PLATING</b>	<b>6863 FLORENCE PL, BELL GARDENS, CA 90201</b>	<a href="#">64</a>
<a href="#">6</a>	<b>CLEANUPSITES</b>	<b>T0603701239</b>	<b>Higher (131 ft.)</b>	<b>0.243 mi. E (1283 ft.)</b>	<b>J &amp; S CHROME</b>	<b>6863 FLORENCE PL E, BELL GARDENS, CA 90201</b>	<a href="#">66</a>
<a href="#">6</a>	CORTESE	19340358	Higher (131 ft.)	0.243 mi. E (1283 ft.)	J&S CHROME PLATING	6863 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">67</a>
<a href="#">6</a>	<b>ENVIROSTOR</b>	<b>19340358</b>	<b>Higher (131 ft.)</b>	<b>0.243 mi. E (1283 ft.)</b>	<b>J&amp;S CHROME PLATING</b>	<b>6863 FLORENCE PL, BELL GARDENS, CA 90201</b>	<a href="#">68</a>
<a href="#">6</a>	HISTCORTESE	902010052COR	Higher (131 ft.)	0.243 mi. E (1283 ft.)	J & S CHROME	6863 FLORENCE, BELL GARDENS, CA 90201	<a href="#">69</a>
<a href="#">6</a>	<b>HISTUST</b>	<b>00027095</b>	<b>Higher (131 ft.)</b>	<b>0.243 mi. E (1283 ft.)</b>	<b>JANDS CHROME PLATING CO INC</b>	<b>6863 E FLORENCE PL, BELL GARDENS, CA 90201</b>	<a href="#">70</a>
<a href="#">6</a>	LACCUPA	001456	Higher (131 ft.)	0.243 mi. E (1283 ft.)		6863 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">73</a>
<a href="#">6</a>	<b>LUST</b>	<b>T0603701239LUST</b>	<b>Higher (131 ft.)</b>	<b>0.243 mi. E (1283 ft.)</b>	<b>J &amp; S CHROME</b>	<b>6863 FLORENCE PL E, BELL GARDENS, CA 90201</b>	<a href="#">74</a>
<a href="#">6</a>	<b>SEMS</b>	<b>CAD982400343</b>	<b>Higher (131 ft.)</b>	<b>0.24 mi. E (1267 ft.)</b>	<b>J&amp;S CHROME PLATING</b>	<b>683 FLORENCE PLACE, BELL GARDENS, CA 90201</b>	<a href="#">76</a>
<a href="#">6</a>	SLIC	4-466	Higher (131 ft.)	0.243 mi. E (1283 ft.)	J&S CHROME	6863 FLORENCE, BELL GARDENS, CA 90201	<a href="#">78</a>
<a href="#">6</a>	SLIC	SL2042B1531	Higher (131 ft.)	0.199 mi. E (1051 ft.)	J & S CHROME PLATING CO INC	6863 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">79</a>
<a href="#">6</a>	SLIC	T0603701239	Higher (131 ft.)	0.243 mi. E (1283 ft.)	J & S CHROME	6863 FLORENCE PL E, BELL GARDENS, CA 90201	<a href="#">80</a>
<a href="#">6</a>	<b>SWEEPS</b>	<b>A19-000-1529</b>	<b>Higher (131 ft.)</b>	<b>0.243 mi. E (1283 ft.)</b>	<b>J &amp; S CHROME PLATING CO INC</b>	<b>6863 E FLORENCE PL, BELL GARDENS, CA</b>	<a href="#">81</a>
<a href="#">7</a>	LACCUPA	019774	Lower (124 ft.)	0.207 mi. SW (1093 ft.)		6461 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">82</a>
<a href="#">7</a>	LACCUPA	025450	Lower (124 ft.)	0.202 mi. SW (1067 ft.)		6467 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">83</a>
<a href="#">8</a>	LACCUPA	000536	Higher (127 ft.)	0.218 mi. SSE (1151 ft.)		6707 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">84</a>
<a href="#">9</a>	LACCUPA	017678	Higher (128 ft.)	0.239 mi. SSE (1262 ft.)		7447 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">85</a>
<a href="#">9</a>	LACCUPA	030779	Higher (128 ft.)	0.235 mi. SSE (1241 ft.)		7449 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">87</a>
<a href="#">10</a>	<b>CLEANUPSITES</b>	<b>T0603704979</b>	<b>Lower (124 ft.)</b>	<b>0.226 mi. SSW (1193 ft.)</b>	<b>THRIFTY OIL CO #022</b>	<b>6601 FLORENCE AVE E, BELL GARDENS, CA 90201</b>	<a href="#">88</a>

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">10</a>	HISTCORTESE	R-10930COR	Lower (124 ft.)	0.226 mi. SSW (1193 ft.)	THRIFTY OIL CO #022	6601 FLORENCE, BELL GARDENS, CA 90201	<a href="#">89</a>
<a href="#">10</a>	<b>HISTUST</b>	<b>00028CD7</b>	<b>Lower (124 ft.)</b>	<b>0.226 mi. SSW (1193 ft.)</b>	<b>ARCO STN 022</b>	<b>6601 FLORENCE AVENUE, BELL GARDENS, CA 90201</b>	<a href="#">90</a>
<a href="#">10</a>	LACCUPA	010949	Lower (124 ft.)	0.226 mi. SSW (1193 ft.)		6601 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">92</a>
<a href="#">10</a>	LACCUPA	019489	Lower (124 ft.)	0.228 mi. SSW (1204 ft.)		6627 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">94</a>
<a href="#">10</a>	<b>LUST</b>	<b>T0603704979L UST</b>	<b>Lower (124 ft.)</b>	<b>0.226 mi. SSW (1193 ft.)</b>	<b>THRIFTY OIL CO #022</b>	<b>6601 FLORENCE AVE E, BELL GARDENS, CA 90201</b>	<a href="#">95</a>
<a href="#">10</a>	<b>SWEEPS</b>	<b>A19-000-10930</b>	<b>Lower (124 ft.)</b>	<b>0.226 mi. SSW (1193 ft.)</b>	<b>THRIFTY OIL CO #022</b>	<b>6601 E FLORENCE AVE, BELL GARDENS, CA</b>	<a href="#">96</a>
<a href="#">10</a>	<b>USTCUPA</b>	<b>3811227155</b>	<b>Lower (124 ft.)</b>	<b>0.226 mi. SSW (1193 ft.)</b>	<b>TESORO (USA) 63022</b>	<b>6601 FLORENCE AVE, BELL GARDENS, CA 90201</b>	<a href="#">97</a>
<a href="#">11</a>	LACCUPA	019777	Higher (130 ft.)	0.227 mi. ESE (1199 ft.)		7335 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">98</a>
<a href="#">12</a>	LACCUPA	031102	Lower (124 ft.)	0.234 mi. SSW (1236 ft.)		6623 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">99</a>
<a href="#">13</a>	LACCUPA	019512	Lower (124 ft.)	0.229 mi. WSW (1209 ft.)		7330 PERRY RD, BELL GARDENS, CA 90201	<a href="#">100</a>
<a href="#">14</a>	<b>CALSITES</b>	<b>19820014</b>	<b>Higher (133 ft.)</b>	<b>0.238 mi. ENE (1257 ft.)</b>	<b>SUVA SCHOOLS</b>	<b>6740 SUVA ST, BELL GARDENS, CA 90201</b>	<a href="#">101</a>
<a href="#">14</a>	<b>ENVIROSTOR</b>	<b>19820014</b>	<b>Higher (133 ft.)</b>	<b>0.234 mi. ENE (1236 ft.)</b>	<b>SUVA SCHOOLS</b>	<b>6740 SUVA ST, BELL GARDENS, CA 90201</b>	<a href="#">102</a>
<a href="#">14</a>	NFA	19820014	Higher (133 ft.)	0.234 mi. ENE (1236 ft.)	SUVA SCHOOLS	6740 SUVA ST, BELL GARDENS, CA 90201	<a href="#">103</a>
<a href="#">15</a>	<b>ENVIROSTOR</b>	<b>19340785</b>	<b>Higher (127 ft.)</b>	<b>0.247 mi. S (1304 ft.)</b>	<b>MODEL PLATING</b>	<b>6709 E. FLORENCE, BELL GARDENS, CA 90201</b>	<a href="#">104</a>
<a href="#">15</a>	<b>ENVIROSTOR</b>	<b>71002178</b>	<b>Higher (127 ft.)</b>	<b>0.247 mi. S (1304 ft.)</b>	<b>MODEL PLATING CO., INC.</b>	<b>6709 E. FLORENCE AVENUE, BELL GARDENS, CA 90201</b>	<a href="#">105</a>
<a href="#">15</a>	LACCUPA	004195	Higher (127 ft.)	0.247 mi. S (1304 ft.)		6709 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">106</a>
<a href="#">15</a>	LACCUPA	004940	Higher (127 ft.)	0.241 mi. S (1272 ft.)		6701 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">107</a>
<a href="#">15</a>	REF	71002178	Higher (127 ft.)	0.247 mi. S (1304 ft.)	MODEL PLATING CO., INC.	6709 E. FLORENCE AVENUE, BELL GARDENS, CA 90201	<a href="#">108</a>
<a href="#">15</a>	<b>SEMS</b>	<b>CAD983591066</b>	<b>Higher (127 ft.)</b>	<b>0.247 mi. S (1304 ft.)</b>	<b>MODEL PLATING</b>	<b>6709 E. FLORENCE AVE., BELL GARDENS, CA 90202</b>	<a href="#">109</a>

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">16</a>	LACCUPA	031100	Lower (124 ft.)	0.247 mi. WSW (1304 ft.)		6419 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">110</a>
<a href="#">17</a>	LACCUPA	004328	Higher (127 ft.)	0.248 mi. SSE (1309 ft.)		7535 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">111</a>
<a href="#">18</a>	<b>CALSITES</b>	<b>19420035</b>	<b>Higher (131 ft.)</b>	<b>0.263 mi. E (1389 ft.)</b>	<b>DOWNEY VENDORS, INC</b>	<b>6814 SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">112</a>
<a href="#">18</a>	<b>ENVIROSTOR</b>	<b>19420035</b>	<b>Higher (131 ft.)</b>	<b>0.263 mi. E (1389 ft.)</b>	<b>DOWNEY VENDORS, INC</b>	<b>6814 SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">113</a>
<a href="#">18</a>	NFA	19420035	Higher (131 ft.)	0.263 mi. E (1389 ft.)	DOWNEY VENDORS, INC	6814 SUVA STREET, BELL GARDENS, CA 90201	<a href="#">114</a>
<a href="#">18</a>	<b>VCP</b>	<b>19420035VCP</b>	<b>Higher (131 ft.)</b>	<b>0.262 mi. E (1383 ft.)</b>	<b>DOWNEY VENDORS, INC</b>	<b>6814 SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">115</a>
<a href="#">19</a>	<b>CLEANUPSITES</b>	<b>T0603789140</b>	<b>Higher (130 ft.)</b>	<b>0.268 mi. ESE (1415 ft.)</b>	<b>W A RASIC CONSTRUCTION CO</b>	<b>7314 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">116</a>
<a href="#">19</a>	<b>LUST</b>	<b>T0603789140LUST</b>	<b>Higher (130 ft.)</b>	<b>0.268 mi. ESE (1415 ft.)</b>	<b>W A RASIC CONSTRUCTION CO</b>	<b>7314 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">118</a>
<a href="#">19</a>	<b>SEMSARCH</b>	<b>CAN000905707</b>	<b>Higher (130 ft.)</b>	<b>0.268 mi. ESE (1415 ft.)</b>	<b>USA WASTE</b>	<b>7314 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">119</a>
<a href="#">20</a>	<b>CLEANUPSITES</b>	<b>WDR100000097</b>	<b>Higher (127 ft.)</b>	<b>0.292 mi. WNW (1542 ft.)</b>	<b>BELL GARDENS CITY CS</b>	<b>BELL GARDENS, CA 90201</b>	<a href="#">120</a>
<a href="#">21</a>	<b>CLEANUPSITES</b>	<b>WDR100000647</b>	<b>Lower (124 ft.)</b>	<b>0.301 mi. SSW (1589 ft.)</b>	<b>INDUSTRIAL FORKLIFTS, INC.</b>	<b>BELL GARDENS, CA 90201</b>	<a href="#">121</a>
<a href="#">21</a>	<b>CLEANUPSITES</b>	<b>WDR100000648</b>	<b>Lower (124 ft.)</b>	<b>0.301 mi. SSW (1589 ft.)</b>	<b>INDUSTRIAL FORKLIFTS, INC.</b>	<b>BELL GARDENS, CA 90201</b>	<a href="#">122</a>
<a href="#">21</a>	<b>ENVIROSTOR</b>	<b>60001740</b>	<b>Lower (124 ft.)</b>	<b>0.301 mi. SSW (1589 ft.)</b>	<b>INDUSTRIAL FORKLIFT INC.</b>	<b>6710 FLORENCE AVE., BELL GARDENS, CA 90201</b>	<a href="#">123</a>
<a href="#">21</a>	NFA	60001740	Lower (124 ft.)	0.301 mi. SSW (1589 ft.)	INDUSTRIAL FORKLIFT INC.	6710 FLORENCE AVE., BELL GARDENS, CA 90201	<a href="#">124</a>
<a href="#">22</a>	<b>CLEANUPSITES</b>	<b>T0603711740</b>	<b>Higher (131 ft.)</b>	<b>0.314 mi. ESE (1658 ft.)</b>	<b>CT&amp;F, INC</b>	<b>7228 S. SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">125</a>
<a href="#">22</a>	<b>ENVIROSTOR</b>	<b>60001724</b>	<b>Higher (131 ft.)</b>	<b>0.324 mi. ESE (1711 ft.)</b>	<b>EMPIRE RECYCLING CENTER</b>	<b>7214 SCOUT AVENUE, BELL GARDENS, CA 90201</b>	<a href="#">127</a>
<a href="#">22</a>	LASWF	1444	Higher (131 ft.)	0.324 mi. ESE (1711 ft.)	FRANK'S DISPOSAL	7214 SCOUT AVE., BELL GARDENS, CA 90201	<a href="#">128</a>
<a href="#">22</a>	<b>LUST</b>	<b>T0603711740LUST</b>	<b>Higher (131 ft.)</b>	<b>0.309 mi. ESE (1632 ft.)</b>	<b>CT&amp;F, INC</b>	<b>7228 S. SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">129</a>
<a href="#">22</a>	NFA	60001724	Higher (131 ft.)	0.324 mi. ESE (1711 ft.)	EMPIRE RECYCLING CENTER	7214 SCOUT AVENUE, BELL GARDENS, CA 90201	<a href="#">130</a>

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">23</a>	ENVIROSTOR	60001333	Higher (133 ft.)	0.327 mi. ENE (1727 ft.)	6801 SUVA STREET AND 6814 FOSTER BRIDGE BLVD. PROPERTIES	6801 SUVA STREET AND 6814 FOSTER BRIDGE BLVD., BELL GARDENS, CA 90201	<a href="#">131</a>
<a href="#">23</a>	VCP	60001333VCP	Higher (133 ft.)	0.315 mi. ENE (1663 ft.)	6801 SUVA STREET AND 6814 FOSTER BRIDGE BLVD. PROPERTIES	6801 SUVA STREET AND 6814 FOSTER BRIDGE BLVD., BELL GARDENS, CA 90201	<a href="#">132</a>
<a href="#">24</a>	CLEANUPSITES	T0603704565	Lower (124 ft.)	0.328 mi. W (1732 ft.)	TOSCO S.S. #3698	6355 FLORENCE AVE E, BELL GARDENS, CA 90201	<a href="#">133</a>
<a href="#">24</a>	CLEANUPSITES	T10000007914	Lower (124 ft.)	0.328 mi. W (1732 ft.)	TOSCO/76 STATION #3698	6355 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">135</a>
<a href="#">24</a>	HISTCORTESE	R-01524COR	Lower (124 ft.)	0.327 mi. W (1727 ft.)	TOSCO S.S. #3698	6355 FLORENCE, BELL GARDENS, CA 90201	<a href="#">137</a>
<a href="#">24</a>	LUST	T0603704565LUST	Lower (124 ft.)	0.328 mi. W (1732 ft.)	TOSCO S.S. #3698	6355 FLORENCE AVE E, BELL GARDENS, CA 90201	<a href="#">138</a>
<a href="#">24</a>	LUST	T10000007914LUST	Lower (124 ft.)	0.328 mi. W (1732 ft.)	TOSCO/76 STATION #3698	6355 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">139</a>
<a href="#">25</a>	ENVIROSTOR	60001723	Higher (134 ft.)	0.327 mi. E (1727 ft.)	ENTERPRISE POWDER COATING INC.	6840 SUVA STREET, BELL GARDENS, CA 90201	<a href="#">140</a>
<a href="#">25</a>	NFA	60001723	Higher (134 ft.)	0.327 mi. E (1727 ft.)	ENTERPRISE POWDER COATING INC.	6840 SUVA STREET, BELL GARDENS, CA 90201	<a href="#">141</a>
<a href="#">26</a>	SWRCY	RC14276	Lower (123 ft.)	0.328 mi. WSW (1732 ft.)	EVOLUTION RECYCLING #5	6380 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">142</a>
<a href="#">27</a>	CLEANUPSITES	T0603704426	Higher (131 ft.)	0.355 mi. E (1874 ft.)	WILCOX MACHINE CO.	7190 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">143</a>
<a href="#">27</a>	HISTCORTESE	I-16661COR	Higher (131 ft.)	0.343 mi. E (1811 ft.)	WILCOX MACHINE CO.	7190 SCOUT, BELL GARDENS, CA 90201	<a href="#">145</a>
<a href="#">27</a>	LUST	T0603704426LUST	Higher (131 ft.)	0.343 mi. E (1811 ft.)	WILCOX MACHINE CO.	7190 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">146</a>
<a href="#">28</a>	CLEANUPSITES	T0603704696	Lower (123 ft.)	0.352 mi. W (1859 ft.)	SHELL #204-0580-0200	6350 FLORENCE AVE., BELL GARDENS, CA 90201	<a href="#">147</a>
<a href="#">28</a>	HISTCORTESE	R-05769COR	Lower (123 ft.)	0.355 mi. W (1874 ft.)	SHELL #204-0580-0200	6350 FLORENCE, BELL GARDENS, CA 90201	<a href="#">149</a>
<a href="#">28</a>	LUST	T0603704696LUST	Lower (123 ft.)	0.355 mi. W (1874 ft.)	SHELL #204-0580-0200	6350 FLORENCE AVE., BELL GARDENS, CA 90201	<a href="#">150</a>
<a href="#">29</a>	ENVIROSTOR	60001674	Higher (137 ft.)	0.357 mi. ENE (1885 ft.)	SIPPLE PROPERTY	6750 FOSTER BRIDGE BOULEVARD, BELL GARDENS, CA 90201	<a href="#">151</a>
<a href="#">29</a>	REF	60001674	Higher (137 ft.)	0.357 mi. ENE (1885 ft.)	SIPPLE PROPERTY	6750 FOSTER BRIDGE BOULEVARD, BELL GARDENS, CA 90201	<a href="#">152</a>
<a href="#">30</a>	SEMSARCH	CAD983623786	Lower (122 ft.)	0.362 mi. SSW (1911 ft.)	KING NEPTUNE	6612 CLARA ST, BELL GARDENS, CA 90201	<a href="#">153</a>
<a href="#">31</a>	ENVIROSTOR	60001696	Higher (134 ft.)	0.365 mi. ENE (1927 ft.)	FLEXCO INC.	6855 SUVA STREET, BELL GARDENS, CA 90201	<a href="#">154</a>

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">31</a>	REF	60001696	Higher (134 ft.)	0.365 mi. ENE (1927 ft.)	FLEXCO INC.	6855 SUVA STREET, BELL GARDENS, CA 90201	<a href="#">155</a>
<a href="#">32</a>	<b>ENVIROSTOR</b>	<b>60001732</b>	<b>Lower (123 ft.)</b>	<b>0.374 mi. SW (1975 ft.)</b>	<b>GOLDEN OIL TRUCK SUPPLY</b>	<b>6501 CLARA STREET, BELL GARDENS, CA 90201</b>	<a href="#">156</a>
<a href="#">32</a>	REF	60001732	Lower (123 ft.)	0.374 mi. SW (1975 ft.)	GOLDEN OIL TRUCK SUPPLY	6501 CLARA STREET, BELL GARDENS, CA 90201	<a href="#">157</a>
<a href="#">32</a>	<b>SEMS</b>	<b>CAN000905717</b>	<b>Lower (123 ft.)</b>	<b>0.374 mi. SW (1975 ft.)</b>	<b>GOLDEN OIL TRUCK SUPPLY</b>	<b>6501 CLARA STREET, BELL GARDENS, CA 90201</b>	<a href="#">158</a>
<a href="#">33</a>	<b>CLEANUPSITES</b>	<b>T0603704689</b>	<b>Higher (131 ft.)</b>	<b>0.379 mi. NNW (2001 ft.)</b>	<b>UNITED BUS CORPORATION</b>	<b>6700 GARFIELD AVE, BELL GARDENS, CA 90201</b>	<a href="#">160</a>
<a href="#">33</a>	HISTCORTESE	R-05682COR	Higher (131 ft.)	0.379 mi. NNW (2001 ft.)	UNITED BUS CORPORATION	6700 GARFIELD, BELL GARDEN, CA 90201	<a href="#">162</a>
<a href="#">33</a>	<b>LUST</b>	<b>T0603704689LUST</b>	<b>Higher (131 ft.)</b>	<b>0.379 mi. NNW (2001 ft.)</b>	<b>UNITED BUS CORPORATION</b>	<b>6700 GARFIELD AVE, BELL GARDENS, CA 90201</b>	<a href="#">163</a>
<a href="#">34</a>	<b>CLEANUPSITES</b>	<b>T0603718199</b>	<b>Higher (135 ft.)</b>	<b>0.395 mi. E (2086 ft.)</b>	<b>ENTERPRISE PRODUCTS INC</b>	<b>6875 E SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">164</a>
<a href="#">34</a>	<b>ENVIROSTOR</b>	<b>60001726</b>	<b>Higher (135 ft.)</b>	<b>0.393 mi. E (2075 ft.)</b>	<b>ENTERPRISE PRODUCTS</b>	<b>6875 SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">166</a>
<a href="#">34</a>	<b>LUST</b>	<b>T0603718199LUST</b>	<b>Higher (135 ft.)</b>	<b>0.395 mi. E (2086 ft.)</b>	<b>ENTERPRISE PRODUCTS INC</b>	<b>6875 E SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">167</a>
<a href="#">34</a>	NFA	60001726	Higher (135 ft.)	0.393 mi. E (2075 ft.)	ENTERPRISE PRODUCTS	6875 SUVA STREET, BELL GARDENS, CA 90201	<a href="#">168</a>
<a href="#">35</a>	<b>SEMS</b>	<b>CAD981662711</b>	<b>Higher (134 ft.)</b>	<b>0.42 mi. E (2218 ft.)</b>	<b>WEST COAST RUBBER</b>	<b>7180 SCOUT AVENUE, BELL GARDENS, CA 90201</b>	<a href="#">169</a>
<a href="#">36</a>	<b>ENVIROSTOR</b>	<b>60001531</b>	<b>Lower (122 ft.)</b>	<b>0.422 mi. SSW (2228 ft.)</b>	<b>JP TURGEON &amp; SON INC</b>	<b>7758 SCOUT AVENUE, BELL GARDENS, CA 90201</b>	<a href="#">170</a>
<a href="#">36</a>	REF	60001531	Lower (122 ft.)	0.422 mi. SSW (2228 ft.)	JP TURGEON & SON INC	7758 SCOUT AVENUE, BELL GARDENS, CA 90201	<a href="#">171</a>
<a href="#">37</a>	LASWF	246	Higher (135 ft.)	0.46 mi. ENE (2429 ft.)	AAA RUBBISH, INC.	6920 FOSTER BRIDGE BLVD., BELL GARDENS, CA 90202	<a href="#">172</a>
<a href="#">38</a>	<b>ENVIROSTOR</b>	<b>60001676</b>	<b>Lower (120 ft.)</b>	<b>0.464 mi. WSW (2450 ft.)</b>	<b>SANTA FE INDUSTRIAL MACHINERY MOVERS</b>	<b>6423 CLARA ST., BELL GARDENS, CA 90201</b>	<a href="#">173</a>
<a href="#">38</a>	NFA	60001676	Lower (120 ft.)	0.464 mi. WSW (2450 ft.)	SANTA FE INDUSTRIAL MACHINERY MOVERS	6423 CLARA ST., BELL GARDENS, CA 90201	<a href="#">174</a>
<a href="#">39</a>	<b>ENVIROSTOR</b>	<b>19890013</b>	<b>Higher (138 ft.)</b>	<b>0.678 mi. N (3580 ft.)</b>	<b>LAGUNA NUEVA ELEMENTARY SCHOOL</b>	<b>6360 GARFIELD AVENUE, COMMERCE, CA 90040</b>	<a href="#">175</a>
<a href="#">40</a>	<b>ENVIROSTOR</b>	<b>60000004</b>	<b>Higher (132 ft.)</b>	<b>0.84 mi. NW (4435 ft.)</b>	<b>BELL GARDENS HIGH SCHOOL</b>	<b>6119 AGRA STREET, BELL GARDENS, CA 90201</b>	<a href="#">176</a>
<a href="#">41</a>	<b>ENVIROSTOR</b>	<b>19820108</b>	<b>Higher (133 ft.)</b>	<b>0.972 mi. ESE (5132 ft.)</b>	<b>GRIFFITHS MIDDLE SCHOOL</b>	<b>9633 TWEEDY LANE, DOWNEY, CA 90240</b>	<a href="#">177</a>
<a href="#">42</a>	<b>ENVIROSTOR</b>	<b>19350475</b>	<b>Higher (156 ft.)</b>	<b>0.99 mi. NE (5227 ft.)</b>	<b>MARTIN SPROCKET &amp; GEAR/GUFI</b>	<b>5920 S. TRIANGLE DR., COMMERCE, CA 90040</b>	<a href="#">178</a>

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">43</a>	ENVIROSTOR	60000714	Higher (137 ft.)	0.994 mi. NNW (5248 ft.)	NEWCROW II	6141 TO 6241 RANDOLPH STREET, COMMERCE, CA 90040	<a href="#">179</a>

## Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

**Target Property Elevation: 126 ft.**

NOTE: Standard environmental records are displayed in **bold**.

### EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">1</a>	LACCUPA	126 ft.		6607 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">30</a>
<a href="#">2</a>	<b>HISTUST</b>	<b>132 ft.</b>	<b>CITY OF BELL GARDENS MAINTENAN</b>	<b>6662 LOVELAND STREET, BELL GARDENS, CA 90201</b>	<a href="#">31</a>
<a href="#">2</a>	LACCUPA	132 ft.		6662 LOVELAND ST, BELL GARDENS, CA 90201	<a href="#">32</a>
<a href="#">3</a>	<b>CLEANUPSITES</b>	<b>128 ft.</b>	<b>RED'S CATERING</b>	<b>7437 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">33</a>
<a href="#">3</a>	HISTCORTESE	128 ft.	RED'S CATERING	7437 SCOUT, BELL GARDENS, CA 90201	<a href="#">35</a>
<a href="#">3</a>	LACCUPA	128 ft.		7437 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">36</a>
<a href="#">3</a>	<b>LUST</b>	<b>128 ft.</b>	<b>RED'S CATERING</b>	<b>7437 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">38</a>
<a href="#">4</a>	<b>CALSITES</b>	<b>131 ft.</b>	<b>CHROME CRANKSHAFT, COMPANY</b>	<b>6845 FLORENCE PL, BELL GARDENS, CA 90201</b>	<a href="#">39</a>
<a href="#">4</a>	<b>CLEANUPSITES</b>	<b>131 ft.</b>	<b>J &amp; S CHROME PLATING CO INC</b>	<b>BELL GARDENS, CA</b>	<a href="#">41</a>
<a href="#">4</a>	<b>CLEANUPSITES</b>	<b>131 ft.</b>	<b>CHROME CRANKSHAFT CO</b>	<b>6845 EAST FLORENCE PLACE, BELL GARDENS, CA 90201</b>	<a href="#">42</a>
<a href="#">4</a>	<b>CLEANUPSITES</b>	<b>131 ft.</b>	<b>CHROME CRANKSHAFT</b>	<b>6845 FLORENCE PL E, BELL GARDENS, CA 90201</b>	<a href="#">43</a>
<a href="#">4</a>	<b>CLEANUPSITES</b>	<b>131 ft.</b>	<b>FORMER CHROME CRANKSHAFT CO. AND J&amp;S CHROME PLATING CO.</b>	<b>BELL GARDENS, CA 90201</b>	<a href="#">45</a>
<a href="#">4</a>	CORTESE	131 ft.	CHROME CRANKSHAFT COMPANY	6845 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">46</a>
<a href="#">4</a>	<b>ENVIROSTOR</b>	<b>131 ft.</b>	<b>CHROME CRANKSHAFT COMPANY</b>	<b>6845 FLORENCE PL, BELL GARDENS, CA 90201</b>	<a href="#">47</a>
<a href="#">4</a>	HISTCORTESE	131 ft.	CHROME CRANKSHAFT	6845 FLORENCE, BELL GARDENS, CA 90201	<a href="#">48</a>
<a href="#">4</a>	<b>HISTUST</b>	<b>131 ft.</b>	<b>CHROME CRANKSHAFT</b>	<b>6845 E FLORENCE PLACE, BELL GARDENS, CA 90201</b>	<a href="#">49</a>
<a href="#">4</a>	LACCUPA	131 ft.		6845 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">50</a>
<a href="#">4</a>	<b>LUST</b>	<b>131 ft.</b>	<b>CHROME CRANKSHAFT</b>	<b>6845 FLORENCE PL E, BELL GARDENS, CA 90201</b>	<a href="#">51</a>
<a href="#">4</a>	<b>SEMS</b>	<b>131 ft.</b>	<b>CHROME CRANKSHAFT</b>	<b>6845 E. FLORENCE PLACE, BELL GARDENS, CA 90201</b>	<a href="#">53</a>
<a href="#">4</a>	SLIC	131 ft.	CHROME CRANKSHAFT	6845 FLORENCE, BELL GARDENS, CA 90201	<a href="#">55</a>
<a href="#">4</a>	SLIC	131 ft.	CHROME CRANKSHAFT CO	6845 EAST FLORENCE PLACE, BELL GARDENS, CA 90201	<a href="#">56</a>
<a href="#">4</a>	<b>SWEEPS</b>	<b>131 ft.</b>	<b>CHROME CRANKSHAFT CO</b>	<b>6845 E FLORENCE PL, BELL GARDENS, CA</b>	<a href="#">57</a>
<a href="#">5</a>	LACCUPA	127 ft.		6635 FLORENCE AVE #323, BELL GARDENS, CA 90201	<a href="#">58</a>

## Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">5</a>	LACCUPA	127 ft.		6635 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">60</a>
<a href="#">5</a>	LACCUPA	127 ft.		6635 FLORENCE AVE #319, BELL GARDENS, CA 90201	<a href="#">63</a>
<a href="#">6</a>	<b>CALSITES</b>	<b>131 ft.</b>	<b>J &amp; S CHROME PLATING</b>	<b>6863 FLORENCE PL, BELL GARDENS, CA 90201</b>	<a href="#">64</a>
<a href="#">6</a>	<b>CLEANUPSITES</b>	<b>131 ft.</b>	<b>J &amp; S CHROME</b>	<b>6863 FLORENCE PL E, BELL GARDENS, CA 90201</b>	<a href="#">66</a>
<a href="#">6</a>	CORTESE	131 ft.	J&S CHROME PLATING	6863 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">67</a>
<a href="#">6</a>	<b>ENVIROSTOR</b>	<b>131 ft.</b>	<b>J&amp;S CHROME PLATING</b>	<b>6863 FLORENCE PL, BELL GARDENS, CA 90201</b>	<a href="#">68</a>
<a href="#">6</a>	HISTCORTESE	131 ft.	J & S CHROME	6863 FLORENCE, BELL GARDENS, CA 90201	<a href="#">69</a>
<a href="#">6</a>	<b>HISTUST</b>	<b>131 ft.</b>	<b>JANDS CHROME PLATING CO INC</b>	<b>6863 E FLORENCE PL, BELL GARDENS, CA 90201</b>	<a href="#">70</a>
<a href="#">6</a>	LACCUPA	131 ft.		6863 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">73</a>
<a href="#">6</a>	<b>LUST</b>	<b>131 ft.</b>	<b>J &amp; S CHROME</b>	<b>6863 FLORENCE PL E, BELL GARDENS, CA 90201</b>	<a href="#">74</a>
<a href="#">6</a>	<b>SEMS</b>	<b>131 ft.</b>	<b>J&amp;S CHROME PLATING</b>	<b>683 FLORENCE PLACE, BELL GARDENS, CA 90201</b>	<a href="#">76</a>
<a href="#">6</a>	SLIC	131 ft.	J&S CHROME	6863 FLORENCE, BELL GARDENS, CA 90201	<a href="#">78</a>
<a href="#">6</a>	SLIC	131 ft.	J & S CHROME PLATING CO INC	6863 FLORENCE PL, BELL GARDENS, CA 90201	<a href="#">79</a>
<a href="#">6</a>	SLIC	131 ft.	J & S CHROME	6863 FLORENCE PL E, BELL GARDENS, CA 90201	<a href="#">80</a>
<a href="#">6</a>	<b>SWEEPS</b>	<b>131 ft.</b>	<b>J &amp; S CHROME PLATING CO INC</b>	<b>6863 E FLORENCE PL, BELL GARDENS, CA</b>	<a href="#">81</a>
<a href="#">8</a>	LACCUPA	127 ft.		6707 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">84</a>
<a href="#">9</a>	LACCUPA	128 ft.		7447 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">85</a>
<a href="#">9</a>	LACCUPA	128 ft.		7449 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">87</a>
<a href="#">11</a>	LACCUPA	130 ft.		7335 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">98</a>
<a href="#">14</a>	<b>CALSITES</b>	<b>133 ft.</b>	<b>SUVA SCHOOLS</b>	<b>6740 SUVA ST, BELL GARDENS, CA 90201</b>	<a href="#">101</a>
<a href="#">14</a>	<b>ENVIROSTOR</b>	<b>133 ft.</b>	<b>SUVA SCHOOLS</b>	<b>6740 SUVA ST, BELL GARDENS, CA 90201</b>	<a href="#">102</a>
<a href="#">14</a>	NFA	133 ft.	SUVA SCHOOLS	6740 SUVA ST, BELL GARDENS, CA 90201	<a href="#">103</a>
<a href="#">15</a>	<b>ENVIROSTOR</b>	<b>127 ft.</b>	<b>MODEL PLATING</b>	<b>6709 E. FLORENCE, BELL GARDENS, CA 90201</b>	<a href="#">104</a>
<a href="#">15</a>	<b>ENVIROSTOR</b>	<b>127 ft.</b>	<b>MODEL PLATING CO., INC.</b>	<b>6709 E. FLORENCE AVENUE, BELL GARDENS, CA 90201</b>	<a href="#">105</a>
<a href="#">15</a>	LACCUPA	127 ft.		6709 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">106</a>
<a href="#">15</a>	LACCUPA	127 ft.		6701 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">107</a>

## Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">15</a>	REF	127 ft.	MODEL PLATING CO., INC.	6709 E. FLORENCE AVENUE, BELL GARDENS, CA 90201	<a href="#">108</a>
<a href="#">15</a>	<b>SEMS</b>	<b>127 ft.</b>	<b>MODEL PLATING</b>	<b>6709 E. FLORENCE AVE., BELL GARDENS, CA 90202</b>	<a href="#">109</a>
<a href="#">17</a>	LACCUPA	127 ft.		7535 SCOUT AVE, BELL GARDENS, CA 90201	<a href="#">111</a>
<a href="#">18</a>	<b>CALSITES</b>	<b>131 ft.</b>	<b>DOWNEY VENDORS, INC</b>	<b>6814 SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">112</a>
<a href="#">18</a>	<b>ENVIROSTOR</b>	<b>131 ft.</b>	<b>DOWNEY VENDORS, INC</b>	<b>6814 SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">113</a>
<a href="#">18</a>	NFA	131 ft.	DOWNEY VENDORS, INC	6814 SUVA STREET, BELL GARDENS, CA 90201	<a href="#">114</a>
<a href="#">18</a>	<b>VCP</b>	<b>131 ft.</b>	<b>DOWNEY VENDORS, INC</b>	<b>6814 SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">115</a>
<a href="#">19</a>	<b>CLEANUPSITES</b>	<b>130 ft.</b>	<b>W A RASIC CONSTRUCTION CO</b>	<b>7314 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">116</a>
<a href="#">19</a>	<b>LUST</b>	<b>130 ft.</b>	<b>W A RASIC CONSTRUCTION CO</b>	<b>7314 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">118</a>
<a href="#">19</a>	<b>SEMSARCH</b>	<b>130 ft.</b>	<b>USA WASTE</b>	<b>7314 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">119</a>
<a href="#">20</a>	<b>CLEANUPSITES</b>	<b>127 ft.</b>	<b>BELL GARDENS CITY CS</b>	<b>BELL GARDENS, CA 90201</b>	<a href="#">120</a>
<a href="#">22</a>	<b>CLEANUPSITES</b>	<b>131 ft.</b>	<b>CT&amp;F, INC</b>	<b>7228 S. SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">125</a>
<a href="#">22</a>	<b>ENVIROSTOR</b>	<b>131 ft.</b>	<b>EMPIRE RECYCLING CENTER</b>	<b>7214 SCOUT AVENUE, BELL GARDENS, CA 90201</b>	<a href="#">127</a>
<a href="#">22</a>	LASWF	131 ft.	FRANK'S DISPOSAL	7214 SCOUT AVE., BELL GARDENS, CA 90201	<a href="#">128</a>
<a href="#">22</a>	<b>LUST</b>	<b>131 ft.</b>	<b>CT&amp;F, INC</b>	<b>7228 S. SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">129</a>
<a href="#">22</a>	NFA	131 ft.	EMPIRE RECYCLING CENTER	7214 SCOUT AVENUE, BELL GARDENS, CA 90201	<a href="#">130</a>
<a href="#">23</a>	<b>ENVIROSTOR</b>	<b>133 ft.</b>	<b>6801 SUVA STREET AND 6814 FOSTER BRIDGE BLVD. PROPERTIES</b>	<b>6801 SUVA STREET AND 6814 FOSTER BRIDGE BLVD., BELL GARDENS, CA 90201</b>	<a href="#">131</a>
<a href="#">23</a>	<b>VCP</b>	<b>133 ft.</b>	<b>6801 SUVA STREET AND 6814 FOSTER BRIDGE BLVD. PROPERTIES</b>	<b>6801 SUVA STREET AND 6814 FOSTER BRIDGE BLVD., BELL GARDENS, CA 90201</b>	<a href="#">132</a>
<a href="#">25</a>	<b>ENVIROSTOR</b>	<b>134 ft.</b>	<b>ENTERPRISE POWDER COATING INC.</b>	<b>6840 SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">140</a>
<a href="#">25</a>	NFA	134 ft.	ENTERPRISE POWDER COATING INC.	6840 SUVA STREET, BELL GARDENS, CA 90201	<a href="#">141</a>
<a href="#">27</a>	<b>CLEANUPSITES</b>	<b>131 ft.</b>	<b>WILCOX MACHINE CO.</b>	<b>7190 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">143</a>
<a href="#">27</a>	HISTCORTESE	131 ft.	WILCOX MACHINE CO.	7190 SCOUT, BELL GARDENS, CA 90201	<a href="#">145</a>
<a href="#">27</a>	<b>LUST</b>	<b>131 ft.</b>	<b>WILCOX MACHINE CO.</b>	<b>7190 SCOUT AVE, BELL GARDENS, CA 90201</b>	<a href="#">146</a>
<a href="#">29</a>	<b>ENVIROSTOR</b>	<b>137 ft.</b>	<b>SIPPLE PROPERTY</b>	<b>6750 FOSTER BRIDGE BOULEVARD, BELL GARDENS, CA 90201</b>	<a href="#">151</a>
<a href="#">29</a>	REF	137 ft.	SIPPLE PROPERTY	6750 FOSTER BRIDGE BOULEVARD, BELL GARDENS, CA 90201	<a href="#">152</a>
<a href="#">31</a>	<b>ENVIROSTOR</b>	<b>134 ft.</b>	<b>FLEXCO INC.</b>	<b>6855 SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">154</a>

## Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">31</a>	REF	134 ft.	FLEXCO INC.	6855 SUVA STREET, BELL GARDENS, CA 90201	<a href="#">155</a>
<a href="#">33</a>	<b>CLEANUPSITES</b>	<b>131 ft.</b>	<b>UNITED BUS CORPORATION</b>	<b>6700 GARFIELD AVE, BELL GARDENS, CA 90201</b>	<a href="#">160</a>
<a href="#">33</a>	HISTCORTESE	131 ft.	UNITED BUS CORPORATION	6700 GARFIELD, BELL GARDEN, CA 90201	<a href="#">162</a>
<a href="#">33</a>	<b>LUST</b>	<b>131 ft.</b>	<b>UNITED BUS CORPORATION</b>	<b>6700 GARFIELD AVE, BELL GARDENS, CA 90201</b>	<a href="#">163</a>
<a href="#">34</a>	<b>CLEANUPSITES</b>	<b>135 ft.</b>	<b>ENTERPRISE PRODUCTS INC</b>	<b>6875 E SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">164</a>
<a href="#">34</a>	<b>ENVIROSTOR</b>	<b>135 ft.</b>	<b>ENTERPRISE PRODUCTS</b>	<b>6875 SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">166</a>
<a href="#">34</a>	<b>LUST</b>	<b>135 ft.</b>	<b>ENTERPRISE PRODUCTS INC</b>	<b>6875 E SUVA STREET, BELL GARDENS, CA 90201</b>	<a href="#">167</a>
<a href="#">34</a>	NFA	135 ft.	ENTERPRISE PRODUCTS	6875 SUVA STREET, BELL GARDENS, CA 90201	<a href="#">168</a>
<a href="#">35</a>	<b>SEMS</b>	<b>134 ft.</b>	<b>WEST COAST RUBBER</b>	<b>7180 SCOUT AVENUE, BELL GARDENS, CA 90201</b>	<a href="#">169</a>
<a href="#">37</a>	LASWF	135 ft.	AAA RUBBISH, INC.	6920 FOSTER BRIDGE BLVD., BELL GARDENS, CA 90202	<a href="#">172</a>
<a href="#">39</a>	<b>ENVIROSTOR</b>	<b>138 ft.</b>	<b>LAGUNA NUEVA ELEMENTARY SCHOOL</b>	<b>6360 GARFIELD AVENUE, COMMERCE, CA 90040</b>	<a href="#">175</a>
<a href="#">40</a>	<b>ENVIROSTOR</b>	<b>132 ft.</b>	<b>BELL GARDENS HIGH SCHOOL</b>	<b>6119 AGRA STREET, BELL GARDENS, CA 90201</b>	<a href="#">176</a>
<a href="#">41</a>	<b>ENVIROSTOR</b>	<b>133 ft.</b>	<b>GRIFFITHS MIDDLE SCHOOL</b>	<b>9633 TWEEDY LANE, DOWNEY, CA 90240</b>	<a href="#">177</a>
<a href="#">42</a>	<b>ENVIROSTOR</b>	<b>156 ft.</b>	<b>MARTIN SPROCKET &amp; GEAR/GUFI</b>	<b>5920 S. TRIANGLE DR., COMMERCE, CA 90040</b>	<a href="#">178</a>
<a href="#">43</a>	<b>ENVIROSTOR</b>	<b>137 ft.</b>	<b>NEWCROW II</b>	<b>6141 TO 6241 RANDOLPH STREET, COMMERCE, CA 90040</b>	<a href="#">179</a>

### LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">7</a>	LACCUPA	124 ft.		6461 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">82</a>
<a href="#">7</a>	LACCUPA	124 ft.		6467 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">83</a>
<a href="#">10</a>	<b>CLEANUPSITES</b>	<b>124 ft.</b>	<b>THRIFTY OIL CO #022</b>	<b>6601 FLORENCE AVE E, BELL GARDENS, CA 90201</b>	<a href="#">88</a>
<a href="#">10</a>	HISTCORTESE	124 ft.	THRIFTY OIL CO #022	6601 FLORENCE, BELL GARDENS, CA 90201	<a href="#">89</a>
<a href="#">10</a>	<b>HISTUST</b>	<b>124 ft.</b>	<b>ARCO STN 022</b>	<b>6601 FLORENCE AVENUE, BELL GARDENS, CA 90201</b>	<a href="#">90</a>
<a href="#">10</a>	LACCUPA	124 ft.		6601 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">92</a>
<a href="#">10</a>	LACCUPA	124 ft.		6627 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">94</a>
<a href="#">10</a>	<b>LUST</b>	<b>124 ft.</b>	<b>THRIFTY OIL CO #022</b>	<b>6601 FLORENCE AVE E, BELL GARDENS, CA 90201</b>	<a href="#">95</a>

## Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">10</a>	<b>SWEEPS</b>	124 ft.	<b>THRIFTY OIL CO #022</b>	<b>6601 E FLORENCE AVE, BELL GARDENS, CA</b>	<a href="#">96</a>
<a href="#">10</a>	<b>USTCUPA</b>	124 ft.	<b>TESORO (USA) 63022</b>	<b>6601 FLORENCE AVE, BELL GARDENS, CA 90201</b>	<a href="#">97</a>
<a href="#">12</a>	LACCUPA	124 ft.		6623 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">99</a>
<a href="#">13</a>	LACCUPA	124 ft.		7330 PERRY RD, BELL GARDENS, CA 90201	<a href="#">100</a>
<a href="#">16</a>	LACCUPA	124 ft.		6419 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">110</a>
<a href="#">21</a>	<b>CLEANUPSITES</b>	124 ft.	<b>INDUSTRIAL FORKLIFTS, INC.</b>	<b>BELL GARDENS, CA 90201</b>	<a href="#">121</a>
<a href="#">21</a>	<b>CLEANUPSITES</b>	124 ft.	<b>INDUSTRIAL FORKLIFTS, INC.</b>	<b>BELL GARDENS, CA 90201</b>	<a href="#">122</a>
<a href="#">21</a>	<b>ENVIROSTOR</b>	124 ft.	<b>INDUSTRIAL FORKLIFT INC.</b>	<b>6710 FLORENCE AVE., BELL GARDENS, CA 90201</b>	<a href="#">123</a>
<a href="#">21</a>	NFA	124 ft.	INDUSTRIAL FORKLIFT INC.	6710 FLORENCE AVE., BELL GARDENS, CA 90201	<a href="#">124</a>
<a href="#">24</a>	<b>CLEANUPSITES</b>	124 ft.	<b>TOSCO S.S. #3698</b>	<b>6355 FLORENCE AVE E, BELL GARDENS, CA 90201</b>	<a href="#">133</a>
<a href="#">24</a>	<b>CLEANUPSITES</b>	124 ft.	<b>TOSCO/76 STATION #3698</b>	<b>6355 FLORENCE AVE, BELL GARDENS, CA 90201</b>	<a href="#">135</a>
<a href="#">24</a>	HISTCORTESE	124 ft.	TOSCO S.S. #3698	6355 FLORENCE, BELL GARDENS, CA 90201	<a href="#">137</a>
<a href="#">24</a>	<b>LUST</b>	124 ft.	<b>TOSCO S.S. #3698</b>	<b>6355 FLORENCE AVE E, BELL GARDENS, CA 90201</b>	<a href="#">138</a>
<a href="#">24</a>	<b>LUST</b>	124 ft.	<b>TOSCO/76 STATION #3698</b>	<b>6355 FLORENCE AVE, BELL GARDENS, CA 90201</b>	<a href="#">139</a>
<a href="#">26</a>	SWRCY	123 ft.	EVOLUTION RECYCLING #5	6380 FLORENCE AVE, BELL GARDENS, CA 90201	<a href="#">142</a>
<a href="#">28</a>	<b>CLEANUPSITES</b>	123 ft.	<b>SHELL #204-0580-0200</b>	<b>6350 FLORENCE AVE., BELL GARDENS, CA 90201</b>	<a href="#">147</a>
<a href="#">28</a>	HISTCORTESE	123 ft.	SHELL #204-0580-0200	6350 FLORENCE, BELL GARDENS, CA 90201	<a href="#">149</a>
<a href="#">28</a>	<b>LUST</b>	123 ft.	<b>SHELL #204-0580-0200</b>	<b>6350 FLORENCE AVE., BELL GARDENS, CA 90201</b>	<a href="#">150</a>
<a href="#">30</a>	<b>SEMSARCH</b>	122 ft.	<b>KING NEPTUNE</b>	<b>6612 CLARA ST, BELL GARDENS, CA 90201</b>	<a href="#">153</a>
<a href="#">32</a>	<b>ENVIROSTOR</b>	123 ft.	<b>GOLDEN OIL TRUCK SUPPLY</b>	<b>6501 CLARA STREET, BELL GARDENS, CA 90201</b>	<a href="#">156</a>
<a href="#">32</a>	REF	123 ft.	GOLDEN OIL TRUCK SUPPLY	6501 CLARA STREET, BELL GARDENS, CA 90201	<a href="#">157</a>
<a href="#">32</a>	<b>SEMS</b>	123 ft.	<b>GOLDEN OIL TRUCK SUPPLY</b>	<b>6501 CLARA STREET, BELL GARDENS, CA 90201</b>	<a href="#">158</a>
<a href="#">36</a>	<b>ENVIROSTOR</b>	122 ft.	<b>JP TURGEON &amp; SON INC</b>	<b>7758 SCOUT AVENUE, BELL GARDENS, CA 90201</b>	<a href="#">170</a>
<a href="#">36</a>	REF	122 ft.	JP TURGEON & SON INC	7758 SCOUT AVENUE, BELL GARDENS, CA 90201	<a href="#">171</a>
<a href="#">38</a>	<b>ENVIROSTOR</b>	120 ft.	<b>SANTA FE INDUSTRIAL MACHINERY MOVERS</b>	<b>6423 CLARA ST., BELL GARDENS, CA 90201</b>	<a href="#">173</a>
<a href="#">38</a>	NFA	120 ft.	SANTA FE INDUSTRIAL MACHINERY MOVERS	6423 CLARA ST., BELL GARDENS, CA 90201	<a href="#">174</a>

## Los Angeles County CUPA (LACCUPA)

[MAP ID# 1](#)

Distance from Property: 0.142 mi. (750 ft.) WNW  
Elevation: 126 ft. (Equal to TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **018153**  
SITE NO: **018153**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6607 FLORENCE PL**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**  
STATUS: **REM**

### **FACILITY DETAILS**

FILE NO: **025163**  
FILE NAME: **CITY OF BELL GARDENS WELL #1**  
PERMIT NO: **000200526**  
PERMIT STATUS: **REM**  
PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**  
PERMIT TYPE: **UNDERGROUND STORAGE TANK (UST)**  
AREA: **3Y**

-----  
FILE NO: **046866**  
FILE NAME: **CITY OF BELL GARDENS WELL #1**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

---

[Back to Report Summary](#)

## Historical Underground Storage Tanks (HISTUST)

MAP ID# 2

Distance from Property: 0.187 mi. (987 ft.) NNE

Elevation: 132 ft. (Higher than TP)

CITY OF BELL GARDENS MAINTENAN, 6662 LOVELAND STREET, BELL, CA 90201

UNIQUE ID: 00026F9C

Page 1 out of 1

\*\*\* E02 \*\*\*

PAGE 5939

HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

06/01/88

CONTAINER TYPES: 1, 2, 3, 4, 5

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER

CITY OF BELL GARDENS  
6662 LOVELAND STREET  
BELL GARDENS

BELL GARDENS

CA 90201

II FACILITY

CITY OF BELL GARDENS MAINTENAN  
6662 LOVELAND STREET  
BELL GARDENS CA 90201

MAILING ADDRESS  
TOWNSHIP/RANGE/SECTION  
7100 GARFIELD AVENUE  
BELL GARDENS CA 90201

DEALER/FOREMAN/SUPERVISOR  
TELEPHONE

MR. CHRISTENSEN  
(213) 927-8306

TYPE OF BUSINESS  
NO. OF CONTAINERS

GASOLINE STATION  
1

CROSS STREET :  
PERRY ROAD

III 24-HR. CONTACT PERSON / TELEPHONE

DAY: BELL GARDENS POLICE DEPARTMENT ( ) -

NIGHT: SAME ( ) -

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 1

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000017067001 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : TANK  
B. MANUFACTURER/YR OF MFG: UNKNOWN  
C. YEAR INSTALLED : UNK  
D. CAPACITY (GALLONS) : 10,000

E. REPAIRS : NONE IF YES WHEN :  
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:  
G. STORES : PRODUCT  
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:  
B. VAULTING: NON-VAULTED C. WALLING: UNKNOWN  
D. MATERIAL : UNKNOWN  
E. LINING : UNKNOWN  
F. WRAPPING : UNKNOWN

VI PIPING

A. ABOVEGROUND PIPING :  
B. UNDERGROUND PIPING : SUCTION  
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

NONE

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER  
12031 UNLEADED MOTOR VEHICLE FUEL

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

[MAP ID# 2](#)

Distance from Property: 0.187 mi. (987 ft.) NNE  
Elevation: 132 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **013940**  
SITE NO: **013940**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6662 LOVELAND ST**  
**BELL GARDENS, CA 90201-1930**  
COUNTY: **LOS ANGELES**  
STATUS: **REM**

### **FACILITY DETAILS**

FILE NO: **014411**  
FILE NAME: **CITY OF BELL GARDENS PW YD**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**  
PERMIT TYPE: **UNDERGROUND STORAGE TANK (UST)**  
AREA: **3Y**

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 3**

Distance from Property: 0.196 mi. (1,035 ft.) SSE

Elevation: 128 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603705301

URL LINK: [CLICK HERE](#)

BUSINESS NAME: RED'S CATERING

ADDRESS: 7437 SCOUT AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-20327

STATUS: COMPLETED - CASE CLOSED 6/8/1992

POTENTIAL CONTAMINATION:

**WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	10/07/1991	LEAK REPORTED
OTHER	03/19/1991	LEAK DISCOVERY

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	06/08/1992
OPEN - REMEDIATION	03/19/1991
OPEN - REMEDIATION	01/18/1991
OPEN - SITE ASSESSMENT	04/20/1990
OPEN - CASE BEGIN DATE	04/05/1990
OPEN - SITE ASSESSMENT	04/05/1990

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES COUNTY

ADDRESS: 900 S FREMONT AVE

CITY: ALHAMBRA

CONTACT NAME: JOHN AWUJO

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: 6264583507

EMAIL: JAWUJO@DPW.LACOUNTY.GOV

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

ORGANIZATION: **LOS ANGELES RWQCB (REGION 4)**

ADDRESS: **320 W. 4TH ST., SUITE 200**

CITY: **LOS ANGELES**

CONTACT NAME: **YUE RONG**

CONTACT TYPE: **REGIONAL BOARD CASEWORKER**

CONTACT PHONE: **NOT REPORTED**

EMAIL: **YRONG@WATERBOARDS.CA.GOV**

---

[Back to Report Summary](#)

## ***Historical Cortese List (HISTCORTESE)***

[MAP ID# 3](#)

Distance from Property: 0.221 mi. (1,167 ft.) SSE

Elevation: 128 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: R-20327COR

ID#: R-20327

NAME: RED'S CATERING

ADDRESS: 7437 SCOUT

BELL GARDENS, CA 90201

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 3**

Distance from Property: 0.196 mi. (1,035 ft.) SSE  
Elevation: 128 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **006728**  
SITE NO: **006728**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **7437 SCOUT AVE**  
**BELL GARDENS, CA 90201-4931**  
COUNTY: **LOS ANGELES**  
STATUS: **REM**

### **FACILITY DETAILS**

FILE NO: **006953**  
FILE NAME: **REDS CATERING CO INC**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**  
PERMIT TYPE: **UNDERGROUND STORAGE TANK (UST)**  
AREA: **3Y**

-----  
FILE NO: **020327**  
FILE NAME: **REDS CATERING II CORP**  
PERMIT NO: **000013240**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

-----  
FILE NO: **041762**  
FILE NAME: **REDS CATERING II CORP**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **047144**  
FILE NAME: **REDS CATERING II CORP**  
PERMIT NO: **00T520131**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL TEMP**  
AREA: **3Y**

-----  
FILE NO: **047144**

## ***Los Angeles County CUPA (LACCUPA)***

FILE NAME: **REDS CATERING II CORP**  
PERMIT NO: **000017199**  
PERMIT STATUS: **PERM**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

-----  
FILE NO: **I06953**  
FILE NAME: **REDS CATERING CO INC**  
PERMIT NO: **00008434J**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 3**

Distance from Property: 0.221 mi. (1,167 ft.) SSE

Elevation: 128 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603705301

URL LINK: [CLICK HERE](#)

BUSINESS NAME: RED'S CATERING

ADDRESS: 7437 SCOUT AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-20327

STATUS: **COMPLETED - CASE CLOSED 06/08/1992**

POTENTIAL CONTAMINATION:

**WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

**NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY**

---

[Back to Report Summary](#)

## CALSITES Database (CALSITES)

**MAP ID# 4**

Distance from Property: 0.199 mi. (1,051 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

ID #: 19350473

NAME: CHROME CRANKSHAFT, COMPANY

ADDRESS: 6845 FLORENCE PL

BELL GARDENS, CA

STATUS (DATE): ANNUAL WORKPLAN - ACTIVE SITE (01/25/1999)

STANDARD INDUSTRIAL CLASSIFICATION BELIEVED TO BE CAUSE OF (POTENTIAL) CONTAMINATION:

**MANU - INDUSTRIAL MACHINERY & EQUIPMENT**

ACCESS TO SITE: NOT REPORTED

GROUNDWATER CONTAMINATION: NOT REPORTED

### **COMMENTS**

LOCOMOTIVE AIR SERVICES INCORPORATED'S CONSULTANTS COMPLETED AN INTERIM REMOVAL ACTION WHICH CONSISTED OF DEMOLISHING THE BUILDING AND REMOVING THE DEBRIS, REMOVING THE UNDERGROUND AND ABOVE GROUND STORAGE TANKS, AND GRADING, PAVING, AND FENCING THE ENTIRE SITE. CHAPTER 6.5 - ISSUED CORRECTIVE ACTION ORDER DOCKET NO. HSA-CAO 98/99-027 TO CHROME CRANKSHAFT. LOCOMOTIVE AIR SERVICES INCORPORATED FILED CHAPTER 7 BANKRUPTCY SHORTLY AFTER SUBMITTING THE REMOVAL ACTION REPORT IN JUNE OF 2004. THE SITE HAS NOT BEEN FULLY CHARACTERIZED AND THE RESPONSIBLE PARTY HAS AMASSED OVER \$800,000 IN PAST COSTS. BECAUSE THE SITE POSES A RISK TO HUMAN HEALTH AND THE ENVIRONMENT, DTSC HAS ISSUED AN IMMINENT AND SUBSTANTIAL ENDANGERMENT DETERMINATION AND ORDER AND REMEDIAL ACTION ORDER TO THE PARENT COMPANY AMSTED INDUSTRIES. COMPLETED DECOMMISSIONING OF CHROME PLATING OPERATIONS AND EQUIPMENT IN ACCORDANCE WITH "CHROME PLATING OPERATIONS DECOMMISSIONING WORK PLAN", JULY 1999. THE DECOMMISSIONING ACTIVITIES INCLUDED: REMOVING PLATING SOLUTIONS FROM BATHS, CLEANING PLATING TANKS, REMOVING PROCESS PIPING, CLEANING INTERIOR AND EXTERIOR SURFACES, REMOVAL OF AIR SCRUBBERS, AND CLEANING ROOF. THE FACILITY CONTINUES TO OPERATE UNDER THE NAME OF LOCOMOTIVE AIR SERVICES, SERVICING AND REFURBISHING LOCOMOTIVE AIR CONDITIONING EQUIPMENT. FOLLOWING INSTALLATION OF DEDICATED PUMPS, 4 OF 5 GROUNDWATER MONITORING WELLS WERE SAMPLED TO COMMENCE IMPLEMENTATION OF DTSC'S GROUNDWATER MONITORING PROGRAM. A PUMP COULD NOT BE SUCCESSFULLY INSTALLED IN WELL MW-3. ALL 5 WELLS ARE PLANNED FOR SAMPLING DURING THE NEXT QUARTER. CHAPTER 6.8 - ISSUED AND IMMINENT AND SUBSTANTIAL ENDANGERMENT DETERMINATION & REMEDIAL ACTION ORDER, DOCKET # I&SE 98/99-007. CHAPTER 6.5 LANGUAGE USED. CEQA - NDEC: DTSC APPROVED THE FINAL NEGATIVE DECLARATION FOR THE RAW. ` RAW - BLDG: DTSC APPROVAL OF THE REMOVAL ACTION WORKPLAN FOR DEMOLITION OF THE BUILDING. INSTALLATION OF A GEO-MEMBRANE (CAP) IN THE BACK OF THE FACILITY AND ALSO INSTALLATION OF A FENCE AROUND THE CAPPED AREA.

### **BACKGROUND**

CHROME CRANKSHAFT HAS OPERATED A CHROME PLATING FACILITY AT THE SITE SINCE 1963. THEY CHROME PLATE PARTS, SUCH AS CRANKSHAFTS, FOR INTERNAL COMBUSTION AND DIESEL ENGINES. CHROMIUM CONTAMINATION WAS FIRST DETECTED IN SOILS AND GROUNDWATER DURING A SITE INVESTIGATION CONDUCTED IN 1989. HISTORICALLY, EIGHT CHROMIUM SOLUTION-CONTAINING PLATING TANKS WERE USED AT THE FACILITY. PLATING WASTE WAS DIRECTED TO AN UNDERGROUND PROCESS TANK LOCATED ON THE EASTERN SIDE OF THE FACILITY. A 400-GALLON TRANSFER SUMP WAS LOCATED IN THE VICINITY OF THE PROCESS TANK. THE TRANSFER TANK HELD PLATING WASTE. SOIL AND GROUNDWATER CONTAMINATION RESULTED FROM RELEASES FROM THESE TANKS. A POTENTIAL FOR COMPLETE EXPOSURE PATHWAYS EXISTS THROUGH THE INGESTION, INHALATION, AND DERMAL CONTACT EXPOSURE PATHWAYS. IN 1997, AT THE REQUEST OF USEPA, DTSC CONDUCTED A SITE PRIORITIZATION (SP) WHICH WAS APPROVED BY USEPA ON 9/11/97. THE SP REVEALED THAT THE SITE WAS BEING OVERSEEN BY THE REGIONAL WATER QUALITY CONTROL BOARD. BASED ON THE SP, USEPA GAVE THE SITE HIGH PRIORITY STATUS. PAST SITE INVESTIGATION ACTIVITIES CONDUCTED BY

## **CALSITES Database (CALSITES)**

THE FACILITY WITH RWQCB'S OVERSIGHT INCLUDED INSTALLATION OF FIVE GROUNDWATER MONITORING WELLS AND LIMITED SOIL INVESTIGATION. ON NOVEMBER 25, 1998, DTSC ISSUED CHROME CRANKSHAFT, INC. AN IMMINENT AND SUBSTANTIAL ENDANGERMENT DETERMINATION AND REMEDIAL ACTION ORDER, DOCKET NO. I&SE 98\99-007. A TEMPORARY CAP WAS CONSTRUCTED OVER EXPOSED SOILS IN THE FACILITY'S BACKYARD. DEPTH OF GROUNDWATER AT THE SITE IS APPROXIMATELY 70-FEET BELOW GROUND SURFACE. THE GROUNDWATER IS CONTAMINATED WITH HEXAVALENT CHROMIUM, TCE AND PCE. SITE SOILS CONTAIN CHROMIUM, HEXAVALENT CHROMIUM, AND LEAD. IN AN EFFORT TO GATHER DATA FOR DEFENSE AGAINST CITIZEN AND OTHER PARTY LAWSUITS, CHROME CRANKSHAFT'S CONSULTANT PERFORMED LIMITED SOIL SAMPLING FROM TWO DEEP BORINGS, AND INSTALLED AND SAMPLED SIX ADDITIONAL GROUNDWATER WELLS IN MARCH 2000. THE COMMUNITY AND ADJACENT SCHOOLS ARE VERY SENSITIVE TO FIELD ACTIVITIES AT THE SITE AND REQUIRE PRIOR NOTIFICATION TO FIELD EVENTS, AND DTSC HAS MADE GREAT EFFORTS TO INFORM THEM OF ALL DEVELOPMENTS. DTSC COMPLETED ITS REVIEW OF THE WORK PLAN AND THE ASSOCIATED SCOPING DOCUMENT IN JULY 2000 PREPARED BY MCLAREN-HART. SIGNIFICANT COMMENTS WERE GENERATED AND ISSUED TO THE RP ON AUGUST 3, 2000. DUE TO THE IDENTIFIED DEFICIENCIES, DTSC REQUIRED SUBSTANTIAL REVISION AND RE-SUBMITTAL OF THESE PLANNING DOCUMENTS. THERE WAS NO RESPONSE BY THE RP TO THE DTSC COMMENTS, UNTIL EARLY DECEMBER 2000. DTSC ISSUED A NOTICE OF PROPOSED DETERMINATION OF NON-COMPLIANCE ON NOVEMBER 29, 2000 IN AN EFFORT TO MOTIVATE CHROME CRANKSHAFT TO PROCEED ON THE SITE CLEANUP. IN RESPONSE TO THE NOTICE, CHROME CRANKSHAFT MET WITH DTSC ON DECEMBER 5, 2000 TO INTRODUCE ITS NEW CONSULTANT, CLAYTON ASSOCIATES, AND TO DEVELOP A REVISED CLEANUP STRATEGY. ALSO, CHROME CRANKSHAFT SUBMITTED A REVISED PROJECT SCHEDULE, WHICH DTSC APPROVED ON DECEMBER 14, 2000. CHROME CRANKSHAFT HAS AGREED TO SUBMIT AN RI/FS WORKPLAN BY DECEMBER 2001. CHROME CRANKSHAFT SUBMITTED A RAW WORKPLAN FOR THE DEMOLITION OF THE BUILDING AND PAVING OF THE SITE. DTSC APPROVED THE RAW ON 12/05/2003. REMOVAL ACTIVITIES WERE COMPLETED ON 1/16/2004.

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 4**

Distance from Property: 0.199 mi. (1,051 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: SL2042B1531

URL LINK: [CLICK HERE](#)

BUSINESS NAME: J & S CHROME PLATING CO INC

ADDRESS: NOT REPORTED  
BELL GARDENS, CA

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: CLEANUP PROGRAM SITE

CASE NUMBER: 0466

STATUS: OPEN 12/01/1997

POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK REPORTED

### **STATUS HISTORY**

STATUS:	DATE:
OPEN	12/01/97
OPEN - CASE BEGIN DATE	12/01/97

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES RWQCB (REGION 4)

ADDRESS: 1011 N. GRANDVIEW AVE.

CITY: LOS ANGELES

CONTACT NAME: DTSC

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: NOT REPORTED

EMAIL: NOT REPORTED

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 4**

Distance from Property: 0.199 mi. (1,051 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: SL204341552

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CHROME CRANKSHAFT CO

ADDRESS: 6845 EAST FLORENCE PLACE  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: CLEANUP PROGRAM SITE

CASE NUMBER: 0416

STATUS: OPEN - INACTIVE 1/29/2015

POTENTIAL CONTAMINATION:

**NOT REPORTED**

POTENTIAL MEDIA AFFECTED:

**NOT REPORTED**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK REPORTED
OTHER	01/02/1965	LEAK REPORTED

### **STATUS HISTORY**

STATUS:	DATE:
OPEN - INACTIVE	01/29/2015
OPEN	06/20/1995
OPEN - CASE BEGIN DATE	06/20/1995
OPEN - REMEDIATION	06/20/1995

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES RWQCB (REGION 4)

ADDRESS: 1011 N. GRANDVIEW AVE.

CITY: LOS ANGELES

CONTACT NAME: DTSC

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: NOT REPORTED

EMAIL: NOT REPORTED

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 4**

Distance from Property: 0.199 mi. (1,051 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603701240

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CHROME CRANKSHAFT

ADDRESS: 6845 FLORENCE PL E

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: CLEANUP PROGRAM SITE

CASE NUMBER: NOT REPORTED

STATUS: OPEN - REMEDIATION 08/03/1998

POTENTIAL CONTAMINATION:

**CHROMIUM**

POTENTIAL MEDIA AFFECTED:

**WELL USED FOR DRINKING WATER SUPPLY**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
OTHER	04/20/1990	LEAK REPORTED
OTHER	03/30/1990	LEAK DISCOVERY
OTHER	03/30/1990	LEAK STOPPED

### **STATUS HISTORY**

STATUS:	DATE:
OPEN - REMEDIATION	08/03/1998
OPEN - SITE ASSESSMENT	07/08/1991
OPEN - SITE ASSESSMENT	04/20/1990
OPEN - CASE BEGIN DATE	03/30/1990

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES COUNTY

ADDRESS: 900 S FREMONT AVE

CITY: ALHAMBRA

CONTACT NAME: JOHN AWUJO

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: 626-458-3507

EMAIL: JAWUJO@DPW.LACOUNTY.GOV

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 4**

Distance from Property: 0.199 mi. (1,051 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: **WDR100000007**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **FORMER CHROME CRANKSHAFT CO. AND J&S CHROME PLATING CO.**

ADDRESS: **NOT REPORTED**  
**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

CASE TYPE: **\* WDR SITE**

CASE NUMBER: **9613**

STATUS: **ACTIVE - WDR 06/21/2010**

POTENTIAL CONTAMINATION:

**NOT REPORTED**

POTENTIAL MEDIA AFFECTED:

**NOT REPORTED**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **STATUS HISTORY**

STATUS: DATE:

**OPEN - CASE BEGIN DATE 06/21/10**

---

[Back to Report Summary](#)

## ***Cortese List (CORTESE)***

**MAP ID# 4**

Distance from Property: 0.199 mi. (1,051 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 19350473

ENVIROSTOR ID: 19350473

FACILITY NAME: CHROME CRANKSHAFT COMPANY

ADDRESS: 6845 FLORENCE PL

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

PROGRAM TYPE: STATE RESPONSE

STATUS: ACTIVE - LAND USE RESTRICTIONS

STATUS DATE: 1/25/1999

CALENVIROSCREEN SCORE: 81-85%

SITE CODE: 300736, 301796

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 4**

Distance from Property: 0.199 mi. (1,051 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**STATE RESPONSE: IDENTIFIES CONFIRMED RELEASE SITES WHERE DTSC IS INVOLVED IN REMEDIATION, EITHER IN A LEAD OR OVERSIGHT CAPACITY. THESE CONFIRMED RELEASE SITES ARE GENERALLY HIGH-PRIORITY AND HIGH POTENTIAL RISK.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

### **PAST USE/S THAT CAUSED THE CONTAMINATION**

### **CONFIRMED CONTAMINANTS OF CONCERN**

**30001 - ARSENIC**

**30013 - LEAD**

**30022 - TETRACHLOROETHYLENE (PCE)**

**30027 - TRICHLOROETHYLENE (TCE)**

**30108 - CADMIUM AND COMPOUNDS**

**30153 - CHROMIUM VI**

**30357 - MERCURY AND COMPOUNDS**

**30407 - NICKEL**

**30542 - THALLIUM AND COMPOUNDS**

---

[Back to Report Summary](#)

## ***Historical Cortese List (HISTCORTESE)***

[MAP ID# 4](#)

Distance from Property: 0.199 mi. (1,051 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 902010061COR

ID#: 902010061

NAME: CHROME CRANKSHAFT

ADDRESS: 6845 FLORENCE

BELL GARDENS, CA 90201

---

[Back to Report Summary](#)

# Historical Underground Storage Tanks (HISTUST)

MAP ID# 4

Distance from Property: 0.199 mi. (1,051 ft.) E  
Elevation: 131 ft. (Higher than TP)

CHROME CRANKSHAFT, 6845 E FLORENCE PLACE, BELL, CA 90201  
UNIQUE ID: 00028534

Page 1 out of 1

PAGE 26437

STATE WASTE RESOURCES CONTROL BOARD  
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

06/01/88

CONTAINER TYPES: 1 2 3 4 5  
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER

VARLEN CORP. INC.  
1 CROSSROADS OF COMMERCE ROLLING MEADOWS IL 60008

II FACILITY

CHROME CRANKSHAFT 6845 E. FLORENCE PLACE BELL GARDENS CA 90201	MAILING ADDRESS TOWNSHIP/RANGE/SECTION 6845 E. FLORENCE BELL GARDENS CA 90201	DEALER/FOREMAN/SUPERVISOR TELEPHONE DAVE DAVIES (213) 773-5936	TYPE OF BUSINESS NO. OF CONTAINERS STORAGE RECYCLE 1
--	--	---	---

III 24-HR. CONTACT PERSON / TELEPHONE  
DAY: DAVE DAVIES

(714) 492-6830 NIGHT: SAME

( ) -

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 1

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000055944001 \*\*\*\*\*

IV DESCRIPTION

A. CONTAINER TYPE : SUMP	E. REPAIRS : NONE IF YES WHEN :
B. MANUFACTURER/YR OF MFG: /	F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
C. YEAR INSTALLED : 1964	G. STORES : WASTE
D. CAPACITY (GALLONS) : 2,000	H. MOTOR VEHICLE FUEL/WASTE OIL : NO CONTAINS:

IS CONTAINER LOCATED ON A FARM : NO

V CONTAINER CONSTRUCTION

A. THICKNESS:	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL		
E. LINING : UNKNOWN		
F. WRAPPING : UNKNOWN		

VI PIPING

A. ABOVEGROUND PIPING : UNKNOWN	B. UNDERGROUND PIPING :
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:	

VII LEAK DETECTION

VISUAL

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

NONE

\*\*\* 005 \*\*\*

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 4**

Distance from Property: 0.197 mi. (1,040 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **005279**  
SITE NO: **005279**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6845 FLORENCE PL**  
**BELL GARDENS, CA 90201-3295**  
COUNTY: **LOS ANGELES**  
STATUS: **REM**

### **FACILITY DETAILS**

FILE NO: **005478**  
FILE NAME: **CHROME CRANKSHAFT CO**  
PERMIT NO: **00003418T**  
PERMIT STATUS: **REM**  
PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**  
PERMIT TYPE: **UNDERGROUND STORAGE TANK (UST)**  
AREA: **3Y**

-----  
FILE NO: **047290**  
FILE NAME: **CHROME CRANKSHAFT CO**  
PERMIT NO: **CGI009647**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **STORMWATER**  
PERMIT TYPE: **STORMWATER CERTIFICATE INDUSTRIAL**  
AREA: **3Y**

-----  
FILE NO: **I05478**  
FILE NAME: **LOCOMOTIVE AIR SERVICES INC**  
PERMIT NO: **000004777**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 4**

Distance from Property: 0.199 mi. (1,051 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603701240  
URL LINK: [CLICK HERE](#)  
BUSINESS NAME: CHROME CRANKSHAFT  
ADDRESS: 6845 FLORENCE PL E  
BELL GARDENS, CA 90201  
COUNTY: LOS ANGELES

### **FACILITY DETAILS**

**NO DETAIL(S) INFORMATION REPORTED**

### **HISTORICAL FACILITY DETAILS**

#### **SITE INFORMATION**

ID#: T0603701240 REGIONAL CASE #: 902010061 LOCAL CASE #: NOT REPORTED  
RESPONSIBLE PARTY:: CHROME CRANKSHAFT CO.  
FACILITY OPERATOR: DAVIS, DAVID

#### **CASE INFORMATION**

CASE TYPE: DRINKING WATER WELL CASE WAS REPORTED: 1990-04-20  
CASE ENTERED INTO SYSTEM: 1990-06-12 CASE WAS REVIEWED: 1996-07-11  
CASE WAS CLOSED: NOT REPORTED  
ENFORCEMENT TYPE: NOT REPORTED  
ENFORCEMENT BEGAN: NOT REPORTED  
FUNDING TYPE: NOT REPORTED  
REGIONAL BOARD RESPONSIBLE FOR CASE: LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD  
PROGRAM FOR THE CASE: SLIC - SPILLS, LEAKS, INVESTIGATION AND CLEANUP PROGRAM  
INTERIM FOR THE CASE: Y = INTERIM  
CURRENT STATUS: 5R - REMEDIATION PLAN  
LEAD AGENCY: REGIONAL BOARD LEAD LOCAL AGENCY: LOS ANGELES DEPT OF PUBLIC WORKS, ENV

#### **PROGRAMS**

MTBE CLASSIFICATION: NOT REPORTED  
MAXIMUM MTBE CONCENTRATION WAS FOUND: NOT REPORTED  
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: NOT REPORTED  
MAXIMUM SOIL CONCENTRATION OF MTBE: NOT REPORTED  
NUMBER OF MTBE ANALYTICAL RESULTS: 0 MTBE TESTED: NOT REQUIRED  
NUMBER OF GASOLINE ANALYTICAL RESULTS: 0  
CASE SUMMARY: THIS CASE AND J&S CHROME WERE TRANSFERRED TO SLIC UNIT O/A CHROME CONTAMINATION.  
REFER TO SLIC #416

#### **LEAKING TANK INFORMATION**

HOW THE CASE/LEAK WAS DISCOVERED: NOT REPORTED DATE LEAK WAS DISCOVERED: 1990-03-30  
HOW THE CASE/LEAK WAS STOPPED: NOT REPORTED LEAK WAS STOPPED: 1990-03-30  
CAUSE OF LEAK: NOT REPORTED SOURCE OF LEAK: NOT REPORTED  
LEAK CONFIRMATION: NOT REPORTED  
SUBSTANCE/S RELEASED: CHROMIUM  
QUANTITY OF SUBSTANCE RELEASED: NOT REPORTED

#### **SITE ASSESSMENT AND REMEDIAL ACTION INFORMATION**

## ***Leaking Underground Storage Tanks (LUST)***

PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: **NOT REPORTED**

PRELIMINARY SITE ASSESSEMENT UNDERWAY: **1990-04-20**

REMEDIAL ACTION UNDERWAY: **NOT REPORTED**

POLLUTION CHARACTERIZATION: **1991-07-08**

REMEDATION PLAN: **1998-08-03**

VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**

CLEANUP FUND ID: **NOT REPORTED**

PRIORITY: **NOT REPORTED**

ABATEMENT METHOD: **EXCAVATE AND DISPOSE**

### **ADDITIONAL INFORMATION**

WATER SYSTEM ID #: **NOT REPORTED**

WATER WELL ID #: **NOT REPORTED**

WATER SYSTEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **NOT REPORTED**

WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**

DISTANCE TO NEAREST DRINKING WATER WELL: **0**

GROUNDWATER BASIN: **SAN FERNANDO VALLEY**

BENEFICIAL USE: **NOT REPORTED**

---

[Back to Report Summary](#)

## Superfund Enterprise Management System (SEMS)

**MAP ID# 4**

Distance from Property: 0.199 mi. (1,051 ft.) E  
Elevation: 131 ft. (Higher than TP)

### FACILITY INFORMATION

EPA ID#: CAD055780167  
SITE ID#: 0904276  
NAME: CHROME CRANKSHAFT  
ADDRESS: 6845 E. FLORENCE PLACE  
BELL GARDENS, CA 90201  
COUNTY: LOS ANGELES  
FEDERAL FACILITY: NO - NOT A FEDERAL FACILITY  
NPL: NOT ON THE NPL  
NON NPL STATUS: OTHER CLEANUP ACTIVITY: STATE-LEAD CLEANUP

Below information was gathered from the prior CERCLIS update completed in 10/2013 update:

NON-NPL STATUS DATE: 11/15/00  
PHYSICAL CLASSIFICATION OF SITE / INCIDENT: NO INFORMATION AVAILABLE

### SITE DESCRIPTION

6/13/06 - DTSC'S CONTRACTOR IS CURRENTLY CONDUCTING A RI AT THE SITE USING ORPHAN SITE FUNDING. THE OWNER OF THE SITE IS IN NEGOTIATING WITH DTSC REGARDING FUTURE COSTS FOR SITE REMEDIATION.

SITE HISTORY - NO SITE HISTORY INFORMATION AVAILABLE -

### ACTIONS

TYPE: OO - SITE REASSESSMENT

START DATE: 08/15/2000

COMPLETION DATE: 06/06/2001

ACTION TYPE DEFINITION:

SUPERFUND IS EXPENDING EXTRAMURAL RESOURCES TO DETERMINE/UPDATE THE STATUS OF SITE ASSESSMENT ACTIVITIES AT A SITE OR SITE CONDITIONS HAVE CHANGED AND THE REGION NEEDS TO UPDATE AND POSSIBLY REASSESS A PREVIOUSLY MADE DECISION.

TYPE: SI - SITE INSPECTION

START DATE: 04/16/1992

COMPLETION DATE: 10/05/1992

ACTION TYPE DEFINITION:

THE PROCESS OF COLLECTING SITE DATA AND SAMPLES TO CHARACTERIZE THE SEVERITY OF THE HAZARD FOR THE HAZARD RANKING SCORE AND/OR ENFORCEMENT SUPPORT.

TYPE: DS - DISCOVERY

START DATE: NOT REPORTED

COMPLETION DATE: 01/13/1992

ACTION TYPE DEFINITION:

THE PROCESS BY WHICH A POTENTIAL HAZARDOUS WASTE SITE IS BROUGHT TO THE ATTENTION OF THE EPA. THE PROCESS CAN OCCUR THROUGH THE USE OF SEVERAL MECHANISMS SUCH AS A PHONE CALL OR REFERRAL BY ANOTHER GOVERNMENT AGENCY.

TYPE: OO - SITE REASSESSMENT

START DATE: NOT REPORTED

## ***Superfund Enterprise Management System (SEMS)***

COMPLETION DATE: 06/13/2006

ACTION TYPE DEFINITION:

**SUPERFUND IS EXPENDING EXTRAMURAL RESOURCES TO DETERMINE/UPDATE THE STATUS OF SITE ASSESSMENT ACTIVITIES AT A SITE OR SITE CONDITIONS HAVE CHANGED AND THE REGION NEEDS TO UPDATE AND POSSIBLY REASSESS A PREVIOUSLY MADE DECISION.**

TYPE: **PA - PRELIMINARY ASSESSMENT**

START DATE: **NOT REPORTED**

COMPLETION DATE: **06/22/1992**

ACTION TYPE DEFINITION:

**COLLECTION OF DIVERSE EXISTING INFORMATION ABOUT THE SOURCE AND NATURE OF THE SITE HAZARD. IT IS EPA POLICY TO COMPLETE THE PRELIMINARY ASSESSMENT WITHIN ONE YEAR OF SITE DISCOVERY.**

CONTAMINANTS - NO CONTAMINATION INFORMATION AVAILABLE -

LISTING OF PUBLISHED INSTITUTIONAL CONTROL SITE REPORT - NOT AN INSTITUTIONAL CONTROL SITE -

---

[Back to Report Summary](#)

## Spills, Leaks, Investigation & Cleanup Recovery Listing (SLIC)

**MAP ID# 4**

Distance from Property: 0.199 mi. (1,051 ft.) E

Elevation: 131 ft. (Higher than TP)

### INCIDENT INFORMATION

GLOBAL ID#: 4-416  
CASE NUMBER: NOT REPORTED  
NAME: CHROME CRANKSHAFT  
ADDRESS: 6845 FLORENCE  
BELL GARDENS CA  
FACILITY TYPE: NOT REPORTED  
LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)  
LEAD AGENCY CONTACT: NOT REPORTED  
LEAD AGENCY CASE #: NOT REPORTED  
SUBSTANCE RELEASED: METAL  
STATUS: NOT REPORTED  
RESPONSIBLE PARTY: NOT REPORTED

---

[Back to Report Summary](#)

## Spills, Leaks, Investigation & Cleanup Recovery Listing (SLIC)

[MAP ID# 4](#)

Distance from Property: 0.199 mi. (1,051 ft.) E  
Elevation: 131 ft. (Higher than TP)

### INCIDENT INFORMATION

GLOBAL ID#: SL204341552  
CASE NUMBER: 0416  
NAME: CHROME CRANKSHAFT CO  
ADDRESS: 6845 EAST FLORENCE PLACE  
BELL GARDENS CA  
FACILITY TYPE: CLEANUP PROGRAM SITE  
LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)  
LEAD AGENCY CONTACT: DTSC  
LEAD AGENCY CASE #: 0416  
SUBSTANCE RELEASED: MET, SVO, VOC  
STATUS: OPEN - INACTIVE  
RESPONSIBLE PARTY: CHROME CRANKSHAFT COMPANY

---

[Back to Report Summary](#)

## Statewide Environmental Evaluation and Planning System (SWEEPS)

[MAP ID# 4](#)

Distance from Property: 0.199 mi. (1,051 ft.) E  
Elevation: 131 ft. (Higher than TP)

### FACILITY INFORMATION

FACILITY #: 5478	STATUS: ACTIVE
BOE: 44-007934	JURISDICTION: LOS ANGELES COUNTY
NAME: CHROME CRANKSHAFT CO	AGENCY: WASTE MANAGEMENT DEPARTMENT
ADDRESS: 6845 E FLORENCE PL BELL GARDENS, CA	

### TANK INFORMATION

TANK #: 000001	CAPACITY: NOT REPORTED
INSTALLED: NOT REPORTED	REMOVED: NOT REPORTED
TANK USE: UNKNOWN	STORAGE TYPE: WASTE
CONTENT: NOT REPORTED	CONTAINMENT: NOT REPORTED

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 5**

Distance from Property: 0.199 mi. (1,051 ft.) S  
Elevation: 127 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **000929**  
SITE NO: **000929**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6635 FLORENCE AVE #323**  
**BELL GARDENS, CA 90201-4981**  
COUNTY: **LOS ANGELES**  
STATUS: **REM**

### **FACILITY DETAILS**

FILE NO: **002277**  
FILE NAME: **RIO HONDO INDUSTRIAL PARK**  
PERMIT NO: **000130117**  
PERMIT STATUS: **REM**  
PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**  
PERMIT TYPE: **UST**  
AREA: **3Y**

-----  
FILE NO: **055039**  
FILE NAME: **HEGER MANAGEMENT COMPANY**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **I00974**  
FILE NAME: **J WHITE CO**  
PERMIT NO: **000009168**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

-----  
FILE NO: **I02277**  
FILE NAME: **CORNETTE SYNDICATION FOUR**  
PERMIT NO: **000009227**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

-----  
FILE NO: **I02277**

## ***Los Angeles County CUPA (LACCUPA)***

FILE NAME: **CORNETTE SYNDICATION FOUR**

PERMIT NO: **000130109**

PERMIT STATUS: **CLOS**

PERMIT CATEGORY: **INDUSTRIAL WASTE**

PERMIT TYPE: **IW SEWER LOCAL**

AREA: **3Y**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 5**

Distance from Property: 0.199 mi. (1,051 ft.) S  
Elevation: 127 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **019490**  
SITE NO: **019490**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6635 FLORENCE AVE**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**  
STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **028197**  
FILE NAME: **AURELIO'S AUTOMOTIVE CENTER**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **028198**  
FILE NAME: **CARLOS AUTO ELECTRIC #203**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **028199**  
FILE NAME: **HUGO'S ALIGNMENT SHOP #204**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **028201**  
FILE NAME: **MAGNA MOLDS # 334**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **028202**

## Los Angeles County CUPA (LACCUPA)

FILE NAME: **PARK STEEL RULE DIE SERVICE**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **028203**  
FILE NAME: **USA PRECISION GEAR CO #326**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **041452**  
FILE NAME: **CAL-TRENDS MFG**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **041470**  
FILE NAME: **E&A LEATHER ASSEMBLY**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **042156**  
FILE NAME: **PICASSO'S WIRE WHEELS**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **042583**  
FILE NAME: **HI PERFORMANCE AUTO #204**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**

## Los Angeles County CUPA (LACCUPA)

AREA: 3Y

-----  
FILE NO: 042584

FILE NAME: SANDRAIL FABRICATORS #332

PERMIT NO: NOT REPORTED

PERMIT STATUS: NOT REPORTED

PERMIT CATEGORY: NOT REPORTED

PERMIT TYPE: NOT REPORTED

AREA: 3Y

-----  
FILE NO: 047451

FILE NAME: CHAMP & KREW

PERMIT NO: NOT REPORTED

PERMIT STATUS: NOT REPORTED

PERMIT CATEGORY: NOT REPORTED

PERMIT TYPE: NOT REPORTED

AREA: 3Y

-----  
FILE NO: 047452

FILE NAME: G BOYZ

PERMIT NO: NOT REPORTED

PERMIT STATUS: NOT REPORTED

PERMIT CATEGORY: NOT REPORTED

PERMIT TYPE: NOT REPORTED

AREA: 3Y

-----  
FILE NO: 048632

FILE NAME: MOTHERS KITCHEN

PERMIT NO: NOT REPORTED

PERMIT STATUS: NOT REPORTED

PERMIT CATEGORY: NOT REPORTED

PERMIT TYPE: NOT REPORTED

AREA: 3Y

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 5**

Distance from Property: 0.199 mi. (1,051 ft.) S  
Elevation: 127 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **031765**  
SITE NO: **031765**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6635 FLORENCE AVE #319**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**  
STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **049885**  
FILE NAME: **THE J M CO**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

---

[Back to Report Summary](#)

## CALSITES Database (CALSITES)

MAP ID# 6

Distance from Property: 0.243 mi. (1,283 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

ID #: 19340358

NAME: J & S CHROME PLATING

ADDRESS: 6863 FLORENCE PL

BELL GARDENS, CA

STATUS (DATE): ANNUAL WORKPLAN - ACTIVE SITE (08/15/1995)

STANDARD INDUSTRIAL CLASSIFICATION BELIEVED TO BE CAUSE OF (POTENTIAL) CONTAMINATION:

**MANU - FABRICATED METAL PRODUCTS**

ACCESS TO SITE: CONTROLLED

GROUNDWATER CONTAMINATION: NOT REPORTED

### **COMMENTS**

INSPECTION(LOCAL) LA CO ENGINEER: WASTES STORED IN UNDIKED NON-APPROVED STORAGE FACILITY LACSD SEWERED FAC FACILITY DRIVE-BY SHALLOW DRAINAGE DITCH WITH GREEN WATER. SCRAP METAL ON PROPERTY. FINAL STRATEGY SITE REFERRED: TO LACE,HWMB,RWQCB SITE SCREENING DONE CERCLIS SITE: CHROME PLATING, HAZARDOUS WASTE DISPOSAL ON SITE. FACILITY DRIVE-BY SITE CLEANED UP A LIMITED SUBSURFACE SOIL INVESTIGATION OF NORTH PARCEL AREA WAS PERFORMED. RESULTS CONFIRMED HEXAVALENT CHROMIUM CONTAMINATION RANGING FROM 0.06 TO 67.00 PPM. FACILITY DRIVE-BY NO STAINING SEEN. CONE HOPPER SEEN. HAZD. RANKING SCORE 17.53 HRS PACKAGE COMPLETED 3-21-90 DEPT. MAILED PACKAGE TO RP 4-18-91 FOR REVIEW AND COMMENTS DEPT OF PUB WK: INSP HISTORY EPA/CERCLA SITE FACILITY DRIVE-BY FAC IS COMPLETELY PAVED; SOME STAINING OF PAVEMENT NOTED; DRUMS & DIP TANK OBSERVED (CONTENTS UNKNOWN). THE DEPT RECEIVED A SI REPORT FROM U.S. EPA RECOMMENDS LOWER PRIORITY FOR FURTHER SITE ASSESSMENT ON 3/31/92. PRELIM ASSESS DONE SI LOW: IDENTIFY LEVELS OF SOIL CONTMN REMEDIATION OF 3,600 TONS OF METALS CONTAMINATED SOIL WAS EXCAVATED, TREATED, AND BACKFILLED ON-SITE UNDER REGULATORY OVERSIGHT OF LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD (LARWQCB). DUE TO INCREASED VOLUME OF TREATED SOIL, ADDITIONAL SOIL WAS EXCAVATED TO PROVIDE BACKFILL SPACE. THIS ADDITIONAL EXCAVATED SOIL WAS SPREAD ON THE UNDEVELOPED NORTH PARCEL AREA. A LETTER OF NO FURTHER ACTION WAS ISSUED BY LARWQCB REGARDING SOIL CLEANUP. LACE: NOV & ORDER; SITE EXCAVATED 3 FT. SOIL TEST - CR 620,1560; CD 280,110; PB 640,510 MG/KG. SUBMIT TO EPA NFA FOR EPA: SITE DOES NOT APPEAR TO BE AN NPL CANDIDATE. LA CO SANITATION DIST.: INSPECTION HIST SOIL INVESTIGATION OF THE NORTH PARCEL FOR METALS AND VOLATILE ORGANICS. SITE SCREENING DONE EPA REVIEWED DHS' PRELIMINARY ASSESSMENT AND CHANGED RECOMMENDATION TO SCREENING SITE INSPECTION (MEDIUM). Q RETURNED EPA CAD NUMBER ONLY FACILITY IDENTIFIED FAC ID LACE LACE METAL PLATING CAUSTICS DUMPED 62 RWQCB NO RECORD I & SE DETERMINATION ISSUED. J&S CHROME SUBMITTED AN APPLICATION TO CAL/EPA SITE DESIGNATION COMMITTEE UNDER AB2061 REQUESTING THAT DTSC BE DESIGNATED AS ADMINISTERING AGENCY FOR SITE INVESTIGATION AND CLEANUP. THIS APPLICATION WAS APPROVED ON 02/24/99. DTSC PROVIDED COMMENTS ON A DRAFT REMOVAL ACTION WORKPLAN TO PAVE ALL EXPOSED AREAS ON THE PROPERTY. AN IMMINENT AND SUBSTANTIAL ENDANGERMENT AND REMEDIAL ACTION ORDER WAS ISSUED TO J & S CHROME PLATING INC.

### **BACKGROUND**

J & S CHROME PLATING OPERATED A CHROME PLATING FACILITY FROM 1953 TO 1999. THE MANUFACTURING PROCESS CONSISTED OF CHROME, ZINC, AND CADMIUM PLATING OF METAL. SOLVENT DEGREASING OPERATIONS WERE ALSO PERFORMED USING NAPHTHYLENE, METHYL ETHYL KETONE, TRICHLOROETHYLENE, TETRACHLOROETHYLENE, & 1,1,1-TRICHLOROETHANE. THE TWO-ACRE SITE IS DIVIDED INTO TWO PARCELS; NORTH PARCEL AND SOUTH PARCEL. ALL PLATING OPERATIONS WERE REPORTEDLY PERFORMED ON THE SOUTH PARCEL. THE NORTH PARCEL IS UNDEVELOPED LAND. SOME SOIL REMEDIATION AT THE SOUTH PARCEL WAS CARRIED-OUT UNDER THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD IN 1995. REALIZING THAT SUBSEQUENT CLEANUP AT THE SITE IS NEEDED, THE SITE OWNER

## **CALSITES Database (CALSITES)**

APPLIED TO THE CAL/EPA SITE DESIGNATION COMMITTEE REQUESTING THAT THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC) OVERSEE FURTHER INVESTIGATION AND CLEANUP. CAL/EPA DESIGNATED DTSC THE OVERSEEING AGENCY FOR REMAINING INVESTIGATION & CLEANUP ON FEBRUARY 24, 1999. GROUNDWATER AT THE SITE IS APPROXIMATELY 70 FEET BELOW GROUND SURFACE. A REMEDIAL ACTION PLAN TO TREAT CONTAMINATED GROUNDWATER WAS APPROVED BY RWQCB BUT NOT IMPLEMENTED. IN MARCH 1999, THE UNPAVED NORTH LOT WAS SAMPLED AND HEXAVALENT CHROMIUM WAS DETECTED IN SHALLOW SOILS RANGING FROM 0.122-67 MG/KG AT THE SURFACE AND DECREASING TO LESS THAN 2 MG/KG FOR SAMPLES COLLECTED FROM ONE- TO FIVE- FEET BELOW GROUND SURFACE. FOLLOWING DTSC'S REQUIREMENT THAT THE UNPAVED NORTH LOT BE COVERED, A CONTRACTOR FOR J&S CHROME PLATING SUBMITTED A REMOVAL ACTION WORK PLAN (RAW) FOR PAVING NORTH LOT. ALSO, A DRAFT INVESTIGATION REPORT WAS SUBMITTED TO DTSC WITH A RECOMMENDATION FOR FUTURE AREAS OF INVESTIGATION. DTSC PROVIDED COMMENTS ON BOTH THE DRAFT RAW AND INVESTIGATION REPORT. DTSC FORWARDED ADDITIONAL COMMENTS FOR A REVISED RAW AND HEALTH AND SAFETY PLAN IN DECEMBER 1999 AND ALSO FORWARDED FINAL COMMENTS ON THE INVESTIGATION REPORT WITH A REQUEST FOR AN RI/FS WORK PLAN IN SEPTEMBER 1999. IN SEPTEMBER 2001, SOIL SAMPLING WAS DONE ON THE NORTH PARCEL AND AN RI REPORT IS DUE IN DECEMBER 2001. A STATE FUNDING PRIORITIZATION PACKAGE WAS DEVELOPED IN JUNE 2000 AND \$350,000 IN ORPHAN SITES FUNDS WAS ALLOCATED FOR THE SITE. DTSC ACTIVATED A TASK ORDER WITH A STATE CONTRACTOR TO INVESTIGATE THE SITE SOIL AND TO COVER THE NORTH UNPAVED LOT WITH ASPHALT. A CEQA NOTICE OF EXEMPTION THROUGH TITLE 14 SECTION 15061(B)(3) (NO POSSIBILITY OF A SIGNIFICANT EFFECT) WAS APPROVED FOR THIS ACTIVITY.

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 6**

Distance from Property: 0.243 mi. (1,283 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603701239

URL LINK: [CLICK HERE](#)

BUSINESS NAME: J & S CHROME

ADDRESS: 6863 FLORENCE PL E  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: CLEANUP PROGRAM SITE

CASE NUMBER: 902010052

STATUS: OPEN - INACTIVE 1/29/2015

POTENTIAL CONTAMINATION:

**CHROMIUM**

POTENTIAL MEDIA AFFECTED:

**WELL USED FOR DRINKING WATER SUPPLY**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**DTSC IS THE LEAD AGENCY.**

[HTTP://WWW.ENVIROSTOR.DTSC.CA.GOV/PUBLIC/PROFILE\\_REPORT.ASP?GLOBAL\\_ID=19340358](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19340358)

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
OTHER	07/20/1988	LEAK STOPPED
OTHER	06/08/1988	LEAK REPORTED

### **STATUS HISTORY**

STATUS:	DATE:
OPEN - INACTIVE	01/29/2015
OPEN - REMEDIATION	08/18/1998
OPEN - SITE ASSESSMENT	01/12/1989
OPEN - CASE BEGIN DATE	06/08/1988

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES COUNTY

ADDRESS: 900 S FREMONT AVE

CITY: ALHAMBRA

CONTACT NAME: JOHN AWUJO

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: 6264583507

EMAIL: JAWUJO@DPW.LACOUNTY.GOV

[Back to Report Summary](#)

## ***Cortese List (CORTESE)***

**MAP ID# 6**

Distance from Property: 0.243 mi. (1,283 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 19340358  
ENVIROSTOR ID: 19340358  
FACILITY NAME: J&S CHROME PLATING  
ADDRESS: 6863 FLORENCE PL  
BELL GARDENS, CA 90201  
COUNTY: LOS ANGELES

### **FACILITY DETAILS**

PROGRAM TYPE: STATE RESPONSE  
STATUS: ACTIVE - LAND USE RESTRICTIONS  
STATUS DATE: 8/15/1995  
CALENVIROSCREEN SCORE: 81-85%  
SITE CODE: 300255, 301734

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 6**

Distance from Property: 0.243 mi. (1,283 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**STATE RESPONSE: IDENTIFIES CONFIRMED RELEASE SITES WHERE DTSC IS INVOLVED IN REMEDIATION, EITHER IN A LEAD OR OVERSIGHT CAPACITY. THESE CONFIRMED RELEASE SITES ARE GENERALLY HIGH-PRIORITY AND HIGH POTENTIAL RISK.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

### **PAST USE/S THAT CAUSED THE CONTAMINATION**

### **CONFIRMED CONTAMINANTS OF CONCERN**

**30005 - TOTAL CHROMIUM (1:6 RATIO CR VI:CR III)**

**30013 - LEAD**

**30022 - TETRACHLOROETHYLENE (PCE)**

**30027 - TRICHLOROETHYLENE (TCE)**

**30108 - CADMIUM AND COMPOUNDS**

**30153 - CHROMIUM VI**

**30542 - THALLIUM AND COMPOUNDS**

---

[Back to Report Summary](#)

## ***Historical Cortese List (HISTCORTESE)***

**MAP ID# 6**

Distance from Property: 0.243 mi. (1,283 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 902010052COR

ID#: 902010052

NAME: J & S CHROME

ADDRESS: 6863 FLORENCE

BELL GARDENS, CA 90201

---

[Back to Report Summary](#)

# Historical Underground Storage Tanks (HISTUST)

MAP ID# 6

Distance from Property: 0.243 mi. (1,283 ft.) E  
Elevation: 131 ft. (Higher than TP)

JANDS CHROME PLATING CO INC, 6863 E FLORENCE PL, BELL, CA 90201  
UNIQUE ID: 00027095

Page 1 out of 3

\*\*\* K05 \*\*\*

PAGE 11908		STATE WATER RESOURCES CONTROL BOARD		06/01/88	
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY					
CONTAINER TYPES: 1, 2, 3, 4, 5					
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=BURPS, 5=PITS, PONDS, LAGOONS & OTHERS)					
I OWNER					
JES CHROME PLATING CO., INC.		BELL GARDENS		CA 902013239	
6863 E. FLORENCE PLACE					
II FACILITY					
JES CHROME PLATING CO., INC.		MAILING ADDRESS		DEALER/FOREMAN/SUPERVISOR	
6863 E. FLORENCE PL.		TOWNSHIP/RANGE/SECTION		TELEPHONE	
BELL GARDENS		CA 902013239		JAMES JOSEPH MANCUSO	
CROSS STREET :		6863 E. FLORENCE PL.		ELECTRO PLATING	
SCOUT ST.		BELL GARDENS		(213) 927-1365	
		CA 902013239		4	
III 24-HR. CONTACT PERSON / TELEPHONE					
DAY: MANCUSO, JAMES J.		(213) 927-1365		NIGHT: MANCUSO, JAMES J.	
				(213) 947-6567	
***** OWNER ASSIGNED CONTAINER NUMBER: #5 ***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000050572001 *****					
IV DESCRIPTION					
A. CONTAINER TYPE : TANK		E. REPAIRS : YES		IF YES WHEN : 1981	
B. MANUFACTURER/YR OF MFG: NEW ENGLAND LEAD		/1956		F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:	
C. YEAR INSTALLED : 1956		G. STORES : PRODUCT			
D. CAPACITY (GALLONS) : 525		H. MOTOR VEHICLE FUEL/WASTE OIL : NO CONTAINS:			
IS CONTAINER LOCATED ON A FARM : NO					
V CONTAINER CONSTRUCTION					
A. THICKNESS: 1/4 INCHES		B. VAULTING: NON-VAULTED		C. WALLING: DOUBLE	
D. MATERIAL : CARBON STEEL					
E. LINING : LEAD		OTHER			
F. WRAPPING : LEAD		TAR OR ASPHT			
VI PIPING					
A. ABOVEGROUND PIPING : UNKNOWN		B. UNDERGROUND PIPING :			
C. REPAIRS : YES		IF YES, YEAR OF MOST RECENT REPAIR:			
VII LEAK DETECTION					
VISUAL					
VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER					
7738945 CHROMIC ACID					

\*\*\* L05 \*\*\*

# HISTUST (HISTUST)

JANDS CHROME PLATING CO INC, 6863 E FLORENCE PL, BELL, CA 90201  
UNIQUE ID: 00027095

Page 2 out of 3

\*\*\* LOS \*\*\*

PAGE 11909	STATE WATER RESOURCES CONTROL BOARD		06/01/88
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY			
CONTAINER TYPES: 1-2-3-4-5			
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SLUFS, 5=PITS, PONDS, LAGOONS & OTHERS)			
***** OWNER ASSIGNED CONTAINER NUMBER: #6		***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000050572002 *****	
IV DESCRIPTION			
A. CONTAINER TYPE	: TANK	E. REPAIRS	: YES IF YES WHEN : 1981
B. MANUFACTURER/YR OF MFG	: NEW ENGLAND LEAD	F. CURRENTLY USED	: YES IF NO, YEAR OF LAST USE:
C. YEAR INSTALLED	: 1956	G. STORES	: PRODUCT
D. CAPACITY (GALLONS)	: 525	H. MOTOR VEHICLE FUEL/WASTE OIL	: NO CONTAINS:
IS CONTAINER LOCATED ON A FARM : NO			
V CONTAINER CONSTRUCTION			
A. THICKNESS: 1/4	INCHES	B. VAULTING: NON-VAULTED	C. WALLING: DOUBLE
D. MATERIAL	: CARBON STEEL		
E. LINING	: LEAD	OTHER	
F. WRAPPING	: LEAD	TAR OR ASPHT	
VI PIPING			
A. ABOVEGROUND PIPING : UNKNOWN		B. UNDERGROUND PIPING :	
C. REPAIRS : YES IF YES, YEAR OF MOST RECENT REPAIR:			
VII LEAK DETECTION			
VISUAL			
VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER			
7738945 CHROMIC ACID			
***** OWNER ASSIGNED CONTAINER NUMBER: #7		***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000050572003 *****	
IV DESCRIPTION			
A. CONTAINER TYPE	: TANK	E. REPAIRS	: NONE IF YES WHEN :
B. MANUFACTURER/YR OF MFG	: DEV/CON	F. CURRENTLY USED	: YES IF NO, YEAR OF LAST USE:
C. YEAR INSTALLED	: 1982	G. STORES	: WASTE
D. CAPACITY (GALLONS)	: 440	H. MOTOR VEHICLE FUEL/WASTE OIL	: NO CONTAINS:
IS CONTAINER LOCATED ON A FARM : NO			
V CONTAINER CONSTRUCTION			
A. THICKNESS: 3/16	INCHES	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL	: FIBERGLASS		
E. LINING	: UNLINED		
F. WRAPPING	: FIBERGLASS	TAR OR ASPHT	
VI PIPING			
A. ABOVEGROUND PIPING : UNKNOWN		B. UNDERGROUND PIPING : GRAVITY	
C. REPAIRS : YES IF YES, YEAR OF MOST RECENT REPAIR:			
VII LEAK DETECTION			
VISUAL			
VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER			
PLATING EFFLUENT			

\*\*\* MOS \*\*\*

# HISTUST (HISTUST)

JANDS CHROME PLATING CO INC, 6863 E FLORENCE PL, BELL, CA 90201  
UNIQUE ID: 00027095

Page 3 out of 3

\*\*\* NOS \*\*\*

PAGE 11910

## HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

06/01/88

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SLURPS, 5=PITS, PONDS, LAGOONS & OTHERS)

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: #1

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000050572004 \*\*\*\*\*

### IV DESCRIPTION

A. CONTAINER TYPE : OTHER

B. MANUFACTURER/YR OF MFG: GEDDY PLUMBING

C. YEAR INSTALLED : 1956

D. CAPACITY (GALLONS) : 224

E. REPAIRS : YES IF YES WHEN : 1982

F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:

G. STORES : WASTE

H. MOTOR VEHICLE FUEL/WASTE OIL : NO CONTAINS:

IS CONTAINER LOCATED ON A FARM : NO

### V CONTAINER CONSTRUCTION

A. THICKNESS: 4 INCHES

B. VAULTING: NON-VAULTED

C. WALLING: SINGLE

D. MATERIAL : CONCRETE

E. LINING : UNLINED

F. WRAPPING : NONE

### VI PIPING

A. ABOVEGROUND PIPING :

B. UNDERGROUND PIPING : GRAVITY

C. REPAIRS : YES IF YES, YEAR OF MOST RECENT REPAIR:

### VII LEAK DETECTION

VISUAL

### VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

175 NOT ON LIST

\*\*\* NOS \*\*\*

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 6**

Distance from Property: 0.243 mi. (1,283 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **001456**  
SITE NO: **001456**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6863 FLORENCE PL**  
**BELL GARDENS, CA 90201-3239**  
COUNTY: **LOS ANGELES**  
STATUS: **REM**

### **FACILITY DETAILS**

FILE NO: **001529**  
FILE NAME: **J&S CHROME PLATING CO INC**  
PERMIT NO: **00005682T**  
PERMIT STATUS: **REM**  
PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**  
PERMIT TYPE: **UNDERGROUND STORAGE TANK (UST)**  
AREA: **3Y**

-----  
FILE NO: **001529**  
FILE NAME: **J&S CHROME PLATING CO INC**  
PERMIT NO: **0000T5682**  
PERMIT STATUS: **REM**  
PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**  
PERMIT TYPE: **UNDERGROUND STORAGE TANK (UST)**  
AREA: **3Y**

-----  
FILE NO: **I01529**  
FILE NAME: **J&S PLATING CO**  
PERMIT NO: **000004349**  
PERMIT STATUS: **REM**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

-----  
FILE NO: **I01529**  
FILE NAME: **J&S PLATING CO**  
PERMIT NO: **00004349J**  
PERMIT STATUS: **REM**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

MAP ID# 6

Distance from Property: 0.243 mi. (1,283 ft.) E  
Elevation: 131 ft. (Higher than TP)

### FACILITY INFORMATION

GLOBAL ID: T0603701239  
URL LINK: [CLICK HERE](#)  
BUSINESS NAME: J & S CHROME  
ADDRESS: 6863 FLORENCE PL E  
BELL GARDENS, CA 90201  
COUNTY: LOS ANGELES

### FACILITY DETAILS

NO DETAIL(S) INFORMATION REPORTED

### HISTORICAL FACILITY DETAILS

### SITE INFORMATION

ID#: T0603701239 REGIONAL CASE #: 902010052 LOCAL CASE #: NOT REPORTED  
RESPONSIBLE PARTY:: J&S CHROME PLATING  
COMPANY,INC  
FACILITY OPERATOR: MANCUSO, JAMES

### CASE INFORMATION

CASE TYPE: DRINKING WATER WELL CASE WAS REPORTED: 1988-06-08  
CASE ENTERED INTO SYSTEM: 1988-06-14 CASE WAS REVIEWED: 1997-02-18  
CASE WAS CLOSED: NOT REPORTED  
ENFORCEMENT TYPE: NOT REPORTED  
ENFORCEMENT BEGAN: NOT REPORTED  
FUNDING TYPE: NOT REPORTED  
REGIONAL BOARD RESPONSIBLE FOR CASE: LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD  
PROGRAM FOR THE CASE: SLIC - SPILLS, LEAKS, INVESTIGATION AND CLEANUP PROGRAM  
INTERIM FOR THE CASE: Y = INTERIM  
CURRENT STATUS: 5R - REMEDIATION PLAN  
LEAD AGENCY: REGIONAL BOARD LEAD LOCAL AGENCY: LOS ANGELES DEPT OF PUBLIC WORKS, ENV  
PROGRAMS  
MTBE CLASSIFICATION: NOT REPORTED  
MAXIMUM MTBE CONCENTRATION WAS FOUND: NOT REPORTED  
MAXIMUM GROUNDWATER CONCENTRATION OF MTBE: NOT REPORTED  
MAXIMUM SOIL CONCENTRATION OF MTBE: NOT REPORTED  
NUMBER OF MTBE ANALYTICAL RESULTS: 0 MTBE TESTED: NOT REQUIRED  
NUMBER OF GASOLINE ANALYTICAL RESULTS: 0  
CASE SUMMARY: DOWN GRADIENT WELL MW-3 FOUND CONTAMINATED WITH CHROMIUM. CASE REFERRED TO SLIC UNIT-DH 2/18/97 - GW MON & SAMPLING RPT 6/30/97 - SOIL CLOSURE LETTER

### LEAKING TANK INFORMATION

HOW THE CASE/LEAK WAS DISCOVERED: SUBSURFACE MONITORING DATE LEAK WAS DISCOVERED: NOT REPORTED  
HOW THE CASE/LEAK WAS STOPPED: NOT REPORTED LEAK WAS STOPPED: 1988-07-20  
CAUSE OF LEAK: NOT REPORTED SOURCE OF LEAK: NOT REPORTED  
LEAK CONFIRMATION: NOT REPORTED  
SUBSTANCE/S RELEASED: CHROMIUM  
QUANTITY OF SUBSTANCE RELEASED: NOT REPORTED

## ***Leaking Underground Storage Tanks (LUST)***

### **SITE ASSESSMENT AND REMEDIAL ACTION INFORMATION**

PRELIMINARY SITE ASSESSEMENT WORKPLAN SUBMITTED: **NOT REPORTED**

PRELIMINARY SITE ASSESSEMENT UNDERWAY: **NOT REPORTED**

REMEDIAL ACTION UNDERWAY: **NOT REPORTED**

POLUTION CHARACTERIZATION: **1989-01-12**

REMEDATION PLAN: **1998-08-18**

VERIFICATION MONITORING UNDERWAY: **NOT REPORTED**

CLEANUP FUND ID: **NOT REPORTED**

PRIORITY: **NOT REPORTED**

ABATEMENT METHOD: **EXCAVATE AND DISPOSE, EXCAVATE AND TREAT**

### **ADDITIONAL INFORMATION**

WATER SYSTEM ID #: **NOT REPORTED**

WATER WELL ID #: **NOT REPORTED**

WATER SYSTEM FOR THE NEAREST PUBLIC DRINKING WATER WELL: **NOT REPORTED**

WELL NAME FOR THE NEAREST DRINKING WATER WELL: **NOT REPORTED**

DISTANCE TO NEAREST DRINKING WATER WELL: **0**

GROUNDWATER BASIN: **SAN FERNANDO VALLEY**

BENEFICIAL USE: **NOT REPORTED**

---

[Back to Report Summary](#)

# Superfund Enterprise Management System (SEMS)

**MAP ID# 6**

Distance from Property: 0.24 mi. (1,267 ft.) E  
Elevation: 131 ft. (Higher than TP)

## **FACILITY INFORMATION**

EPA ID#: CAD982400343  
SITE ID#: 0900038  
NAME: J&S CHROME PLATING  
ADDRESS: 683 FLORENCE PLACE  
BELL GARDENS, CA 90201  
COUNTY: LOS ANGELES  
FEDERAL FACILITY: NO - NOT A FEDERAL FACILITY  
NPL: NOT ON THE NPL  
NON NPL STATUS: OTHER CLEANUP ACTIVITY: STATE-LEAD CLEANUP

Below information was gathered from the prior CERCLIS update completed in 10/2013 update:

NON-NPL STATUS DATE: 10/13/00  
PHYSICAL CLASSIFICATION OF SITE / INCIDENT: NO INFORMATION AVAILABLE

## **SITE DESCRIPTION**

6/13/06 - DTSC HAS FINISHED A RI AT THE SITE AND IS CURRENTLY WORKING ON A FS. ALTHOUGH A SUBSTANTIAL ENDANGERMENT DETERMINATION AND REMEDIAL ACTION ORDER WAS ISSUED TO THE SITE OWNER, DTSC HAS DETERMINED THAT THE OWNER DOES NOT HAVE THE FUNDS NECESSARY TO DELINEATE THE EXTENT OF CONTAMINATION NOR REMEDIATE THE SITE. DTSC HAS DESIGNATED THE SITE AS A STATE ORPHAN SITE AND IS USING STATE FUNDS TO INVESTIGATE THE SITE.

SITE HISTORY - NO SITE HISTORY INFORMATION AVAILABLE -

## **ACTIONS**

TYPE: SI - SITE INSPECTION  
START DATE: 09/06/1991  
COMPLETION DATE: 03/31/1992  
ACTION TYPE DEFINITION:  
THE PROCESS OF COLLECTING SITE DATA AND SAMPLES TO CHARACTERIZE THE SEVERITY OF THE HAZARD FOR THE HAZARD RANKING SCORE AND/OR ENFORCEMENT SUPPORT.

TYPE: DS - DISCOVERY  
START DATE: NOT REPORTED  
COMPLETION DATE: 06/01/1988  
ACTION TYPE DEFINITION:  
THE PROCESS BY WHICH A POTENTIAL HAZARDOUS WASTE SITE IS BROUGHT TO THE ATTENTION OF THE EPA. THE PROCESS CAN OCCUR THROUGH THE USE OF SEVERAL MECHANISMS SUCH AS A PHONE CALL OR REFERRAL BY ANOTHER GOVERNMENT AGENCY.

TYPE: OO - SITE REASSESSMENT  
START DATE: 08/15/2000  
COMPLETION DATE: 06/06/2001  
ACTION TYPE DEFINITION:  
SUPERFUND IS EXPENDING EXTRAMURAL RESOURCES TO DETERMINE/UPDATE THE STATUS OF SITE ASSESSMENT ACTIVITIES AT A SITE OR SITE CONDITIONS HAVE CHANGED AND THE REGION NEEDS TO UPDATE AND POSSIBLY REASSESS A PREVIOUSLY MADE DECISION.

## ***Superfund Enterprise Management System (SEMS)***

TYPE: **OO - SITE REASSESSMENT**

START DATE: **NOT REPORTED**

COMPLETION DATE: **06/13/2006**

ACTION TYPE DEFINITION:

**SUPERFUND IS EXPENDING EXTRAMURAL RESOURCES TO DETERMINE/UPDATE THE STATUS OF SITE ASSESSMENT ACTIVITIES AT A SITE OR SITE CONDITIONS HAVE CHANGED AND THE REGION NEEDS TO UPDATE AND POSSIBLY REASSESS A PREVIOUSLY MADE DECISION.**

TYPE: **PA - PRELIMINARY ASSESSMENT**

START DATE: **NOT REPORTED**

COMPLETION DATE: **10/04/1989**

ACTION TYPE DEFINITION:

**COLLECTION OF DIVERSE EXISTING INFORMATION ABOUT THE SOURCE AND NATURE OF THE SITE HAZARD. IT IS EPA POLICY TO COMPLETE THE PRELIMINARY ASSESSMENT WITHIN ONE YEAR OF SITE DISCOVERY.**

CONTAMINANTS - NO CONTAMINATION INFORMATION AVAILABLE -

LISTING OF PUBLISHED INSTITUTIONAL CONTROL SITE REPORT - NOT AN INSTITUTIONAL CONTROL SITE -

---

[Back to Report Summary](#)

## Spills, Leaks, Investigation & Cleanup Recovery Listing (SLIC)

**MAP ID# 6**

Distance from Property: 0.243 mi. (1,283 ft.) E  
Elevation: 131 ft. (Higher than TP)

### INCIDENT INFORMATION

GLOBAL ID#: 4-466  
CASE NUMBER: NOT REPORTED  
NAME: J&S CHROME  
ADDRESS: 6863 FLORENCE  
BELL GARDENS CA  
FACILITY TYPE: NOT REPORTED  
LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)  
LEAD AGENCY CONTACT: NOT REPORTED  
LEAD AGENCY CASE #: NOT REPORTED  
SUBSTANCE RELEASED: METAL  
STATUS: NOT REPORTED  
RESPONSIBLE PARTY: NOT REPORTED

---

[Back to Report Summary](#)

## Spills, Leaks, Investigation & Cleanup Recovery Listing (SLIC)

**MAP ID# 6**

Distance from Property: 0.199 mi. (1,051 ft.) E  
Elevation: 131 ft. (Higher than TP)

### INCIDENT INFORMATION

GLOBAL ID#: SL2042B1531  
CASE NUMBER: 0466  
NAME: J & S CHROME PLATING CO INC  
ADDRESS: 6863 FLORENCE PL  
BELL GARDENS CA  
FACILITY TYPE: NOT REPORTED  
LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)  
LEAD AGENCY CONTACT: DTSC  
LEAD AGENCY CASE #: 0466  
SUBSTANCE RELEASED: MET, PET, SVO, VOC  
STATUS: NOT REPORTED  
RESPONSIBLE PARTY: J & S CHROME PLATING COMPANY

---

[Back to Report Summary](#)

## Spills, Leaks, Investigation & Cleanup Recovery Listing (SLIC)

**MAP ID# 6**

Distance from Property: 0.243 mi. (1,283 ft.) E  
Elevation: 131 ft. (Higher than TP)

### INCIDENT INFORMATION

GLOBAL ID#: T0603701239  
CASE NUMBER: NOT REPORTED  
NAME: J & S CHROME  
ADDRESS: 6863 FLORENCE PL E  
BELL GARDENS CA  
FACILITY TYPE: CLEANUP PROGRAM SITE  
LEAD AGENCY: NOT REPORTED  
LEAD AGENCY CONTACT: NOT REPORTED  
LEAD AGENCY CASE #: NOT REPORTED  
SUBSTANCE RELEASED: NOT REPORTED  
STATUS: OPEN - INACTIVE  
RESPONSIBLE PARTY: NOT REPORTED

---

[Back to Report Summary](#)

## Statewide Environmental Evaluation and Planning System (SWEEPS)

**MAP ID# 6**

Distance from Property: 0.243 mi. (1,283 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

FACILITY #: 1529 STATUS: ACTIVE  
BOE: 44-007567 JURISDICTION: LOS ANGELES COUNTY  
NAME: J & S CHROME PLATING CO INC AGENCY: WASTE MANAGEMENT DEPARTMENT  
ADDRESS: 6863 E FLORENCE PL  
BELL GARDENS, CA

### **TANK INFORMATION**

TANK #: 000001 CAPACITY: NOT REPORTED  
INSTALLED: NOT REPORTED REMOVED: NOT REPORTED  
TANK USE: UNKNOWN STORAGE TYPE: WASTE  
CONTENT: NOT REPORTED CONTAINMENT: NOT REPORTED

TANK #: 000002 CAPACITY: NOT REPORTED  
INSTALLED: NOT REPORTED REMOVED: NOT REPORTED  
TANK USE: UNKNOWN STORAGE TYPE: WASTE  
CONTENT: NOT REPORTED CONTAINMENT: NOT REPORTED

TANK #: 000003 CAPACITY: NOT REPORTED  
INSTALLED: NOT REPORTED REMOVED: NOT REPORTED  
TANK USE: UNKNOWN STORAGE TYPE: WASTE  
CONTENT: NOT REPORTED CONTAINMENT: NOT REPORTED

TANK #: 000004 CAPACITY: NOT REPORTED  
INSTALLED: NOT REPORTED REMOVED: NOT REPORTED  
TANK USE: UNKNOWN STORAGE TYPE: WASTE  
CONTENT: NOT REPORTED CONTAINMENT: NOT REPORTED

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 7**

Distance from Property: 0.207 mi. (1,093 ft.) SW  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **019774**  
SITE NO: **019774**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6461 FLORENCE AVE**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**  
STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **028191**  
FILE NAME: **A S CARBURETORS**      **UNIT A**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **028192**  
FILE NAME: **PARRA'S MUFFLERS**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **041469**  
FILE NAME: **BELL GARDENS SMOG CHECK**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **042580**  
FILE NAME: **CALIFORNIA CARBURETOR CO**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

[MAP ID# 7](#)

Distance from Property: 0.202 mi. (1,067 ft.) SW  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **025450**  
SITE NO: **025450**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6467 FLORENCE AVE**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**  
STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **034878**  
FILE NAME: **JOSE MUNOZ**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 8**

Distance from Property: 0.218 mi. (1,151 ft.) SSE

Elevation: 127 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **000536**

SITE NO: **000536**

FACILITY NAME: **NOT REPORTED**

ADDRESS: **6707 FLORENCE AVE**  
**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **I00539**

FILE NAME: **WEST COAST SPRAY BOOTH**

PERMIT NO: **NOT REPORTED**

PERMIT STATUS: **NOT REPORTED**

PERMIT CATEGORY: **NOT REPORTED**

PERMIT TYPE: **NOT REPORTED**

AREA: **3Y**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 9**

Distance from Property: 0.239 mi. (1,262 ft.) SSE  
Elevation: 128 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **017678**  
SITE NO: **017678**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **7447 SCOUT AVE**  
**BELL GARDENS, CA 90201-4931**  
COUNTY: **LOS ANGELES**  
STATUS: **REM**

### **FACILITY DETAILS**

FILE NO: **024245**  
FILE NAME: **A&T ITALIAN FOODS INC**  
PERMIT NO: **000186263**  
PERMIT STATUS: **REM**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

-----  
FILE NO: **037470**  
FILE NAME: **ATLAPAC TRADING CO**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **041233**  
FILE NAME: **A&T FOODS**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **041763**  
FILE NAME: **A&T FOODS**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **059790**

## ***Los Angeles County CUPA (LACCUPA)***

FILE NAME: **MARKS TRAILER PARTS LLC**

PERMIT NO: **NOT REPORTED**

PERMIT STATUS: **NOT REPORTED**

PERMIT CATEGORY: **NOT REPORTED**

PERMIT TYPE: **NOT REPORTED**

AREA: **3Y**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 9**

Distance from Property: 0.235 mi. (1,241 ft.) SSE

Elevation: 128 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **030779**

SITE NO: **030779**

FACILITY NAME: **NOT REPORTED**

ADDRESS: **7449 SCOUT AVE**  
**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **046313**

FILE NAME: **INGREDIENTS UNLIMITED INC**

PERMIT NO: **NOT REPORTED**

PERMIT STATUS: **NOT REPORTED**

PERMIT CATEGORY: **NOT REPORTED**

PERMIT TYPE: **NOT REPORTED**

AREA: **3Y**

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 10**

Distance from Property: 0.226 mi. (1,193 ft.) SSW

Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603704979

URL LINK: [CLICK HERE](#)

BUSINESS NAME: THRIFTY OIL CO #022

ADDRESS: 6601 FLORENCE AVE E  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-10930

STATUS: COMPLETED - CASE CLOSED 4/15/1999

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**AQUIFER USED FOR DRINKING WATER SUPPLY**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
OTHER	12/31/1996	LEAK REPORTED
OTHER	12/10/1996	LEAK DISCOVERY
OTHER	10/10/1996	LEAK STOPPED

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	04/15/1999
OPEN - SITE ASSESSMENT	11/25/1997
OPEN - CASE BEGIN DATE	10/10/1996

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES COUNTY

ADDRESS: 900 S FREMONT AVE

CITY: ALHAMBRA

CONTACT NAME: JOHN AWUJO

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: 6264583507

EMAIL: JAWUJO@DPW.LACOUNTY.GOV

[Back to Report Summary](#)

## ***Historical Cortese List (HISTCORTESE)***

**MAP ID# 10**

Distance from Property: 0.226 mi. (1,193 ft.) SSW

Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: R-10930COR

ID#: R-10930

NAME: THRIFTY OIL CO #022

ADDRESS: 6601 FLORENCE

BELL GARDENS, CA 90201

---

[Back to Report Summary](#)

# Historical Underground Storage Tanks (HISTUST)

MAP ID# 10

Distance from Property: 0.226 mi. (1,193 ft.) SSW

Elevation: 124 ft. (Lower than TP)

ARCO STN 022, 6601 FLORENCE AVENUE, BELL, CA 90201

UNIQUE ID: 00028CD7

Page 1 out of 2

\*\*\* A11 \*\*\*

PAGE 23555

## HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY

06/01/88

CONTAINER TYPES: 1,2,3,4,5

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

### I OWNER

THRIFTY OIL CO.  
10000 LAKEWOOD BLVD.

DOWNEY

CA 90240

### II FACILITY

ARCO STN. #022  
6601 FLORENCE AVENUE  
BELL GARDENS

CA 90201

MAILING ADDRESS  
TOWNSHIP/RANGE/SECTION  
10000 LAKEWOOD BLVD.  
DOWNEY

CA 90240

DEALER/FOREMAN/SUPERVISOR  
TELEPHONE

(213) 923-9876

TYPE OF BUSINESS  
NO. OF CONTAINERS

GASOLINE STATION

3

CROSS STREET :  
EMIL

### III 24-HR. CONTACT PERSON / TELEPHONE

DAY: FRANCISCO CONTRERAS

(213) 923-9876

NIGHT: BEEPER NO. 606079

(213) 637-8654

\*\*\*\*\* OWNER ASSIGNED CONTAINER NUMBER: 0221

\*\*\*\*\* STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000005568001 \*\*\*\*\*

### IV DESCRIPTION

A. CONTAINER TYPE : TANK

B. MANUFACTURER/YR OF MFG:

C. YEAR INSTALLED : UNK

D. CAPACITY (GALLONS) : 10,000

E. REPAIRS : UNKN IF YES WHEN :

F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:

G. STORES : PRODUCT

H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : NO

### V CONTAINER CONSTRUCTION

A. THICKNESS: 1/4 INCHES B. VAULTING: NON-VAULTED C. WALLING: SINGLE

D. MATERIAL : CARBON STEEL

E. LINING : UNLINED

F. WRAPPING : UNKNOWN

### VI PIPING

A. ABOVEGROUND PIPING :

B. UNDERGROUND PIPING . PRESSURE

C. REPAIRS : UNKN IF YES, YEAR OF MOST RECENT REPAIR:

### VII LEAK DETECTION

STOCK INVENTORY

### VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12032

REGULAR MOTOR VEHICLE FUEL

\*\*\* B11 \*\*\*

GeoSearch

[www.geo-search.com](http://www.geo-search.com) 888-396-0042

# HISTUST (HISTUST)

ARCO STN 022, 6601 FLORENCE AVENUE, BELL, CA 90201

UNIQUE ID: 00028CD7

Page 2 out of 2

\*\*\* B11 \*\*\*

PAGE 23556	STATE WATER RESOURCES CONTROL BOARD HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR LOS ANGELES COUNTY CONTAINER TYPES: 1, 2, 3, 4, 5 (1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)	06/01/88
***** OWNER ASSIGNED CONTAINER NUMBER: 0222 ***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000005568002 *****		
IV DESCRIPTION		
A. CONTAINER TYPE : TANK	E. REPAIRS : UNKN IF YES WHEN :	
B. MANUFACTURER/YR OF MFG:	F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:	
C. YEAR INSTALLED : UNK	G. STORES : PRODUCT	
D. CAPACITY (GALLONS) : 10,000	H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED	
IS CONTAINER LOCATED ON A FARM : NO		
V CONTAINER CONSTRUCTION		
A. THICKNESS: 1/4 INCHES	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL		
E. LINING : UNLINED		
F. WRAPPING : UNKNOWN		
VI PIPING		
A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : PRESSURE	
C. REPAIRS : UNKN IF YES, YEAR OF MOST RECENT REPAIR:		
VII LEAK DETECTION STOCK INVENTORY		
VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER 12031 UNLEADED MOTOR VEHICLE FUEL		
***** OWNER ASSIGNED CONTAINER NUMBER: 0225 ***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 0000005568003 *****		
IV DESCRIPTION		
A. CONTAINER TYPE : TANK	E. REPAIRS : UNKN IF YES WHEN :	
B. MANUFACTURER/YR OF MFG:	F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:	
C. YEAR INSTALLED : UNK	G. STORES : PRODUCT	
D. CAPACITY (GALLONS) : 10,000	H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: UNLEADED	
IS CONTAINER LOCATED ON A FARM : NO		
V CONTAINER CONSTRUCTION		
A. THICKNESS: 1/4 INCHES	B. VAULTING: NON-VAULTED	C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL		
E. LINING : UNLINED		
F. WRAPPING : UNKNOWN		
VI PIPING		
A. ABOVEGROUND PIPING :	B. UNDERGROUND PIPING : PRESSURE	
C. REPAIRS : UNKN IF YES, YEAR OF MOST RECENT REPAIR:		
VII LEAK DETECTION STOCK INVENTORY		
VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER 12031 UNLEADED MOTOR VEHICLE FUEL		

\*\*\* C11 \*\*\*

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 10**

Distance from Property: 0.226 mi. (1,193 ft.) SSW  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **010949**  
SITE NO: **010949**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6601 FLORENCE AVE**  
**BELL GARDENS, CA 90201-4921**  
COUNTY: **LOS ANGELES**  
STATUS: **CLOS**

### **FACILITY DETAILS**

FILE NO: **010930**  
FILE NAME: **THRIFTY OIL CO #022**  
PERMIT NO: **00002393T**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**  
PERMIT TYPE: **UNDERGROUND STORAGE TANK (UST)**  
AREA: **3Y**

-----  
FILE NO: **025058**  
FILE NAME: **ARCO PRODUCTS #09518**  
PERMIT NO: **000196119**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**  
PERMIT TYPE: **UNDERGROUND STORAGE TANK (UST)**  
AREA: **3Y**

-----  
FILE NO: **028195**  
FILE NAME: **PSI #9518**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **037160**  
FILE NAME: **ARCO #09518**  
PERMIT NO: **000337681**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**  
PERMIT TYPE: **UNDERGROUND STORAGE TANK (UST)**  
AREA: **3Y**

-----  
FILE NO: **041747**

## ***Los Angeles County CUPA (LACCUPA)***

FILE NAME: **ARCO #09518**

PERMIT NO: **NOT REPORTED**

PERMIT STATUS: **NOT REPORTED**

PERMIT CATEGORY: **NOT REPORTED**

PERMIT TYPE: **NOT REPORTED**

AREA: **3Y**

-----  
FILE NO: **056720**

FILE NAME: **TESORO #63022**

PERMIT NO: **000708913**

PERMIT STATUS: **PERM**

PERMIT CATEGORY: **UNDERGROUND STORAGE TANKS**

PERMIT TYPE: **UNDERGROUND STORAGE TANK (UST)**

AREA: **3Y**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 10**

Distance from Property: 0.228 mi. (1,204 ft.) SSW  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **019489**  
SITE NO: **019489**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6627 FLORENCE AVE**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**  
STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **028196**  
FILE NAME: **GIL'S AUTO CENTER**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **054905**  
FILE NAME: **DW KUSTOMZ**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **056455**  
FILE NAME: **GIL'S AUTO UPHOLSTERY**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 10**

Distance from Property: 0.226 mi. (1,193 ft.) SSW  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603704979

URL LINK: [CLICK HERE](#)

BUSINESS NAME: THRIFTY OIL CO #022

ADDRESS: 6601 FLORENCE AVE E  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-10930

STATUS: **COMPLETED - CASE CLOSED 04/15/1999**

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**AQUIFER USED FOR DRINKING WATER SUPPLY**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

**NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY**

---

[Back to Report Summary](#)

# Statewide Environmental Evaluation and Planning System (SWEEPS)

**MAP ID# 10**

Distance from Property: 0.226 mi. (1,193 ft.) SSW  
Elevation: 124 ft. (Lower than TP)

## **FACILITY INFORMATION**

FACILITY #: 10930	STATUS: ACTIVE
BOE: 44-009081	JURISDICTION: LOS ANGELES COUNTY
NAME: THRIFTY OIL CO #022	AGENCY: WASTE MANAGEMENT DEPARTMENT
ADDRESS: 6601 E FLORENCE AVE BELL GARDENS, CA	

## **TANK INFORMATION**

TANK #: 000001	CAPACITY: NOT REPORTED
INSTALLED: NOT REPORTED	REMOVED: NOT REPORTED
TANK USE: UNKNOWN	STORAGE TYPE: WASTE
CONTENT: NOT REPORTED	CONTAINMENT: NOT REPORTED

TANK #: 000002	CAPACITY: NOT REPORTED
INSTALLED: NOT REPORTED	REMOVED: NOT REPORTED
TANK USE: UNKNOWN	STORAGE TYPE: WASTE
CONTENT: NOT REPORTED	CONTAINMENT: NOT REPORTED

TANK #: 000003	CAPACITY: NOT REPORTED
INSTALLED: NOT REPORTED	REMOVED: NOT REPORTED
TANK USE: UNKNOWN	STORAGE TYPE: WASTE
CONTENT: NOT REPORTED	CONTAINMENT: NOT REPORTED

[Back to Report Summary](#)

## Underground Storage Tanks (USTCUPA)

**MAP ID# 10**

Distance from Property: 0.226 mi. (1,193 ft.) SSW

Elevation: 124 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: 3811227155

FACILITY ID: LACOFA0010958

NAME: TESORO (USA) 63022

ADDRESS: 6601 FLORENCE AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### FACILITY DETAILS

OTHER FACILITY NAME(S) LISTED FOR THIS SITE: TESORO (USA) 63022

PERMIT AGENCY: LOS ANGELES COUNTY FIRE DEPARTMENT

FACILITY DETAILS LINK: [Click Here](#)

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

[MAP ID# 11](#)

Distance from Property: 0.227 mi. (1,199 ft.) ESE  
Elevation: 130 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **019777**  
SITE NO: **019777**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **7335 SCOUT AVE**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**  
STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **028247**  
FILE NAME: **AM-PM TOWING & AUTO REPAIR**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

[MAP ID# 12](#)

Distance from Property: 0.234 mi. (1,236 ft.) SSW

Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **031102**

SITE NO: **031102**

FACILITY NAME: **NOT REPORTED**

ADDRESS: **6623 FLORENCE AVE**  
**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **047454**

FILE NAME: **SANCHEZ AUTO REPAIR**

PERMIT NO: **NOT REPORTED**

PERMIT STATUS: **NOT REPORTED**

PERMIT CATEGORY: **NOT REPORTED**

PERMIT TYPE: **NOT REPORTED**

AREA: **3Y**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 13**

Distance from Property: 0.229 mi. (1,209 ft.) WSW  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **019512**  
SITE NO: **019512**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **7330 PERRY RD**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**  
STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **028235**  
FILE NAME: **CALIFORNIA UPHOLSTERY**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **047449**  
FILE NAME: **CALIFORNIA UPHOLSTERY**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

---

[Back to Report Summary](#)

## CALSITES Database (CALSITES)

**MAP ID# 14**

Distance from Property: 0.238 mi. (1,257 ft.) ENE

Elevation: 133 ft. (Higher than TP)

### **FACILITY INFORMATION**

ID #: 19820014

NAME: SUVA SCHOOLS

ADDRESS: 6740 SUVA ST

BELL GARDENS, CA

STATUS (DATE): ANNUAL WORKPLAN - ACTIVE SITE (05/25/1999)

STANDARD INDUSTRIAL CLASSIFICATION BELIEVED TO BE CAUSE OF (POTENTIAL) CONTAMINATION:

### **EDUCATIONAL SERVICES**

ACCESS TO SITE: NOT REPORTED

GROUNDWATER CONTAMINATION: NOT REPORTED

### **COMMENTS**

COMPLETED PEA AT THE SUVA SCHOOL SITE. BASED ON PEA RESULTS A REMOVAL ACTION WAS SUBSEQUENTLY CONDUCTED. A REMOVAL ACTION WAS CONDUCTED FOR SOIL CONTAINING HEXAVALENT CHROMIUM AT THE SUVA SCHOOL. APPROXIMATELY 44 CUBIC YARDS OF SOIL WERE REMOVED. NO FURTHER ACTION IS REQUIRED. THE DEPARTMENT OF HEALTH SERVICES HELD THE FIRST OF FIVE PLANNED COMMUNITY ADVISORY GROUP MEETINGS AT SUVA SCHOOL. THE PURPOSE OF THE MEETINGS IS TO PROVIDE INPUT TO A PROPOSED EPIDEMIOLOGICAL STUDY FOR DETERMINING A POSSIBLE LINK BETWEEN A HAZARDOUS SUBSTANCES RELEASE FROM AREA METAL PLATING FACILITIES AND ILL-HEALTH OF NEARBY RESIDENTS.

### **BACKGROUND**

AT THE REQUEST OF THE CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY IN JULY 1998, THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC) COORDINATED A MULTI-AGENCY ENVIRONMENTAL INVESTIGATION OF SUVA INTERMEDIATE AND ELEMENTARY SCHOOLS. DTSC DEVELOPED A SAMPLING ANALYSIS PLAN/QUALITY ASSURANCE PROJECT PLAN ON 9/24/98 TO INVESTIGATE COMMUNITY CONCERNS. DTSC COLLECTED SOIL SAMPLES FROM THE ELEMENTARY SCHOOL SAND BOXES, GRASSY FIELD, PLAY AREAS AND THE INTERMEDIATE SCHOOL FIELD. THE INTERMEDIATE AND ELEMENTARY SCHOOL CLASSROOMS WERE ALSO SAMPLED USING WIPE TECHNIQUES. COCS IDENTIFIED WERE CHROMIUM, HEXAVALENT CHROMIUM, LEAD, MERCURY, ZINC, DI-N-BUTYLLPHTHALATE, AND BIS(Z-ETHYLHEXYL)PHTHALATE. THREE AREAS ON THE INTERMEDIATE AND ELEMENTARY SCHOOL GROUNDS WERE FOUND TO HAVE HIGHER CONCENTRATIONS OF HEXAVALENT CHROMIUM. THESE SOILS WERE EXCAVATED AND SHIPPED OFF-SITE FOR DISPOSAL. THE LOS ANGELES COUNTY CHILDHOOD LEAD POISONING PREVENTION PROGRAM WAS CALLED IN FOR ASSISTANCE TO OVERSEE LEAD ABATEMENT ACTIVITIES. THE HUMAN HEALTH RISK ASSESSMENT CONDUCTED BY DTSC DETERMINED THAT SCHOOL SOILS WERE AT A SAFE LEVEL, HOWEVER, NEARBY PLATING FACILITY EMISSIONS WERE OF CONCERN. THE PLATING FACILITY HAS SINCE DISCONTINUED ITS OPERATIONS AND IS UNDER ORDER BY DTSC TO CLEANUP ITS PROPERTY.

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 14**

Distance from Property: 0.234 mi. (1,236 ft.) ENE

Elevation: 133 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

SITE TYPE DESCRIPTION

**STATE RESPONSE: IDENTIFIES CONFIRMED RELEASE SITES WHERE DTSC IS INVOLVED IN REMEDIATION, EITHER IN A LEAD OR OVERSIGHT CAPACITY. THESE CONFIRMED RELEASE SITES ARE GENERALLY HIGH-PRIORITY AND HIGH POTENTIAL RISK.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## ***No Further Action Determination (NFA)***

**MAP ID# 14**

Distance from Property: 0.234 mi. (1,236 ft.) ENE

Elevation: 133 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **19820014**

ENVIROSTOR ID: **19820014**

FACILITY NAME: **SUVA SCHOOLS**

ADDRESS: **6740 SUVA ST**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

PROGRAM TYPE: **STATE RESPONSE**

STATUS: **NO FURTHER ACTION**

STATUS DATE: **6/30/1999**

CALENVIROSCREEN SCORE: **81-85%**

SITE CODE: **300714**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 15**

Distance from Property: 0.247 mi. (1,304 ft.) S

Elevation: 127 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### SITE TYPE DESCRIPTION

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 15**

Distance from Property: 0.247 mi. (1,304 ft.) S

Elevation: 127 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

SITE TYPE DESCRIPTION

**NOT REPORTED**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 15**

Distance from Property: 0.247 mi. (1,304 ft.) S  
Elevation: 127 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **004195**  
SITE NO: **004195**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6709 FLORENCE AVE**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**  
STATUS: **CLOS**

### **FACILITY DETAILS**

FILE NO: **047289**  
FILE NAME: **MODEL PLATING CO INC**  
PERMIT NO: **CGI004302**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **STORMWATER**  
PERMIT TYPE: **STORMWATER CERTIFICATE INDUSTRIAL**  
AREA: **3Y**

-----  
FILE NO: **I04346**  
FILE NAME: **MODEL PLATING CO INC**  
PERMIT NO: **000005004**  
PERMIT STATUS: **REM**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

-----  
FILE NO: **I04346**  
FILE NAME: **MODEL PLATING CO INC**  
PERMIT NO: **000399906**  
PERMIT STATUS: **REM**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 15**

Distance from Property: 0.241 mi. (1,272 ft.) S  
Elevation: 127 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **004940**  
SITE NO: **004940**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6701 FLORENCE AVE**  
**BELL GARDENS, CA 90201-4923**  
COUNTY: **LOS ANGELES**  
STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **046864**  
FILE NAME: **CHRIS & PITTS COMMISSARY**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **I05126**  
FILE NAME: **CHRIS & PITTS COMMISSARY**  
PERMIT NO: **000004822**  
PERMIT STATUS: **PERM**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

---

[Back to Report Summary](#)

## ***Referred to Another Local or State Agency (REF)***

**MAP ID# 15**

Distance from Property: 0.247 mi. (1,304 ft.) S  
Elevation: 127 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 71002178

ENVIROSTOR ID: 71002178

FACILITY NAME: MODEL PLATING CO., INC.

ADDRESS: 6709 E. FLORENCE AVENUE  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

PROGRAM TYPE: TIERED PERMIT

STATUS: REFER: OTHER AGENCY

STATUS DATE: NOT REPORTED

CALENVIROSCREEN SCORE: 81-85%

SITE CODE: NOT REPORTED

---

[Back to Report Summary](#)

## Superfund Enterprise Management System (SEMS)

**MAP ID# 15**

Distance from Property: 0.247 mi. (1,304 ft.) S  
Elevation: 127 ft. (Higher than TP)

### FACILITY INFORMATION

EPA ID#: CAD983591066  
SITE ID#: 0905682  
NAME: MODEL PLATING  
ADDRESS: 6709 E. FLORENCE AVE.  
BELL GARDENS, CA 90202  
COUNTY: LOS ANGELES  
FEDERAL FACILITY: NO - NOT A FEDERAL FACILITY  
NPL: NOT ON THE NPL  
NON NPL STATUS: SI START NEEDED

Below information was gathered from the prior CERCLIS update completed in 10/2013 update:

NON-NPL STATUS DATE: 09/24/02

PHYSICAL CLASSIFICATION OF SITE / INCIDENT: NO INFORMATION AVAILABLE

SITE DESCRIPTION - NO SITE DESCRIPTION INFORMATION AVAILABLE -

SITE HISTORY - NO SITE HISTORY INFORMATION AVAILABLE -

### ACTIONS

TYPE: DS - DISCOVERY

START DATE: NOT REPORTED

COMPLETION DATE: 01/10/2000

ACTION TYPE DEFINITION:

THE PROCESS BY WHICH A POTENTIAL HAZARDOUS WASTE SITE IS BROUGHT TO THE ATTENTION OF THE EPA. THE PROCESS CAN OCCUR THROUGH THE USE OF SEVERAL MECHANISMS SUCH AS A PHONE CALL OR REFERRAL BY ANOTHER GOVERNMENT AGENCY.

TYPE: HX - PRE-CERCLIS SCREENING

START DATE: NOT REPORTED

COMPLETION DATE: 01/10/2000

ACTION TYPE DEFINITION:

SURVEYS CONDUCTED BEFORE EPA SUPERFUND INVOLVEMENT.

TYPE: PA - PRELIMINARY ASSESSMENT

START DATE: 09/26/2001

COMPLETION DATE: 09/24/2002

ACTION TYPE DEFINITION:

COLLECTION OF DIVERSE EXISTING INFORMATION ABOUT THE SOURCE AND NATURE OF THE SITE HAZARD. IT IS EPA POLICY TO COMPLETE THE PRELIMINARY ASSESSMENT WITHIN ONE YEAR OF SITE DISCOVERY.

CONTAMINANTS - NO CONTAMINATION INFORMATION AVAILABLE -

LISTING OF PUBLISHED INSTITUTIONAL CONTROL SITE REPORT - NOT AN INSTITUTIONAL CONTROL SITE -

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 16**

Distance from Property: 0.247 mi. (1,304 ft.) WSW  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **031100**  
SITE NO: **031100**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **6419 FLORENCE AVE**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**  
STATUS: **OPEN**

### **FACILITY DETAILS**

FILE NO: **047450**  
FILE NAME: **AMERICAN WELDING**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

---

[Back to Report Summary](#)

## Los Angeles County CUPA (LACCUPA)

**MAP ID# 17**

Distance from Property: 0.248 mi. (1,309 ft.) SSE  
Elevation: 127 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **004328**  
SITE NO: **004328**  
FACILITY NAME: **NOT REPORTED**  
ADDRESS: **7535 SCOUT AVE**  
**BELL GARDENS, CA 90201-4933**  
COUNTY: **LOS ANGELES**  
STATUS: **PERM**

### **FACILITY DETAILS**

FILE NO: **020513**  
FILE NAME: **ALLENS BODY SHOP**  
PERMIT NO: **000058782**  
PERMIT STATUS: **PERM**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

-----  
FILE NO: **020531**  
FILE NAME: **AM-PM TOWING/ALLEN BODY SHOP**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **041537**  
FILE NAME: **ALLENS BODY SHOP**  
PERMIT NO: **NOT REPORTED**  
PERMIT STATUS: **NOT REPORTED**  
PERMIT CATEGORY: **NOT REPORTED**  
PERMIT TYPE: **NOT REPORTED**  
AREA: **3Y**

-----  
FILE NO: **104486**  
FILE NAME: **ALLENS BODY SHOP**  
PERMIT NO: **000009924**  
PERMIT STATUS: **CLOS**  
PERMIT CATEGORY: **INDUSTRIAL WASTE**  
PERMIT TYPE: **IW SEWER LOCAL**  
AREA: **3Y**

---

[Back to Report Summary](#)

## CALSITES Database (CALSITES)

**MAP ID# 18**

Distance from Property: 0.263 mi. (1,389 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

ID #: 19420035

NAME: DOWNEY VENDORS, INC

ADDRESS: 6814 SUVA STREET

BELL GARDENS, CA

STATUS (DATE): VOLUNTARY CLEANUP PROGRAM (12/13/1999)

STANDARD INDUSTRIAL CLASSIFICATION BELIEVED TO BE CAUSE OF (POTENTIAL) CONTAMINATION:

### **TRUCKING & WAREHOUSING**

ACCESS TO SITE: NOT REPORTED

GROUNDWATER CONTAMINATION: NOT REPORTED

### **COMMENTS**

VOLUNTARY CLEANUP AGREEMENT WAS SIGNED FOR DTSC TO PROVIDE OVERSIGHT OF A REMEDIAL INVESTIGATION/FEASIBILITY STUDY AND REMOVAL ACTION. THIS SITE IS LOCATED ADJACENT TO CHROME CRANKSHAFT (WHERE AN IMMINENT AND/OR SUBSTANTIAL ENDANGERMENT ORDER WAS ISSUED). THE SUVA INTERMEDIATE SCHOOL IS ALSO ADJACENT TO THIS SITE. THE EXTENT OF CHROMIUM CONTAMINATION IS TO BE INVESTIGATED.

### **BACKGROUND**

THE 1.43 ACRE SITE WAS PURCHASED FROM CHROME CRANKSHAFT COMPANY IN 1979. THE LAND WAS PREVIOUSLY UNDEVELOPED. DOWNEY VENDORS OPERATES A VENDING MACHINE BUSINESS AND REPORTEDLY HAS NOT BEEN INVOLVED IN MANUFACTURING OR USING ANY HAZARDOUS MATERIALS. CHROME CRANKSHAFT COMPANY IS ADJACENTLY LOCATED TO THE NORTH, FORMER J&S CHROME PLATING IS ADJACENTLY LOCATED TO THE EAST, AND SUVA INTERMEDIATE SCHOOL IS ADJACENTLY LOCATED TO THE WEST. A PHASE I ENVIRONMENTAL ASSESSMENT WAS PERFORMED BY CERES ON THE PROPERTY IN OCTOBER 1998 PRIOR TO THE PLANNED CONSTRUCTION OF A NEW WAREHOUSE. CONSTRUCTION FOR THE NEW WAREHOUSE BEGAN IN EARLY 1999. ON MARCH 19, 1999, DTSC ISSUED A STOP WORK ORDER TO DOWNEY VENDORS BECAUSE OF THE KNOWN CONTAMINATION AT THE SITE. A LIMITED SOIL INVESTIGATION WAS COMPLETED BY ENVIRONMENTAL MANAGEMENT ASSOCIATES ON MARCH 23, 1999. ELEVATED LEVELS OF HEXAVALENT CHROMIUM, CADMIUM, AND MERCURY WERE DETECTED. IN APRIL 1999, DTSC SENT A VOLUNTARY CLEANUP AGREEMENT INVITE LETTER TO DOWNEY VENDORS. A VOLUNTARY CLEANUP AGREEMENT WAS FINALIZED ON DECEMBER 13, 1999. DOWNEY VENDORS SUBMITTED TO DTSC FOR REVIEW A PRELIMINARY ENDANGERMENT ASSESSMENT (PEA) WORKPLAN. AFTER A REVIEW OF THE PEA WORKPLAN AND EVALUATION OF EXISTING DATA, DTSC DECIDED THAT A REMEDIAL INVESTIGATION/FEASIBILITY STUDY (RI/FS) WAS THE APPROPRIATE PHASE OF WORK TO UNDERTAKE. THE PEA WORKPLAN WAS ABANDONED DUE TO DTSC'S DETERMINATION THAT FURTHER ACTION AT THE SITE IS NECESSARY. AN RI/FS SCOPING MEETING IS PLANNED AND AN RI/FS WORKPLAN IS FORTHCOMING.

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 18**

Distance from Property: 0.263 mi. (1,389 ft.) E

Elevation: 131 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**VOLUNTARY CLEANUP: IDENTIFIES SITES WITH EITHER CONFIRMED OR UNCONFIRMED RELEASES, AND THE PROJECT PROPONENTS HAVE REQUESTED THAT DTSC OVERSEE EVALUATION, INVESTIGATION, AND/OR CLEANUP ACTIVITIES AND HAVE AGREED TO PROVIDE COVERAGE FOR DTSC'S COSTS.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

### **PAST USE/S THAT CAUSED THE CONTAMINATION**

### **CONFIRMED CONTAMINANTS OF CONCERN**

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## ***No Further Action Determination (NFA)***

**MAP ID# 18**

Distance from Property: 0.263 mi. (1,389 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: 19420035

ENVIROSTOR ID: 19420035

FACILITY NAME: DOWNEY VENDORS, INC

ADDRESS: 6814 SUVA STREET

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

PROGRAM TYPE: VOLUNTARY CLEANUP

STATUS: NO FURTHER ACTION

STATUS DATE: 6/30/2003

CALENVIROSCREEN SCORE: 81-85%

SITE CODE: 300749

---

[Back to Report Summary](#)

## Voluntary Cleanup Program (VCP)

**MAP ID# 18**

Distance from Property: 0.262 mi. (1,383 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: 19420035 ASSESSOR'S PARCEL #: NONE SPECIFIED

URL LINK: [CLICK HERE](#)

NAME: DOWNEY VENDORS, INC

ADDRESS: 6814 SUVA STREET  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

SITE SIZE (ACRES): 1.4

LEAD AGENCY: SMBRP

DTSC PROJECT MANAGER: NOT REPORTED

DTSC SUPERVISOR: \* GREG HOLMES

DTSC DIVISION BRANCH: CLEANUP CYPRESS

NPL LISTED: NO RESTRICTED LAND USE: NO

SITE TYPE: VOLUNTARY CLEANUP

### **SITE TYPE DESCRIPTION**

**VOLUNTARY CLEANUP: IDENTIFIES SITES WITH EITHER CONFIRMED OR UNCONFIRMED RELEASES, AND THE PROJECT PROPONENTS HAVE REQUESTED THAT DTSC OVERSEE EVALUATION, INVESTIGATION, AND/OR CLEANUP ACTIVITIES AND HAVE AGREED TO PROVIDE COVERAGE FOR DTSC'S COSTS.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of 06/30/2003)

**NO FURTHER ACTION - IDENTIFIES COMPLETED SITES WHERE DTSC DETERMINED AFTER INVESTIGATION, GENERALLY A PEA (AN INITIAL ASSESSMENT), THAT THE PROPERTY DOES NOT POSE A PROBLEM TO PUBLIC HEALTH OR THE ENVIRONMENT**

PAST USE/S THAT CAUSED THE CONTAMINATION

**NONE**

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 19**

Distance from Property: 0.268 mi. (1,415 ft.) ESE

Elevation: 130 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603789140

URL LINK: [CLICK HERE](#)

BUSINESS NAME: W A RASIC CONSTRUCTION CO

ADDRESS: 7314 SCOUT AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 2/9/2009

POTENTIAL CONTAMINATION:

**DIESEL, XYLENE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
ENFORCEMENT	02/10/2009	CLOSURE/NO FURTHER ACTION LETTER - #C591316
OTHER	02/14/2008	LEAK REPORTED
OTHER	09/18/2007	LEAK DISCOVERY

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	02/09/2009
OPEN - SITE ASSESSMENT	03/04/2008
OPEN - CASE BEGIN DATE	09/18/2007

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES COUNTY

ADDRESS: 900 SOUTH FREEMONT AVE.

CITY: ALHAMBRA

CONTACT NAME: NIKOLAUS REPPUHN

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: NOT REPORTED

EMAIL: NREPPUHN@DPW.LACOUNTY.GOV

ORGANIZATION: LOS ANGELES RWQCB (REGION 4)

ADDRESS: 320 W. 4TH ST., SUITE 200

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

CITY: **LOS ANGELES**

CONTACT NAME: **YUE RONG**

CONTACT TYPE: **REGIONAL BOARD CASEWORKER**

CONTACT PHONE: **NOT REPORTED**

EMAIL: **YRONG@WATERBOARDS.CA.GOV**

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 19**

Distance from Property: 0.268 mi. (1,415 ft.) ESE

Elevation: 130 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603789140

URL LINK: [CLICK HERE](#)

BUSINESS NAME: W A RASIC CONSTRUCTION CO

ADDRESS: 7314 SCOUT AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 02/09/2009

POTENTIAL CONTAMINATION:

**DIESEL, XYLENE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## **Superfund Enterprise Management System Archived Site Inventory (SEMSARCH)**

**MAP ID# 19**

Distance from Property: 0.268 mi. (1,415 ft.) ESE

Elevation: 130 ft. (Higher than TP)

### **FACILITY INFORMATION**

EPA ID#: **CAN000905707**

SITE ID#: **0905707**

NAME: **USA WASTE**

ADDRESS: **7314 SCOUT AVE**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

FEDERAL FACILITY: **NOT A FEDERAL FACILITY**

NPL: **NOT ON THE NPL**

NON NPL STATUS: **NFRAP-SITE DOES NOT QUALIFY FOR THE NPL BASED ON EXISTING INFORMATION**

SEMS SEARCH: [CLICK HERE](#)

---

[Back to Report Summary](#)



[www.geo-search.com](http://www.geo-search.com) 888-396-0042

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 20**

Distance from Property: 0.292 mi. (1,542 ft.) WNW  
Elevation: 127 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: **WDR100000097**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **BELL GARDENS CITY CS**

ADDRESS: **NOT REPORTED**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

CASE TYPE: **\* WDR SITE**

CASE NUMBER: **NOT REPORTED**

STATUS: **ACTIVE - WDR 10/10/2006**

POTENTIAL CONTAMINATION:

**NOT REPORTED**

POTENTIAL MEDIA AFFECTED:

**NOT REPORTED**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **STATUS HISTORY**

STATUS:

DATE:

**OPEN - CASE BEGIN DATE 10/10/06**

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 21**

Distance from Property: 0.301 mi. (1,589 ft.) SSW  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: **WDR100000647**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **INDUSTRIAL FORKLIFTS, INC.**

ADDRESS: **NOT REPORTED**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

CASE TYPE: **\* WDR SITE**

CASE NUMBER: **6484C**

STATUS: **HISTORICAL - WDR 10/22/1979**

POTENTIAL CONTAMINATION:

**NOT REPORTED**

POTENTIAL MEDIA AFFECTED:

**NOT REPORTED**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **STATUS HISTORY**

STATUS:

DATE:

**OPEN - CASE BEGIN DATE 10/22/79**

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

[MAP ID# 21](#)

Distance from Property: 0.301 mi. (1,589 ft.) SSW  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: **WDR100000648**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **INDUSTRIAL FORKLIFTS, INC.**

ADDRESS: **NOT REPORTED**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

CASE TYPE: **\* WDR SITE**

CASE NUMBER: **6484C**

STATUS: **HISTORICAL - WDR 12/07/2000**

POTENTIAL CONTAMINATION:

**NOT REPORTED**

POTENTIAL MEDIA AFFECTED:

**NOT REPORTED**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **STATUS HISTORY**

STATUS:

DATE:

**OPEN - CASE BEGIN DATE 12/07/00**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 21**

Distance from Property: 0.301 mi. (1,589 ft.) SSW

Elevation: 124 ft. (Lower than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

### **CONFIRMED CONTAMINANTS OF CONCERN**

**NONE SPECIFIED**

---

[Back to Report Summary](#)

## ***No Further Action Determination (NFA)***

**MAP ID# 21**

Distance from Property: 0.301 mi. (1,589 ft.) SSW

Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **60001740**

ENVIROSTOR ID: **60001740**

FACILITY NAME: **INDUSTRIAL FORKLIFT INC.**

ADDRESS: **6710 FLORENCE AVE.**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

PROGRAM TYPE: **EVALUATION**

STATUS: **NO FURTHER ACTION**

STATUS DATE: **11/19/1999**

CALENVIROSCREEN SCORE: **81-85%**

SITE CODE: **NOT REPORTED**

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 22**

Distance from Property: 0.314 mi. (1,658 ft.) ESE

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603711740

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CT&F, INC

ADDRESS: 7228 S. SCOUT AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 3/13/2008

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**UNDER INVESTIGATION**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
ENFORCEMENT	04/01/2009	CLOSURE/NO FURTHER ACTION LETTER - #C559182
OTHER	06/23/1999	LEAK DISCOVERY
OTHER	06/23/1999	LEAK REPORTED

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	03/13/2008
OPEN - SITE ASSESSMENT	02/01/2006
OPEN - CASE BEGIN DATE	06/23/1999
OPEN - SITE ASSESSMENT	06/23/1999

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES COUNTY

ADDRESS: 900 S. FREMONT AVE.

CITY: ALHAMBRA

CONTACT NAME: TIM SMITH

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: NOT REPORTED

EMAIL: TSMITH@DPW.LACOUNTY.GOV

ORGANIZATION: LOS ANGELES RWQCB (REGION 4)

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

ADDRESS: 320 W. 4TH ST., SUITE 200

CITY: LOS ANGELES

CONTACT NAME: YUE RONG

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: NOT REPORTED

EMAIL: YRONG@WATERBOARDS.CA.GOV

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 22**

Distance from Property: 0.324 mi. (1,711 ft.) ESE

Elevation: 131 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

CONFIRMED CONTAMINANTS OF CONCERN

**30024 - TPH-DIESEL**

**3002502 - TPH-MOTOR OIL**

---

[Back to Report Summary](#)

## Los Angeles County Solid Waste Facilities (LASWF)

**MAP ID# 22**

Distance from Property: 0.324 mi. (1,711 ft.) ESE

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

ID: 1444

FACILITY NAME: **FRANK'S DISPOSAL**

ADDRESS: **7214 SCOUT AVE.**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

SITE TYPE: **WASTE HAULER**

STATUS: **ACTIVE**

SITE SWIS NUMBER: **19-AS-0066**

PRESENT USE: **NOT REPORTED**

BEGINNING OPERATION DATE: **NOT REPORTED**

END OPERATION DATE: **NOT REPORTED**

HOURS OF OPERATION: **NOT REPORTED**

WASTE ACCEPTED: **NOT REPORTED**

REMAINING CAPACITY: **NOT REPORTED**

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 22**

Distance from Property: 0.309 mi. (1,632 ft.) ESE

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603711740

URL LINK: [CLICK HERE](#)

BUSINESS NAME: CT&F, INC

ADDRESS: 7228 S. SCOUT AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 03/13/2008

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**UNDER INVESTIGATION**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## ***No Further Action Determination (NFA)***

**MAP ID# 22**

Distance from Property: 0.324 mi. (1,711 ft.) ESE

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **60001724**

ENVIROSTOR ID: **60001724**

FACILITY NAME: **EMPIRE RECYCLING CENTER**

ADDRESS: **7214 SCOUT AVENUE**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

PROGRAM TYPE: **EVALUATION**

STATUS: **NO FURTHER ACTION**

STATUS DATE: **2/14/2000**

CALENVIROSCREEN SCORE: **81-85%**

SITE CODE: **NOT REPORTED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 23**

Distance from Property: 0.327 mi. (1,727 ft.) ENE

Elevation: 133 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**VOLUNTARY CLEANUP: IDENTIFIES SITES WITH EITHER CONFIRMED OR UNCONFIRMED RELEASES, AND THE PROJECT PROPONENTS HAVE REQUESTED THAT DTSC OVERSEE EVALUATION, INVESTIGATION, AND/OR CLEANUP ACTIVITIES AND HAVE AGREED TO PROVIDE COVERAGE FOR DTSC'S COSTS.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

### **PAST USE/S THAT CAUSED THE CONTAMINATION**

### **CONFIRMED CONTAMINANTS OF CONCERN**

**30022 - TETRACHLOROETHYLENE (PCE)**

**30027 - TRICHLOROETHYLENE (TCE)**

---

[Back to Report Summary](#)

## Voluntary Cleanup Program (VCP)

**MAP ID# 23**

Distance from Property: 0.315 mi. (1,663 ft.) ENE  
Elevation: 133 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: 60001333 ASSESSOR'S PARCEL #: 6358-015-019, 6358-015-020, 6358015019, 6358015020

URL LINK: [CLICK HERE](#)

NAME: 6801 SUVA STREET AND 6814 FOSTER BRIDGE BLVD. PROPERTIES

ADDRESS: 6801 SUVA STREET AND 6814 FOSTER BRIDGE BLVD.  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

SITE SIZE (ACRES): 2.27

LEAD AGENCY: SMBRP

DTSC PROJECT MANAGER: RANIA ZABANEH

DTSC SUPERVISOR: EILEEN MANANIAN

DTSC DIVISION BRANCH: CLEANUP CYPRESS

NPL LISTED: NO RESTRICTED LAND USE: YES

SITE TYPE: VOLUNTARY CLEANUP

### SITE TYPE DESCRIPTION

**VOLUNTARY CLEANUP:** IDENTIFIES SITES WITH EITHER CONFIRMED OR UNCONFIRMED RELEASES, AND THE PROJECT PROPONENTS HAVE REQUESTED THAT DTSC OVERSEE EVALUATION, INVESTIGATION, AND/OR CLEANUP ACTIVITIES AND HAVE AGREED TO PROVIDE COVERAGE FOR DTSC'S COSTS.

DTSC's CURRENT INVOLVEMENT AT SITE (as of 05/02/2014)

**ACTIVE - IDENTIFIES THAT AN INVESTIGATION AND/OR REMEDIATION IS CURRENTLY IN PROGRESS AND THAT DTSC IS ACTIVELY INVOLVED, EITHER IN A LEAD OR SUPPORT CAPACITY**

PAST USE/S THAT CAUSED THE CONTAMINATION

**AGRICULTURAL - ROW CROPS, FUEL - VEHICLE STORAGE/ REFUELING, MACHINE SHOP, UNDERGROUND STORAGE TANKS, VEHICLE MAINTENANCE, WASTE - INDUSTRIAL WASTE LINE**

CONFIRMED CONTAMINANTS OF CONCERN

**30022 - TETRACHLOROETHYLENE (PCE)**

**30027 - TRICHLOROETHYLENE (TCE)**

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 24**

Distance from Property: 0.328 mi. (1,732 ft.) W

Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603704565

URL LINK: [CLICK HERE](#)

BUSINESS NAME: TOSCO S.S. #3698

ADDRESS: 6355 FLORENCE AVE E  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-01524

STATUS: COMPLETED - CASE CLOSED 7/27/2004

POTENTIAL CONTAMINATION:

**TOLUENE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
ENFORCEMENT	07/27/2004	CLOSURE/NO FURTHER ACTION LETTER
OTHER	09/22/1997	LEAK DISCOVERY
OTHER	09/22/1997	LEAK REPORTED

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	07/27/2004
OPEN - SITE ASSESSMENT	02/24/1999
OPEN - CASE BEGIN DATE	09/22/1997
OPEN - SITE ASSESSMENT	09/22/1997

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES COUNTY

ADDRESS: 900 S FREMONT AVE

CITY: ALHAMBRA

CONTACT NAME: JOHN AWUJO

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: 6264583507

EMAIL: JAWUJO@DPW.LACOUNTY.GOV

ORGANIZATION: LOS ANGELES RWQCB (REGION 4)

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

ADDRESS: 320 W. 4TH ST., SUITE 200

CITY: LOS ANGELES

CONTACT NAME: YUE RONG

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: NOT REPORTED

EMAIL: YRONG@WATERBOARDS.CA.GOV

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 24**

Distance from Property: 0.328 mi. (1,732 ft.) W

Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T10000007914

URL LINK: [CLICK HERE](#)

BUSINESS NAME: TOSCO/76 STATION #3698

ADDRESS: 6355 FLORENCE AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-01524A

STATUS: COMPLETED - CASE CLOSED 7/5/2016

POTENTIAL CONTAMINATION:

**TOLUENE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**YES**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
ENFORCEMENT	07/05/2016	CLOSURE/NO FURTHER ACTION LETTER
ENFORCEMENT	05/09/2016	NOTIFICATION - PRECLOSURE
RESPONSE	01/20/2016	REQUEST FOR CLOSURE - REGULATOR RESPONDED
RESPONSE	12/04/2015	OTHER REPORT / DOCUMENT
ENFORCEMENT	11/04/2015	STAFF LETTER
ENFORCEMENT	10/29/2015	REFERRAL TO REGIONAL BOARD
OTHER	10/29/2015	LEAK BEGAN
OTHER	10/29/2015	LEAK DISCOVERY
OTHER	10/29/2015	LEAK REPORTED

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	07/05/2016
OPEN - SITE ASSESSMENT	11/04/2015
OPEN - CASE BEGIN DATE	10/29/2015
OPEN - INACTIVE	10/29/2015

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES RWQCB (REGION 4)

ADDRESS: 320 W. 4TH ST., SUITE 200

CITY: LOS ANGELES

CONTACT NAME: MAGDY BAIADY

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: 2135766699

EMAIL: MBAIADY@WATERBOARDS.CA.GOV

---

[Back to Report Summary](#)

## ***Historical Cortese List (HISTCORTESE)***

**MAP ID# 24**

Distance from Property: 0.327 mi. (1,727 ft.) W

Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: R-01524COR

ID#: R-01524

NAME: TOSCO S.S. #3698

ADDRESS: 6355 FLORENCE

BELL GARDENS, CA 90201

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 24**

Distance from Property: 0.328 mi. (1,732 ft.) W  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603704565

URL LINK: [CLICK HERE](#)

BUSINESS NAME: TOSCO S.S. #3698

ADDRESS: 6355 FLORENCE AVE E  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-01524

STATUS: COMPLETED - CASE CLOSED 07/27/2004

POTENTIAL CONTAMINATION:

**TOLUENE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 24**

Distance from Property: 0.328 mi. (1,732 ft.) W  
Elevation: 124 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T10000007914

URL LINK: [CLICK HERE](#)

BUSINESS NAME: TOSCO/76 STATION #3698

ADDRESS: 6355 FLORENCE AVE  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-01524A

STATUS: COMPLETED - CASE CLOSED 07/05/2016

POTENTIAL CONTAMINATION:

**TOLUENE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**YES**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 25**

Distance from Property: 0.327 mi. (1,727 ft.) E

Elevation: 134 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### SITE TYPE DESCRIPTION

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## ***No Further Action Determination (NFA)***

**MAP ID# 25**

Distance from Property: 0.327 mi. (1,727 ft.) E  
Elevation: 134 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **60001723**

ENVIROSTOR ID: **60001723**

FACILITY NAME: **ENTERPRISE POWDER COATING INC.**

ADDRESS: **6840 SUVA STREET**  
**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

PROGRAM TYPE: **EVALUATION**

STATUS: **NO FURTHER ACTION**

STATUS DATE: **2/22/2000**

CALENVIROSCREEN SCORE: **81-85%**

SITE CODE: **NOT REPORTED**

---

[Back to Report Summary](#)

## Recycling Centers (SWRCY)

**MAP ID# 26**

Distance from Property: 0.328 mi. (1,732 ft.) WSW  
Elevation: 123 ft. (Lower than TP)

### SITE INFORMATION

ID #: RC14276  
NAME: EVOLUTION RECYCLING #5  
ADDRESS: 6380 FLORENCE AVE  
CITY: BELL GARDENS  
STATE: CA  
ZIP: 90201  
COUNTY: LOS ANGELES

### SITE DETAILS

OPERATION BEGIN DATE: 03/02/09  
OPERATION END DATE: 05/15/09  
PROGRAM PHONE: NOT REPORTED  
ORGANIZATION NAME: NOT REPORTED  
ADDRESS: STREET NOT REPORTED  
CITY NOT REPORTED  
GLASS: NOT ACCEPTED  
ALUMINIUM: NOT ACCEPTED  
PLASTIC: NOT ACCEPTED  
BIMETAL: NOT ACCEPTED

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 27**

Distance from Property: 0.355 mi. (1,874 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603704426

URL LINK: [CLICK HERE](#)

BUSINESS NAME: WILCOX MACHINE CO.

ADDRESS: 7190 SCOUT AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: I-16661

STATUS: COMPLETED - CASE CLOSED 8/9/1996

POTENTIAL CONTAMINATION:

**DIESEL**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	04/14/1992	LEAK REPORTED
OTHER	01/30/1992	LEAK DISCOVERY

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	08/09/1996
OPEN - REMEDIATION	07/29/1992
OPEN - SITE ASSESSMENT	04/14/1992
OPEN - CASE BEGIN DATE	01/30/1992

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES COUNTY

ADDRESS: 900 S FREMONT AVE

CITY: ALHAMBRA

CONTACT NAME: JOHN AWUJO

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: 6264583507

EMAIL: JAWUJO@DPW.LACOUNTY.GOV

ORGANIZATION: LOS ANGELES RWQCB (REGION 4)

ADDRESS: 320 W. 4TH ST., SUITE 200

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

CITY: **LOS ANGELES**

CONTACT NAME: **YUE RONG**

CONTACT TYPE: **REGIONAL BOARD CASEWORKER**

CONTACT PHONE: **NOT REPORTED**

EMAIL: **YRONG@WATERBOARDS.CA.GOV**

---

[Back to Report Summary](#)

## ***Historical Cortese List (HISTCORTESE)***

[MAP ID# 27](#)

Distance from Property: 0.343 mi. (1,811 ft.) E

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: I-16661COR

ID#: I-16661

NAME: WILCOX MACHINE CO.

ADDRESS: 7190 SCOUT

BELL GARDENS, CA 90201

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 27**

Distance from Property: 0.343 mi. (1,811 ft.) E  
Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603704426

URL LINK: [CLICK HERE](#)

BUSINESS NAME: WILCOX MACHINE CO.

ADDRESS: 7190 SCOUT AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: I-16661

STATUS: COMPLETED - CASE CLOSED 08/09/1996

POTENTIAL CONTAMINATION:

**DIESEL**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 28**

Distance from Property: 0.352 mi. (1,859 ft.) W

Elevation: 123 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603704696

URL LINK: [CLICK HERE](#)

BUSINESS NAME: SHELL #204-0580-0200

ADDRESS: 6350 FLORENCE AVE.

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-05769

STATUS: COMPLETED - CASE CLOSED 3/6/2012

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
ENFORCEMENT	03/06/2012	CLOSURE/NO FURTHER ACTION LETTER
RESPONSE	01/15/2012	OTHER REPORT / DOCUMENT
RESPONSE	12/30/2011	REQUEST FOR CLOSURE
RESPONSE	10/15/2011	OTHER REPORT / DOCUMENT
RESPONSE	07/15/2011	OTHER REPORT / DOCUMENT
RESPONSE	04/15/2011	OTHER REPORT / DOCUMENT
RESPONSE	01/15/2011	OTHER REPORT / DOCUMENT
ENFORCEMENT	11/01/2010	STAFF LETTER
RESPONSE	01/15/2010	OTHER REPORT / DOCUMENT
ENFORCEMENT	12/15/2009	STAFF LETTER
OTHER	04/06/1984	LEAK REPORTED
OTHER	04/04/1984	LEAK DISCOVERY
OTHER	04/04/1984	LEAK STOPPED

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	03/06/2012
OPEN - SITE ASSESSMENT	12/15/2009

## GeoTracker Cleanup Sites (CLEANUPSITES)

STATUS:                      DATE:  
**OPEN - REFERRED**            **10/01/2009**  
**OPEN - REMEDIATION**      **05/19/1989**  
**OPEN - CASE BEGIN DATE**   **04/04/1984**

### **CONTACT DETAILS**

ORGANIZATION: **LOS ANGELES COUNTY**  
ADDRESS: **900 S FREMONT AVE**  
CITY: **ALHAMBRA**  
CONTACT NAME: **JOHN AWUJO**  
CONTACT TYPE: **LOCAL AGENCY CASEWORKER**  
CONTACT PHONE: **6264583507**  
EMAIL: **JAWUJO@DPW.LACOUNTY.GOV**  
ORGANIZATION: **LOS ANGELES RWQCB (REGION 4)**  
ADDRESS: **320 W. 4TH ST., SUITE 200**  
CITY: **LOS ANGELES**  
CONTACT NAME: **MAGDY BAIADY**  
CONTACT TYPE: **REGIONAL BOARD CASEWORKER**  
CONTACT PHONE: **2135766699**  
EMAIL: **MBAIADY@WATERBOARDS.CA.GOV**

---

[Back to Report Summary](#)

## ***Historical Cortese List (HISTCORTESE)***

**MAP ID# 28**

Distance from Property: 0.355 mi. (1,874 ft.) W

Elevation: 123 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: R-05769COR

ID#: R-05769

NAME: SHELL #204-0580-0200

ADDRESS: 6350 FLORENCE

BELL GARDENS, CA 90201

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 28**

Distance from Property: 0.355 mi. (1,874 ft.) W  
Elevation: 123 ft. (Lower than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603704696

URL LINK: [CLICK HERE](#)

BUSINESS NAME: SHELL #204-0580-0200

ADDRESS: 6350 FLORENCE AVE.  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-05769

STATUS: COMPLETED - CASE CLOSED 03/06/2012

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 29**

Distance from Property: 0.357 mi. (1,885 ft.) ENE

Elevation: 137 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

**DTSC's CURRENT INVOLVEMENT AT SITE (as of )**

-

**PAST USE/S THAT CAUSED THE CONTAMINATION**

### **CONFIRMED CONTAMINANTS OF CONCERN**

**NONE SPECIFIED**

---

[Back to Report Summary](#)

## ***Referred to Another Local or State Agency (REF)***

**MAP ID# 29**

Distance from Property: 0.357 mi. (1,885 ft.) ENE  
Elevation: 137 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **60001674**  
ENVIROSTOR ID: **60001674**  
FACILITY NAME: **SIPPLE PROPERTY**  
ADDRESS: **6750 FOSTER BRIDGE BOULEVARD**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

PROGRAM TYPE: **EVALUATION**  
STATUS: **REFER: EPA**  
STATUS DATE: **9/24/1999**  
CALENVIROSCREEN SCORE: **81-85%**  
SITE CODE: **NOT REPORTED**

---

[Back to Report Summary](#)

# Superfund Enterprise Management System Archived Site Inventory (SEMSARCH)

**MAP ID# 30**

Distance from Property: 0.362 mi. (1,911 ft.) SSW  
Elevation: 122 ft. (Lower than TP)

## **FACILITY INFORMATION**

EPA ID#: CAD983623786

SITE ID#: 0904450

NAME: KING NEPTUNE

ADDRESS: 6612 CLARA ST

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

FEDERAL FACILITY: NOT A FEDERAL FACILITY

NPL: NOT ON THE NPL

NON NPL STATUS: REMOVAL ONLY SITE (NO SITE ASSESSMENT WORK NEEDED)

SEMS SEARCH: [CLICK HERE](#)

Below information was gathered from the prior NFRAP update completed in 10/2013 update:

<u>ACTION</u>	<u>START DATE</u>	<u>COMPLETION DATE</u>	<u>RESPONSIBILITY</u>
AR - ADMINISTRATIVE RECORDS	6/13/1992	6/13/1992	EPA FUND
RV - REMOVAL	5/11/1992	8/4/1992	EPA FUND
RC - REMOVAL COMMUNITY RELATIONS	5/11/1992	8/4/1992	EPA FUND
VS - ARCHIVE SITE	NOT REPORTED	1/23/1996	EPA IN-HOUSE

## ACTION DESCRIPTIONS

AR - (ADMINISTRATIVE RECORDS) - SARA SPECIFIES THAT ADMINISTRATIVE RECORDS BE COMPILED AT SUPERFUND SITES WHERE REMEDIAL OR REMOVAL RESPONSES ARE PLANNED, OR ARE OCCURRING, OR WHERE EPA IS ISSUING A UNILATERAL ORDER OR INITIATING LITIGATION TO TRACK ENFORCEMENT CASE BUDGET FUNDS USED FOR ANY RP LEAD ACTIVITY.

RV - (REMOVAL) - RESPONSE ACTION THAT REQUIRES EXPEDITIOUS ATTENTION TO REDUCE IMMINENT AND SUBSTANTIAL DANGERS TO HUMAN HEALTH, WELFARE, OR THE ENVIRONMENT OR AN EMERGENCY RESPONSE REQUIRED WITHIN HOURS OR DAYS TO ADDRESS ACUTE SITUATIONS INVOLVING ACTUAL OR POTENTIAL THREAT TO HUMAN HEALTH, THE ENVIRONMENT, OR REAL OR PERSONAL PROPERTY DUE TO THE RELEASE OF A HAZARDOUS SUBSTANCE. CHARACTERIZATION OF A REMOVAL ACTION AS REMOVAL, NOT IMMEDIATE REMOVAL OR PLANNED REMOVAL, STARTED AT THE BEGINNING OF FY 1987. THIS CODE NOW TAKES THE PLACE OF IMMEDIATE REMOVAL (IR) AND PLANNED REMOVAL (PR).

RC - (REMOVAL COMMUNITY RELATIONS) - COMMUNITY RELATIONS ACTIVITIES MUST TAKE PLACE FOR ALL RESPONSES LASTING LONGER THAN 45 DAYS, ADDRESSING THE CONCERNS OF LOCAL CITIZENS AND OFFICIALS ABOUT A HAZARDOUS WASTE RELEASE.

VS - (ARCHIVE SITE) - THE DECISION IS MADE THAT NO FURTHER ACTIVITY IS PLANNED AT THE SITE.

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 31**

Distance from Property: 0.365 mi. (1,927 ft.) ENE

Elevation: 134 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

### **CONFIRMED CONTAMINANTS OF CONCERN**

**NONE SPECIFIED**

---

[Back to Report Summary](#)

## ***Referred to Another Local or State Agency (REF)***

**MAP ID# 31**

Distance from Property: 0.365 mi. (1,927 ft.) ENE

Elevation: 134 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **60001696**

ENVIROSTOR ID: **60001696**

FACILITY NAME: **FLEXCO INC.**

ADDRESS: **6855 SUVA STREET**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

PROGRAM TYPE: **EVALUATION**

STATUS: **REFER: EPA**

STATUS DATE: **12/10/1999**

CALENVIROSCREEN SCORE: **81-85%**

SITE CODE: **NOT REPORTED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 32**

Distance from Property: 0.374 mi. (1,975 ft.) SW

Elevation: 123 ft. (Lower than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

**DTSC's CURRENT INVOLVEMENT AT SITE (as of )**

-

**PAST USE/S THAT CAUSED THE CONTAMINATION**

### **CONFIRMED CONTAMINANTS OF CONCERN**

**NONE SPECIFIED**

---

[Back to Report Summary](#)

## ***Referred to Another Local or State Agency (REF)***

**MAP ID# 32**

Distance from Property: 0.374 mi. (1,975 ft.) SW  
Elevation: 123 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **60001732**  
ENVIROSTOR ID: **60001732**  
FACILITY NAME: **GOLDEN OIL TRUCK SUPPLY**  
ADDRESS: **6501 CLARA STREET**  
**BELL GARDENS, CA 90201**  
COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

PROGRAM TYPE: **EVALUATION**  
STATUS: **REFER: OTHER AGENCY**  
STATUS DATE: **1/10/2000**  
CALENVIROSCREEN SCORE: **91-95%**  
SITE CODE: **NOT REPORTED**

---

[Back to Report Summary](#)

# Superfund Enterprise Management System (SEMS)

**MAP ID# 32**

Distance from Property: 0.374 mi. (1,975 ft.) SW  
Elevation: 123 ft. (Lower than TP)

## **FACILITY INFORMATION**

EPA ID#: **CAN000905717**

SITE ID#: **0905717**

NAME: **GOLDEN OIL TRUCK SUPPLY**

ADDRESS: **6501 CLARA STREET**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

FEDERAL FACILITY: **NO - NOT A FEDERAL FACILITY**

NPL: **NOT ON THE NPL**

NON NPL STATUS: **NFRAP-SITE DOES NOT QUALIFY FOR THE NPL BASED ON EXISTING INFORMATION**

Below information was gathered from the prior CERCLIS update completed in 10/2013 update:

NON-NPL STATUS DATE: **08/23/13**

PHYSICAL CLASSIFICATION OF SITE / INCIDENT: **NO INFORMATION AVAILABLE**

## **SITE DESCRIPTION**

### **BACKLOG 2013**

SITE HISTORY - **NO SITE HISTORY INFORMATION AVAILABLE -**

### **ACTIONS**

TYPE: **PA - PRELIMINARY ASSESSMENT**

START DATE: **10/01/2003**

COMPLETION DATE: **05/03/2007**

ACTION TYPE DEFINITION:

**COLLECTION OF DIVERSE EXISTING INFORMATION ABOUT THE SOURCE AND NATURE OF THE SITE HAZARD. IT IS EPA POLICY TO COMPLETE THE PRELIMINARY ASSESSMENT WITHIN ONE YEAR OF SITE DISCOVERY.**

TYPE: **DS - DISCOVERY**

START DATE: **NOT REPORTED**

COMPLETION DATE: **07/05/2000**

ACTION TYPE DEFINITION:

**THE PROCESS BY WHICH A POTENTIAL HAZARDOUS WASTE SITE IS BROUGHT TO THE ATTENTION OF THE EPA. THE PROCESS CAN OCCUR THROUGH THE USE OF SEVERAL MECHANISMS SUCH AS A PHONE CALL OR REFERRAL BY ANOTHER GOVERNMENT AGENCY.**

TYPE: **HX - PRE-CERCLIS SCREENING**

START DATE: **NOT REPORTED**

COMPLETION DATE: **07/05/2000**

ACTION TYPE DEFINITION:

**SURVEYS CONDUCTED BEFORE EPA SUPERFUND INVOLVEMENT.**

TYPE: **OO - SITE REASSESSMENT**

START DATE: **10/01/2012**

COMPLETION DATE: **08/23/2013**

ACTION TYPE DEFINITION:

**SUPERFUND IS EXPENDING EXTRAMURAL RESOURCES TO DETERMINE/UPDATE THE STATUS OF SITE ASSESSMENT**

## ***Superfund Enterprise Management System (SEMS)***

ACTIVITIES AT A SITE OR SITE CONDITIONS HAVE CHANGED AND THE REGION NEEDS TO UPDATE AND POSSIBLY REASSESS A PREVIOUSLY MADE DECISION.

CONTAMINANTS      - NO CONTAMINATION INFORMATION AVAILABLE -

LISTING OF PUBLISHED INSTITUTIONAL CONTROL SITE REPORT      - NOT AN INSTITUTIONAL CONTROL SITE -

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 33**

Distance from Property: 0.379 mi. (2,001 ft.) NNW

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603704689

URL LINK: [CLICK HERE](#)

BUSINESS NAME: UNITED BUS CORPORATION

ADDRESS: 6700 GARFIELD AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-05682

STATUS: COMPLETED - CASE CLOSED 4/27/1998

POTENTIAL CONTAMINATION:

### **AVIATION**

POTENTIAL MEDIA AFFECTED:

### **SOIL**

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK REPORTED
OTHER	04/27/1998	LEAK REPORTED

### **STATUS HISTORY**

STATUS: DATE:

COMPLETED - CASE CLOSED 04/27/1998

OPEN - CASE BEGIN DATE 04/27/1998

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES COUNTY

ADDRESS: 900 S FREMONT AVE

CITY: ALHAMBRA

CONTACT NAME: JOHN AWUJO

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: 6264583507

EMAIL: JAWUJO@DPW.LACOUNTY.GOV

ORGANIZATION: LOS ANGELES RWQCB (REGION 4)

ADDRESS: 320 W. 4TH ST., SUITE 200

CITY: LOS ANGELES

CONTACT NAME: YUE RONG

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: NOT REPORTED

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

EMAIL: YRONG@WATERBOARDS.CA.GOV

---

[Back to Report Summary](#)

## ***Historical Cortese List (HISTCORTESE)***

**MAP ID# 33**

Distance from Property: 0.379 mi. (2,001 ft.) NNW

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: R-05682COR

ID#: R-05682

NAME: UNITED BUS CORPORATION

ADDRESS: 6700 GARFIELD

BELL GARDEN, CA 90201

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 33**

Distance from Property: 0.379 mi. (2,001 ft.) NNW

Elevation: 131 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603704689

URL LINK: [CLICK HERE](#)

BUSINESS NAME: UNITED BUS CORPORATION

ADDRESS: 6700 GARFIELD AVE

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: R-05682

STATUS: COMPLETED - CASE CLOSED 04/27/1998

POTENTIAL CONTAMINATION:

#### **AVIATION**

POTENTIAL MEDIA AFFECTED:

#### **SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## GeoTracker Cleanup Sites (CLEANUPSITES)

**MAP ID# 34**

Distance from Property: 0.395 mi. (2,086 ft.) E

Elevation: 135 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603718199

URL LINK: [CLICK HERE](#)

BUSINESS NAME: ENTERPRISE PRODUCTS INC

ADDRESS: 6875 E SUVA STREET

BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 10/20/2005

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **REGULATORY ACTIVITIES**

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
REMEDATION	01/01/50	NOT REPORTED
OTHER	10/28/1988	LEAK REPORTED
REMEDATION	10/28/1988	NOT REPORTED
OTHER	10/11/1988	LEAK DISCOVERY

### **STATUS HISTORY**

STATUS:	DATE:
COMPLETED - CASE CLOSED	10/20/2005
OPEN - SITE ASSESSMENT	03/04/2002
OPEN - CASE BEGIN DATE	10/11/1988

### **CONTACT DETAILS**

ORGANIZATION: LOS ANGELES COUNTY

ADDRESS: 900 S. FREMONT AVE.

CITY: ALHAMBRA

CONTACT NAME: TIM SMITH

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: NOT REPORTED

EMAIL: TSMITH@DPW.LACOUNTY.GOV

ORGANIZATION: LOS ANGELES RWQCB (REGION 4)

## ***GeoTracker Cleanup Sites (CLEANUPSITES)***

ADDRESS: 320 W. 4TH ST., SUITE 200

CITY: LOS ANGELES

CONTACT NAME: YUE RONG

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: NOT REPORTED

EMAIL: YRONG@WATERBOARDS.CA.GOV

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 34**

Distance from Property: 0.393 mi. (2,075 ft.) E

Elevation: 135 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### SITE TYPE DESCRIPTION

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## Leaking Underground Storage Tanks (LUST)

**MAP ID# 34**

Distance from Property: 0.395 mi. (2,086 ft.) E  
Elevation: 135 ft. (Higher than TP)

### **FACILITY INFORMATION**

GLOBAL ID: T0603718199

URL LINK: [CLICK HERE](#)

BUSINESS NAME: ENTERPRISE PRODUCTS INC

ADDRESS: 6875 E SUVA STREET  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

### **FACILITY DETAILS**

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 10/20/2005

POTENTIAL CONTAMINATION:

**GASOLINE**

POTENTIAL MEDIA AFFECTED:

**SOIL**

DISADVANTAGED COMMUNITY:

**NO**

SEVERELY DISADVANTAGED COMMUNITY:

**NO**

SITE HISTORY:

**NOT REPORTED**

### **HISTORICAL FACILITY DETAILS**

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## ***No Further Action Determination (NFA)***

**MAP ID# 34**

Distance from Property: 0.393 mi. (2,075 ft.) E  
Elevation: 135 ft. (Higher than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **60001726**

ENVIROSTOR ID: **60001726**

FACILITY NAME: **ENTERPRISE PRODUCTS**

ADDRESS: **6875 SUVA STREET**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

PROGRAM TYPE: **EVALUATION**

STATUS: **NO FURTHER ACTION**

STATUS DATE: **2/14/2000**

CALENVIROSCREEN SCORE: **81-85%**

SITE CODE: **NOT REPORTED**

---

[Back to Report Summary](#)

## Superfund Enterprise Management System (SEMS)

**MAP ID# 35**

Distance from Property: 0.42 mi. (2,218 ft.) E  
Elevation: 134 ft. (Higher than TP)

### FACILITY INFORMATION

EPA ID#: CAD981662711

SITE ID#: 0905815

NAME: WEST COAST RUBBER

ADDRESS: 7180 SCOUT AVENUE  
BELL GARDENS, CA 90201

COUNTY: LOS ANGELES

FEDERAL FACILITY: NO - NOT A FEDERAL FACILITY

NPL: NOT ON THE NPL

NON NPL STATUS: NFRAP-SITE DOES NOT QUALIFY FOR THE NPL BASED ON EXISTING INFORMATION

Below information was gathered from the prior CERCLIS update completed in 10/2013 update:

NON-NPL STATUS DATE: 05/12/10

PHYSICAL CLASSIFICATION OF SITE / INCIDENT: NO INFORMATION AVAILABLE

### SITE DESCRIPTION

RL

SITE HISTORY - NO SITE HISTORY INFORMATION AVAILABLE -

### ACTIONS

TYPE: PA - PRELIMINARY ASSESSMENT

START DATE: 10/01/2003

COMPLETION DATE: 09/30/2006

ACTION TYPE DEFINITION:

**COLLECTION OF DIVERSE EXISTING INFORMATION ABOUT THE SOURCE AND NATURE OF THE SITE HAZARD. IT IS EPA POLICY TO COMPLETE THE PRELIMINARY ASSESSMENT WITHIN ONE YEAR OF SITE DISCOVERY.**

TYPE: DS - DISCOVERY

START DATE: NOT REPORTED

COMPLETION DATE: 02/07/2000

ACTION TYPE DEFINITION:

**THE PROCESS BY WHICH A POTENTIAL HAZARDOUS WASTE SITE IS BROUGHT TO THE ATTENTION OF THE EPA. THE PROCESS CAN OCCUR THROUGH THE USE OF SEVERAL MECHANISMS SUCH AS A PHONE CALL OR REFERRAL BY ANOTHER GOVERNMENT AGENCY.**

TYPE: HX - PRE-CERCLIS SCREENING

START DATE: NOT REPORTED

COMPLETION DATE: 02/07/2000

ACTION TYPE DEFINITION:

**SURVEYS CONDUCTED BEFORE EPA SUPERFUND INVOLVEMENT.**

CONTAMINANTS - NO CONTAMINATION INFORMATION AVAILABLE -

LISTING OF PUBLISHED INSTITUTIONAL CONTROL SITE REPORT - NOT AN INSTITUTIONAL CONTROL SITE -

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 36**

Distance from Property: 0.422 mi. (2,228 ft.) SSW

Elevation: 122 ft. (Lower than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## ***Referred to Another Local or State Agency (REF)***

**MAP ID# 36**

Distance from Property: 0.422 mi. (2,228 ft.) SSW

Elevation: 122 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **60001531**

ENVIROSTOR ID: **60001531**

FACILITY NAME: **JP TURGEON & SON INC**

ADDRESS: **7758 SCOUT AVENUE**

**BELL GARDENS, CA 90201**

COUNTY: **LOS ANGELES**

### **FACILITY DETAILS**

PROGRAM TYPE: **EVALUATION**

STATUS: **REFER: LOCAL AGENCY**

STATUS DATE: **6/27/2013**

CALENVIROSCREEN SCORE: **91-95%**

SITE CODE: **301539**

---

[Back to Report Summary](#)

## Los Angeles County Solid Waste Facilities (LASWF)

**MAP ID# 37**

Distance from Property: 0.46 mi. (2,429 ft.) ENE  
Elevation: 135 ft. (Higher than TP)

### **FACILITY INFORMATION**

ID: **246**

FACILITY NAME: **AAA RUBBISH, INC.**

ADDRESS: **6920 FOSTER BRIDGE BLVD.**

**BELL GARDENS, CA 90202**

COUNTY: **LOS ANGELES**

SITE TYPE: **WASTE HAULER**

STATUS: **ACTIVE**

SITE SWIS NUMBER: **19-AS-0192**

PRESENT USE: **NOT REPORTED**

BEGINNING OPERATION DATE: **NOT REPORTED**

END OPERATION DATE: **NOT REPORTED**

HOURS OF OPERATION: **MON TO FRI, 7 AM - 5 PM**

WASTE ACCEPTED: **NOT REPORTED**

REMAINING CAPACITY: **NOT REPORTED**

FACILITY LINK: [Click Here](#)

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 38**

Distance from Property: 0.464 mi. (2,450 ft.) WSW

Elevation: 120 ft. (Lower than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

### **CONFIRMED CONTAMINANTS OF CONCERN**

**NONE SPECIFIED**

---

[Back to Report Summary](#)

## ***No Further Action Determination (NFA)***

**MAP ID# 38**

Distance from Property: 0.464 mi. (2,450 ft.) WSW  
Elevation: 120 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **60001676**

ENVIROSTOR ID: **60001676**

FACILITY NAME: **SANTA FE INDUSTRIAL MACHINERY MOVERS**

ADDRESS: **6423 CLARA ST.**

**BELL GARDENS, CA 90201**

COUNTY: **LASSEN**

### **FACILITY DETAILS**

PROGRAM TYPE: **EVALUATION**

STATUS: **NO FURTHER ACTION**

STATUS DATE: **12/27/1999**

CALENVIROSCREEN SCORE: **91-95%**

SITE CODE: **NOT REPORTED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 39**

Distance from Property: 0.678 mi. (3,580 ft.) N  
Elevation: 138 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### SITE TYPE DESCRIPTION

**SCHOOL: IDENTIFIES PROPOSED AND EXISTING SCHOOL SITES THAT ARE BEING EVALUATED BY DTSC FOR POSSIBLE HAZARDOUS MATERIALS CONTAMINATION. SCHOOL SITES ARE FURTHER DEFINED AS "CLEANUP" (REMEDIAL ACTIONS OCCURRED) OR "EVALUATION" (NO REMEDIAL ACTION OCCURRED) BASED ON COMPLETED ACTIVITIES. ALL PROPOSED SCHOOL SITES THAT WILL RECEIVE STATE FUNDING FOR ACQUISITION OR CONSTRUCTION ARE REQUIRED TO GO THROUGH A RIGOROUS ENVIRONMENTAL REVIEW AND CLEANUP PROCESS UNDER DTSC'S OVERSIGHT.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 40**

Distance from Property: 0.84 mi. (4,435 ft.) NW

Elevation: 132 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**SCHOOL: IDENTIFIES PROPOSED AND EXISTING SCHOOL SITES THAT ARE BEING EVALUATED BY DTSC FOR POSSIBLE HAZARDOUS MATERIALS CONTAMINATION. SCHOOL SITES ARE FURTHER DEFINED AS "CLEANUP" (REMEDIAL ACTIONS OCCURRED) OR "EVALUATION" (NO REMEDIAL ACTION OCCURRED) BASED ON COMPLETED ACTIVITIES. ALL PROPOSED SCHOOL SITES THAT WILL RECEIVE STATE FUNDING FOR ACQUISITION OR CONSTRUCTION ARE REQUIRED TO GO THROUGH A RIGOROUS ENVIRONMENTAL REVIEW AND CLEANUP PROCESS UNDER DTSC'S OVERSIGHT.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 41**

Distance from Property: 0.972 mi. (5,132 ft.) ESE

Elevation: 133 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**SCHOOL: IDENTIFIES PROPOSED AND EXISTING SCHOOL SITES THAT ARE BEING EVALUATED BY DTSC FOR POSSIBLE HAZARDOUS MATERIALS CONTAMINATION. SCHOOL SITES ARE FURTHER DEFINED AS "CLEANUP" (REMEDIAL ACTIONS OCCURRED) OR "EVALUATION" (NO REMEDIAL ACTION OCCURRED) BASED ON COMPLETED ACTIVITIES. ALL PROPOSED SCHOOL SITES THAT WILL RECEIVE STATE FUNDING FOR ACQUISITION OR CONSTRUCTION ARE REQUIRED TO GO THROUGH A RIGOROUS ENVIRONMENTAL REVIEW AND CLEANUP PROCESS UNDER DTSC'S OVERSIGHT.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

### **CONFIRMED CONTAMINANTS OF CONCERN**

**30001 - ARSENIC**

**30004 - CHLORDANE**

**30006 - DDD**

**30007 - DDE**

**30008 - DDT**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 42**

Distance from Property: 0.99 mi. (5,227 ft.) NE  
Elevation: 156 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### SITE TYPE DESCRIPTION

**EVALUATION: IDENTIFIES SUSPECTED, BUT UNCONFIRMED, CONTAMINATED SITES THAT NEED OR HAVE GONE THROUGH AN INVESTIGATION AND ASSESSMENT PROCESS. IF A SITE IS FOUND TO HAVE CONFIRMED CONTAMINATION, IT WILL CHANGE FROM EVALUATION TO EITHER A STATE RESPONSE OR VOLUNTARY CLEANUP SITE TYPE. SITES FOUND TO HAVE NO CONTAMINATION AT THE COMPLETION OF THE INVESTIGATION AND ASSESSMENT PROCESS RESULT IN A NO ACTION REQUIRED (FOR PHASE 1 ASSESSMENTS) OR NO FURTHER ACTION (FOR PHASE 2 ASSESSMENTS) DETERMINATION.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

PAST USE/S THAT CAUSED THE CONTAMINATION

CONFIRMED CONTAMINANTS OF CONCERN

**NONESPECIFIED - NONE SPECIFIED**

---

[Back to Report Summary](#)

## EnviroStor Cleanup Sites (ENVIROSTOR)

**MAP ID# 43**

Distance from Property: 0.994 mi. (5,248 ft.) NNW

Elevation: 137 ft. (Higher than TP)

### **SITE INFORMATION**

ID #: ASSESSOR'S PARCEL #:

FACILITY LINK: [CLICK HERE](#)

NAME:

ADDRESS:

COUNTY:

SITE SIZE (ACRES):

LEAD AGENCY:

DTSC PROJECT MANAGER:

DTSC SUPERVISOR:

DTSC DIVISION BRANCH:

NPL LISTED: RESTRICTED LAND USE:

SITE TYPE:

### **SITE TYPE DESCRIPTION**

**STATE RESPONSE: IDENTIFIES CONFIRMED RELEASE SITES WHERE DTSC IS INVOLVED IN REMEDIATION, EITHER IN A LEAD OR OVERSIGHT CAPACITY. THESE CONFIRMED RELEASE SITES ARE GENERALLY HIGH-PRIORITY AND HIGH POTENTIAL RISK.**

DTSC's CURRENT INVOLVEMENT AT SITE (as of )

-

### **PAST USE/S THAT CAUSED THE CONTAMINATION**

### **CONFIRMED CONTAMINANTS OF CONCERN**

**30003 - BENZENE**

**30005 - TOTAL CHROMIUM (1:6 RATIO CR VI:CR III)**

**30017 - PERCHLORATE**

**30022 - TETRACHLOROETHYLENE (PCE)**

**30026 - 1,1,1-TRICHLOROETHANE (TCA)**

**30027 - TRICHLOROETHYLENE (TCE)**

**30116 - CARBON TETRACHLORIDE**

**30136 - CHLOROFORM**

**30153 - CHROMIUM VI**

**30192 - 1,1-DICHLOROETHANE**

**30193 - 1,2-DICHLOROETHANE (EDC)**

**30194 - 1,1-DICHLOROETHYLENE**

**30195 - 1,2-DICHLOROETHYLENE (CIS)**

**30246 - 1,4-DIOXANE**

**30384 - METHYLENE CHLORIDE**

**30423 - N-NITROSODIMETHYLAMINE**

**30564 - 1,1,2-TRICHLOROETHANE**

**30571 - 1,2,3-TRICHLOROPROPANE**

## ***EnviroStor Cleanup Sites (ENVIROSTOR)***

[Back to Report Summary](#)

## ***Unlocated Sites Summary***

*This list contains sites that could not be mapped due to limited or incomplete address information.*

*No Records Found*

## ***Environmental Records Definitions - FEDERAL***

### **AIRSAFS**

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

### **BRS**

Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

### **CDL**

Clandestine Drug Laboratory Locations

VERSION DATE: 05/06/19

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

### **DOCKETS**

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

### **EC**

Federal Engineering Institutional Control Sites

VERSION DATE: 06/11/19

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

## ***Environmental Records Definitions - FEDERAL***

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

### **ECHOR09** Enforcement and Compliance History Information

VERSION DATE: 03/09/19

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

### **ERNSCA** Emergency Response Notification System

VERSION DATE: 10/06/19

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

### **FRSCA** Facility Registry System

VERSION DATE: 10/09/19

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

### **HMIRSR09** Hazardous Materials Incident Reporting System

VERSION DATE: 04/14/19

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

## ***Environmental Records Definitions - FEDERAL***

**ICIS** Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/21/19

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

**ICISNPDES** Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

**LUCIS** Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**MLTS** Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

**NPDES09** National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

## ***Environmental Records Definitions - FEDERAL***

**PADS** PCB Activity Database System

VERSION DATE: 09/14/18

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of Polychlorinated Biphenyls (PCB) who are required to notify the U.S. Environmental Protection Agency of such activities.

**PCSR09** Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

**RCRASC** RCRA Sites with Controls

VERSION DATE: 09/12/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

**SEMSLIENS** SEMS Lien on Property

VERSION DATE: 08/13/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

**SFLIENS** CERCLIS Liens

VERSION DATE: 06/08/12

## ***Environmental Records Definitions - FEDERAL***

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

**SSTS**                      Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

**TRI**                      Toxics Release Inventory

VERSION DATE: 12/31/17

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

**TSCA**                      Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

**RCRAGR09**                      Resource Conservation & Recovery Act - Generator

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers

## ***Environmental Records Definitions - FEDERAL***

to facilities currently generating hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

### **RCRANGR09**

Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

### **ALTFUELS**

Alternative Fueling Stations

VERSION DATE: 03/01/19

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

### **FEMAUST**

FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

### **HISTPST**

Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

### **ICISCLEANERS**

Integrated Compliance Information System Drycleaners

VERSION DATE: 09/21/19

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data:

## Environmental Records Definitions - FEDERAL

812320, 812331, and/or 812332.

**MRDS** Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

**MSHA** Mine Safety and Health Administration Master Index File

VERSION DATE: 03/15/19

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

**BF** Brownfields Management System

VERSION DATE: 07/10/19

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

**DNPL** Delisted National Priorities List

VERSION DATE: 08/13/19

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

**NLRRCRAT** No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 08/19/19

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United

## ***Environmental Records Definitions - FEDERAL***

States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

**ODI** Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

**RCRAT** Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

**SEMS** Superfund Enterprise Management System

VERSION DATE: 08/15/19

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

**SEMSARCH** Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 08/15/19

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

**SMCRA** Surface Mining Control and Reclamation Act Sites

VERSION DATE: 03/19/19

## ***Environmental Records Definitions - FEDERAL***

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

### **USUMTRCA**

Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

### **DOD**

Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

### **FUDS**

Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

### **FUSRAP**

Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE

## ***Environmental Records Definitions - FEDERAL***

evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

### **NLRRCRAC**

No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 08/19/19

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

### **NMS**

Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

### **NPL**

National Priorities List

VERSION DATE: 08/13/19

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

### **PNPL**

Proposed National Priorities List

VERSION DATE: 08/13/19

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

### **RCRAC**

Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA)

## ***Environmental Records Definitions - FEDERAL***

the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

### **RCRASUBC**

Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

### **RODS**

Record of Decision System

VERSION DATE: 08/13/19

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

## ***Environmental Records Definitions - STATE (CA)***

**CDL** Clandestine Drug Labs

VERSION DATE: 06/30/18

The California Department of Toxic Substance Control (DTSC) maintains this listing of illegal drug laboratories. DTSC maintains a limited cost-tracking database to manage and pay appropriate contractor invoices for removal costs. The data source is an expenditure report with the contractors' invoice information and the reported removal action locations. The reported location information may or may not include the actual location of the illegal drug lab for several reasons. First, DTSC receives the location information verbally from law enforcement or local environmental health officials in the initial request for emergency support. Second, DTSC does not verify the information received and does not perform "data cleaning" or other measures to ensure data quality. Third, the location information may not be the actual location of an illegal drug lab or any hazardous substance release to the environment. The initial report may have provided the location of the nearest identifiable address to an illegal drug lab or mobile lab or abandonment of illegal drug lab wastes, or a nearby meeting location for the contractor. Please note the DTSC does not guarantee the accuracy of the address or location information or the condition of the location listed. The listing of an address or location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the address or location either requires or does not require additional cleanup work or mitigation action.

**CHMIRS** California Hazardous Material Incident Report System

VERSION DATE: 05/15/19

The California Hazardous Material Incident Report System list is maintained by the California Governor's Office of Emergency Services (OES). This list contains all spills called in to the California OES Warning Center for a specific year since 1993.

**DTSCDR** DTSC Deed Restrictions

VERSION DATE: 09/25/19

The California Department of Toxic Substances Control (DTSC) maintains this list of sites with deed restrictions. According to the DTSC, restricted land use indicates whether the site or area within the site has an environmental restriction recorded and/or other institutional control preventing certain types of land use or activities. The land use restrictions listed under the site management requirements are only an abbreviated summary of the land use restrictions, and may not encompass all restrictions and notification requirements placed on a property. For complete land use restriction information please contact the DTSC to review associated Land Use Restriction documents.

**EMI** Emissions Inventory Data

VERSION DATE: 12/31/17

This list of Emissions Inventory Data is maintained by the California Environmental Protection Agency California Environmental Agency Air Resources Board. This list includes criteria pollutant data and toxic data. Please note gas stations, print shops, autobody shops, and dry cleaners are not included in this list.

## ***Environmental Records Definitions - STATE (CA)***

**HWTS** Hazardous Waste Tanner Summary

VERSION DATE: 12/31/17

The Hazardous Waste Tanner Summary is maintained by the California Department of Toxic Substances Control (DTSC). This list includes data extracted from the copies of hazardous waste manifests received each year by the DTSC.

**LDS** Land Disposal Sites

VERSION DATE: 10/02/19

This list of Land Disposal sites (Landfills) is a subset of the GeoTracker Cleanup Sites database, maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = Land Disposal Site.

**LIENS** Recorded Environmental Cleanup Liens

VERSION DATE: 05/17/19

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

**MCS** Military Cleanup Sites

VERSION DATE: 10/02/19

This list of Military sites is a subset of the GeoTracker Cleanup Sites database maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = Military Cleanup Sites. This list includes : Military UST sites; Military Privatized sites; and Military Cleanup sites (formerly known as DoD non UST).

**NPDES** National Pollutant Discharge Elimination System Facilities

VERSION DATE: 08/28/19

This list of active, historical, and terminated National Pollutant Discharge Elimination System Facilities permits is maintained by the California Environmental Protection Agency State Water Resources Control Board. This data includes storm water general permit enrollees that are active or have been active within the past three years. Please note there can be multiple listings for a single permit due to multiple dischargers, multiple facilities, and/or multiple address listings. Please use the Regulatory Measure ID to identify duplicates, as this is a unique identifier for each permit.

**WTHAULERS** Registered Waste Tire Haulers

VERSION DATE: 09/30/19

## ***Environmental Records Definitions - STATE (CA)***

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

**ABST** Above Ground Storage Tanks

VERSION DATE: 09/05/19

This database, provided by the California Environmental Protection Agency's (CalEPA) Regulated Site Portal, contains aboveground petroleum storage tank facilities originating from the California Environmental Reporting System (CERS). These facilities store petroleum in aboveground storage tanks with oversight by local agencies. As of January 1, 2008, Assembly Bill No. 1130 of the Aboveground Petroleum Storage Act (APSA) authorized the Certified Unified Program Agencies to implement and administer the requirements of the APSA. CalEPA Data Disclaimer: Information displayed in the portal is collected from separate agency databases and displayed unaltered. Information that is considered confidential, trade secret, or is otherwise protected by the agency that manages the database is not loaded into the portal. For more detail about information displayed in the portal, please visit the data source sites. Please refer to AST2007 database for aboveground storage tank information obtained from the California State Water Resources Control Board prior to 2008 APSA requirements.

**AST2007** Aboveground Storage Tanks Prior to January 2008

VERSION DATE: 12/01/07

This database contains aboveground storage tank facilities registered with the California State Water Resources Control Board (SWRCB) between 2007 and 2003. Since 2006, tanks were required to contain a minimum (even as cumulative) of 1320 gallons to be in the program. As of January 1, 2008, the SWRCB no longer maintains a list of registered aboveground storage tanks, due to effective Assembly Bill No. 1130 (Laird) of the Aboveground Petroleum Storage Act (APSA). This Bill authorized the Certified Unified Program Agencies to implement and administer the requirements of the APSA. Please refer to ABST database as a current source for aboveground petroleum storage tank data.

**CLEANER** Dry Cleaner Facilities

VERSION DATE: 06/13/19

This list of dry cleaners is maintained by the California Department of Toxic Substances Control (DTSC). Data is extracted from the DTSC Hazardous Waste Tracking System. This list includes dry cleaner facilities that have registered EPA identification numbers. These facilities are categorized by SIC codes (7211, 7212, 7213, 7215, 7216, 7217, 7218, 7219). This database may also include facilities other than dry cleaners who also register with these same NAICS Codes. Not all companies report their NAICS/SIC Codes to the DTSC, therefore this database may exclude registered dry cleaner facilities with incomplete classification information.

**DTSCHWT** DTSC Registered Hazardous Waste Transporters

VERSION DATE: 10/27/19

The California Department of Toxic Substances Control maintains this list of Registered Hazardous Waste

## Environmental Records Definitions - STATE (CA)

Transporters.

**HISTUST** Historical Underground Storage Tanks

VERSION DATE: 12/31/87

The Hazardous Substance Storage Container Database is a historical list of Underground Storage Tank sites, compiled from tank survey and registration information collected at one time between 1984 and 1987 by the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials.

**MINES** Mines Listing

VERSION DATE: 10/21/19

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

**MWMP** California Medical Waste Management Program Facility List

VERSION DATE: 05/02/19

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

**SLIC** Spills, Leaks, Investigation & Cleanup Recovery Listing

VERSION DATE: 08/13/19

This list of Spills, Leaks, Investigation & Cleanup Recovery sites is maintained by the California Regional Water Quality Control Board (RWQCB). This list all "non-federally owned" sites that are regulated under the State Water Resources Control Board's Site Cleanup Program and/or similar programs conducted by each of the nine Regional Water Quality Control Boards. Cleanup Program Sites are also commonly referred to as "Site Cleanup Program sites". Cleanup Program Sites are varied and include but are not limited to pesticide and fertilizer facilities, rail yards, ports, equipment supply facilities, metals facilities, industrial manufacturing and maintenance sites, dry cleaners, bulk transfer facilities, refineries, mine sites, landfills, RCRA/CERCLA cleanups, and some brownfields. Unauthorized releases detected at Cleanup Program Sites are highly variable and include but are

## ***Environmental Records Definitions - STATE (CA)***

not limited to hydrocarbon solvents, pesticides, perchlorate, nitrate, heavy metals, and petroleum constituents, to name a few.

**SWEEPS** Statewide Environmental Evaluation and Planning System

VERSION DATE: 10/01/94

The Statewide Environmental Evaluation and Planning System (SWEEPS) contains a historical listing of active and inactive underground storage tank locations from the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials. Refer to CUPA listing for source of current data.

**USTCUPA** Underground Storage Tanks

VERSION DATE: 10/15/19

The California State Water Resources Control Board maintains this list of permitted underground storage tanks. Permitted Underground Storage Tank (UST) Facilities includes facilities at which the owner or operator has been issued a permit to operate one or more USTs by the local permitting agency. Permitted UST Facilities are imported weekly from the California Environmental Reporting System (CERS).

**BF** Brownfield Sites

VERSION DATE: 08/25/19

This database of Brownfield Memorandum of Agreement (MOA) sites is maintained by the California Environmental Protection Agency. The California Department of Toxic Substances Control (CTSC), the State Water Resources Control Board, and the Regional Water Quality Control Boards (RWQCBs) agreed to a Brownfield Memorandum of Agreement (MOA). The MOA limits the oversight of a brownfields site to one agency, establishes procedures and guidelines for identifying the lead agency, calls for a single uniform site assessment procedure, requires all cleanups to address the requirements of the agencies, defines roles and responsibilities, provides for ample opportunity for public involvement, commits agencies to review time frames, and commits agencies to coordinate and communicate on brownfields issues. The Brownfield MOA site list is obtained from the State Water Resources Control Board GeoTracker online database. This list contains both open and completed sites.

**CALSITES** CALSITES Database

VERSION DATE: 05/01/04

This historical database was maintained by the Department of Toxic Substance Control for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

**CLEANUPSITES** GeoTracker Cleanup Sites

VERSION DATE: 10/02/19

## ***Environmental Records Definitions - STATE (CA)***

This list of GeoTracker Cleanup Sites is maintained by the California State Water Resources Control Board. The database contains contaminated sites that impact groundwater or have the potential to impact ground water, including sites that require cleanup, such as Leaking Underground Storage Tank Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites. GeoTracker portals retrieve records and view integrated data sets from multiple State Water Board programs and other agencies.

### **CORTESE** Cortese List

VERSION DATE: 10/14/19

This list of hazardous waste and substances sites (Cortese List) is maintained by the California Department of Toxic Substances Control (DTSC). DTSC's Brownfields and Environmental Restoration Program (Cleanup Program) EnviroStor database provides DTSC's component of Cortese List data by identifying Annual Workplan (now referred to State Response and/or Federal Superfund), and Backlog sites listed under Health and Safety Code section 25356. In addition, DTSC's Cortese List includes Certified with Operation and Maintenance sites. The list, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with the California Environmental Quality Act (CEQA). Because this statute was enacted over twenty years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information to be included in the Cortese List does not exist.

### **DROP** Listing of Certified Dropoff, Collection, and Community Service Programs

VERSION DATE: 09/30/19

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

### **ERAP** Expedited Removal Action Program Sites

VERSION DATE: 10/10/19

This list of Expedited Removal Action Program Sites is a subset of the EnviroStor database, maintained by the California Department of the Toxic Substance Control. Sites are queried from Envirostor by site type = State Response ERAP.

### **HISTCORTESE** Historical Cortese List

VERSION DATE: 11/02/02

This historical listing includes hazardous waste and substances sites designated by the State Water Resources Control Board, the Integrated Waste Board, and the Department of Toxic Substance Control. The Cortese List was utilized by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. See CACORTESE

## ***Environmental Records Definitions - STATE (CA)***

for an updated version of this database.

**LUST** Leaking Underground Storage Tanks

VERSION DATE: 10/02/19

This list of leaking underground storage tanks is a subset of the GeoTracker Cleanup Sites database maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = LUST Cleanup Site.

**NFA** No Further Action Determination

VERSION DATE: 09/09/19

This list of No Further Action (NFA) sites is maintained by the California Department of Toxic Substances Control. NFA identifies sites where a Phase I Environmental Assessment was completed and resulted in a no action required determination. Please refer to ENVIROSTOR for current No Further Action sites.

**NFE** Sites Needing Further Evaluation

VERSION DATE: 09/09/19

This list of Inactive - Needs Evaluation sites is maintained by the California Department of Toxic Substances Control. These are unconfirmed contaminated properties that need further assessment. This data is queried from the Department of Toxic Substances Control Envirostor online database.

**PROC** Listing of Certified Processors

VERSION DATE: 08/05/19

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**REF** Referred to Another Local or State Agency

VERSION DATE: 09/10/19

This Referred to Another Local or State Agency list, maintained by the California Department of Toxic Substances Control (DTSC), contains properties where contamination has not been confirmed and which were determined as not requiring direct Department of Toxic Substance Control Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency. This data is extracted from the DTSC Envirostor online database and is queried by Status = "Refer state and local agencies".

**SWIS** Solid Waste Information System Sites

VERSION DATE: 09/30/19

## ***Environmental Records Definitions - STATE (CA)***

This list of Solid Waste Information System Sites is extracted from the Solid Waste Information System (SWIS) database, maintained by the California Department of Resources Recycling and Recovery. The SWIS database includes information on solid waste facilities, operations, and disposal sites located in California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

**SWRCY** Recycling Centers

VERSION DATE: 08/07/19

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**VCP** Voluntary Cleanup Program

VERSION DATE: 10/10/19

This list of Voluntary Cleanup Sites is a subset of the Envirostor database maintained by the California Department of Toxic Substance Control. Sites are queried from Envirostor by site type = Voluntary Cleanup.

**WMUDS** Waste Management Unit Database

VERSION DATE: 01/01/00

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

**ENVIROSTOR** EnviroStor Cleanup Sites

VERSION DATE: 10/10/19

This list of Envirostor Cleanup Sites is maintained by the California Department of Toxic Substances Control (DTSC). DTSC has developed the EnviroStor database system to evaluate and track sites with confirmed or potential contamination and sites where further investigation may be necessary. This EnviroStor database of cleanup sites contains the following: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites.

**ENVIROSTORPCA** EnviroStor Permitted and Corrective Action Sites

VERSION DATE: 10/16/19

The California Department of Toxic Substance Control maintains this list of Hazardous Waste sites in their Envirostor online database. This list contains: 1) data pertaining to the Hazardous Waste Sites tracked in

## ***Environmental Records Definitions - STATE (CA)***

Envirostor; 2) the completed activities for Hazardous Waste Units; 3) the completed activities for Hazardous Waste Units undergoing closure; 4) completed maintenance activities; 5) the various "aliases" for a project (Some examples are: alt project name, alt address, EPA ID, etc.).

### **TOXPITS**

Toxic Pits Cleanup Act Sites

VERSION DATE: 07/01/95

Toxic Pits are sites with possible contamination of hazardous substances where cleanup is necessary. This listing is no longer updated by the State Water Resources Control Board.

## ***Environmental Records Definitions - LOCAL***

**LAFDHMS** City of Los Angeles CUPA Hazardous Materials Sites

VERSION DATE: 06/01/19

The City of Los Angeles Fire Department provides this list of active and inactive hazardous material sites.

**LAHMS** Los Angeles County Hazardous Materials System

VERSION DATE: 02/16/06

The Los Angeles County Department of Public Works maintains this listing of Industrial Waste and Underground Storage Tank sites.

**LASM** Los Angeles County Site Mitigation List

VERSION DATE: 07/15/19

The Los Angeles County Site Mitigation List is maintained by the County of Los Angeles Fire Department.

**LACCUPA** Los Angeles County CUPA

VERSION DATE: 09/26/19

This list of Los Angeles County industrial waste and underground storage tank sites managed by the Los Angeles County Department of Public Works CUPA. Closed, permitted, remediated, and suspended permits are all included in this list.

**LAFDAST** City of Los Angeles CUPA Above Ground Petroleum Storage Tanks

VERSION DATE: 06/03/19

The City of Los Angeles Fire Department provides this list of active and inactive aboveground storage tanks.

**LAFDUST** City of Los Angeles CUPA Underground Storage Tanks

VERSION DATE: 06/03/19

The City of Los Angeles Fire Department maintains this list of active and inactive underground storage tanks.

**WIP** Well Investigations Program Case List

VERSION DATE: 07/01/09

The Well Investigations Case List for the San Gabriel and San Fernando Valley Cleanup Programs is maintained by the State Water Resources Control Board.

## ***Environmental Records Definitions - LOCAL***

### **LASWF**

Los Angeles County Solid Waste Facilities

VERSION DATE: 09/15/19

This list of Los Angeles County permitted solid waste sites, closed landfills, and historical dumpsites is maintained by the Los Angeles County Department of Public Works. Sites are extracted from the Solid Waste Information Management System (SWIMS) online database.

### **AOC**

San Gabriel Valley Areas of Concern

VERSION DATE: 01/01/06

A listing of the San Gabriel Valley Superfund Sites located in Los Angeles County with Volatile Organic Compound groundwater contamination.

## ***Environmental Records Definitions - TRIBAL***

**USTR09**                      Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/08/19

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

**LUSTR09**                      Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/08/19

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

**ODINDIAN**                      Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

**TORRESDUMPSITES**                      Illegal Dump Sites on the Torres Martinez Reservation

VERSION DATE: 10/29/07

This listing of illegal dump site locations on the Torres Martinez Reservation is maintained by the United States Environmental Protection Agency, Region IX. These dump sites contain unlawfully discarded household waste such as landscaping and wood wastes with no known soil or groundwater contamination. A majority of the sites have already been cleaned up through the collaborative efforts of the EPA, The California Integrated Waste Management Board and the Torres Martinez Tribe.

**INDIANRES**                      Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

## **APPENDIX G AIR QUALITY, ENERGY, GHG, AND NOISE STUDY**

# **AIR QUALITY, ENERGY, GREENHOUSE GAS, AND NOISE STUDY**

## **WATER WELL IMPROVEMENT PROJECT**

### **FLORENCE PLACE AND EMIL AVENUE**

### **BELL GARDENS, CALIFORNIA**



**PREPARED FOR:**

**CITY OF BELL GARDENS  
PUBLIC WORKS DEPARTMENT  
7100 GARFIELD AVENUE  
BELL GARDENS, CALIFORNIA 90201**

**PREPARED BY:**

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

**FEBRUARY 10, 2020**

BELG 006

**THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.**

## TABLE OF CONTENTS

Section	Page
1.0 Introduction.....	5
2.0 Project Site Location.....	5
3.0 Environmental Setting .....	8
4.0 Project Description .....	11
5.0 Air Quality Analysis .....	12
6.0 Energy Analysis .....	21
7.0 Greenhouse Gas Emissions Analysis .....	22
8.0 Noise Analysis.....	25
Appendix A – Air Quality Worksheets .....	37
Appendix B – Noise Worksheets .....	62

**THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.**

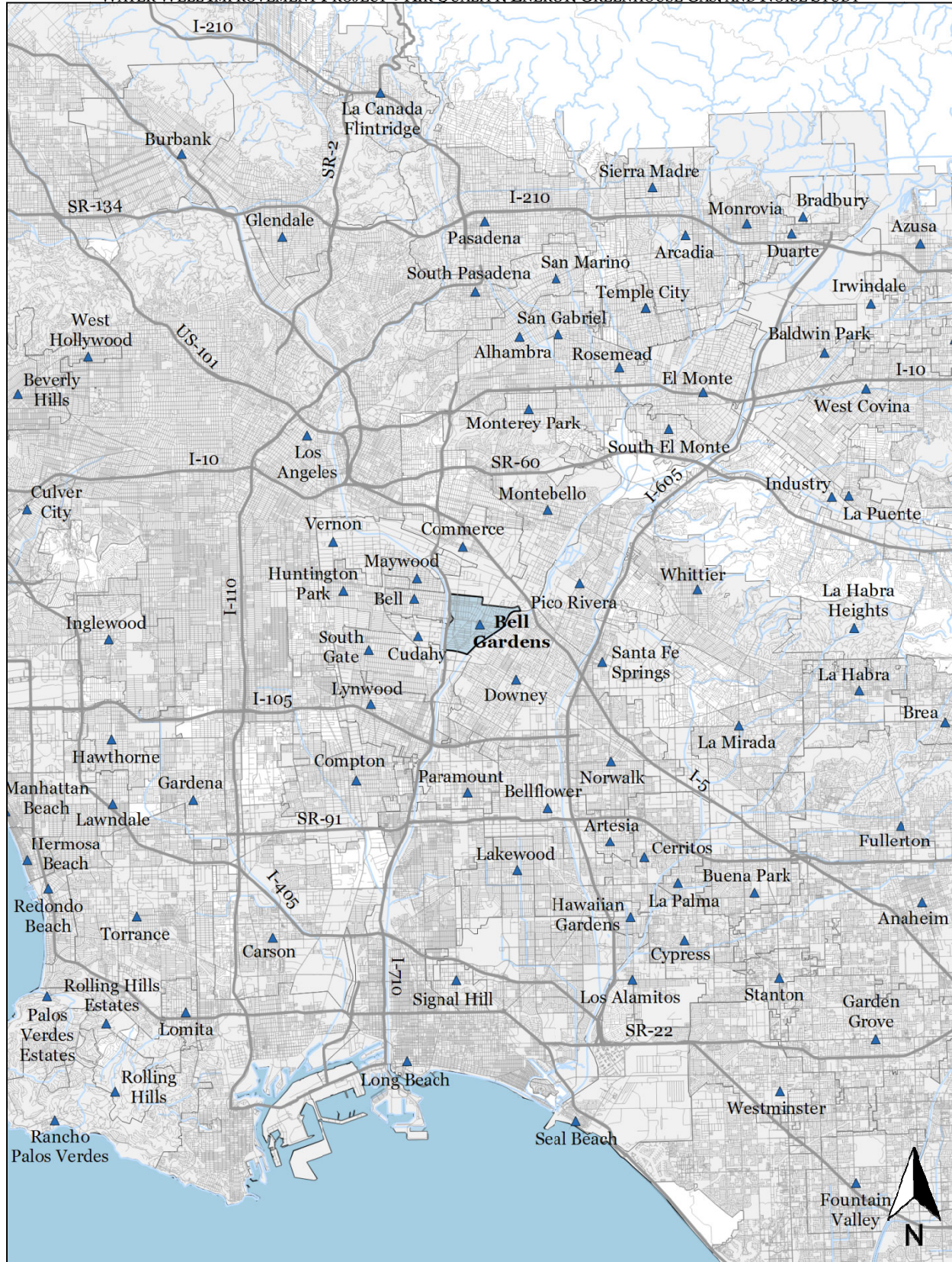
## 1. INTRODUCTION

The purpose of this report is to provide an air quality, energy, greenhouse gas, and noise study related to the improvement of the existing City-owned water well pump, the construction of new water wells, and the installation of a new reservoir tank. The City of Bell Gardens is contemplating three different project alternative concepts. These three alternatives include different reservoir tank sizes, locations, and tank composition. The affected area includes 11 parcels totaling approximately 79,588 square feet (1.82 acres) in size. The project area is located along the north side of Florence Place and the west side of Emil Avenue in the City of Bell Gardens. A more detailed description of the proposed project is provided herein in Section 4. This report consists of the following sections:

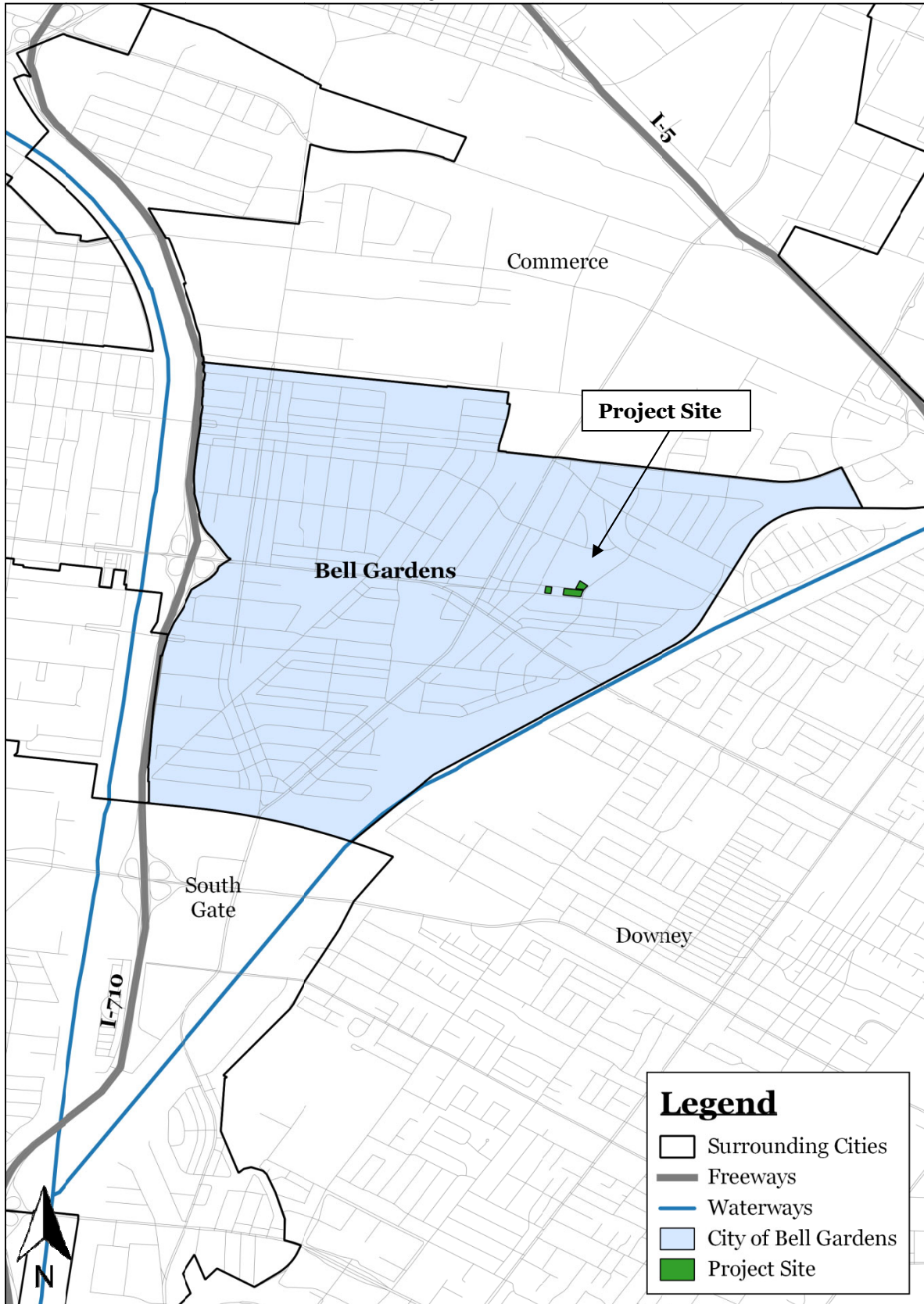
- *Section 1 - Introduction*, provides an overview of the report's format and content.
- *Section 2 - Project Site Location*, describes the project location.
- *Section 3 - Environmental Setting*, describes the project's environmental setting in which the proposed project site is located.
- *Section 4 - Project Description*, includes an overview of the proposed project.
- *Section 5 - Air Quality Analysis*, evaluates the potential air quality impacts associated with the construction and subsequent occupancy of the proposed project. The analysis considers both the long-term (operational) and short-term (construction-related) air quality impacts.
- *Section 6 - Energy Analysis*, evaluates the potential construction and operational energy consumption.
- *Section 7 - Greenhouse Gas (GHG) Emissions Analysis*, discusses the potential GHG emissions impacts associated with the proposed project's construction and subsequent occupancy.
- *Section 8 - Noise Analysis*, discusses the potential noise impacts associated with the proposed project's construction and subsequent occupancy.
- *Section 9 - Summary and Conclusions*, includes a summary of the project and analysis and presents the findings of the analysis.

## 2. PROJECT SITE LOCATION

The project area is located within the northeastern portion of the City of Bell Gardens and is located along the north side of Florence Place and the west side of Emil Avenue. The City of Bell Gardens is located approximately eight miles southeast of Downtown Los Angeles. The City of Bell Gardens is bound on the north by the City of Commerce; on the south by the City of South Gate; on the east by the City of Downey; and on the west by the cities of Bell and Cudahy. Regional access to the City of Bell Gardens is provided by the Long Beach Freeway (I-710), which extends along the City's western boundary in a north to south orientation. The location of Bell Gardens in a regional context is shown in Exhibit 1, while a citywide map is provided in Exhibit 2.



**EXHIBIT 1**  
**REGIONAL LOCATION MAP**  
 Source: Quantum GIS



**EXHIBIT 2**  
**CITYWIDE MAP**  
Source: Quantum GIS

As indicated previously, the project area encompasses a total of 11 parcels which are shown in Exhibit 4. Major roadways in the vicinity of the project area include Gage Avenue, located 0.47 miles north of the project area; Florence Avenue, located 0.30 miles south of the project area; Paramount Boulevard, located 1.22 miles east of the project area; and Garfield Avenue, located 0.19 miles west of the project area.

### 3. ENVIRONMENTAL SETTING

The project area is located along the north side of Florence Place and the west side of Emil Avenue. The affected parcels are currently covered over in grass. The surrounding land uses are described in detail below:<sup>1</sup>

- *North of the site.* Land uses located to the north of the project area include the Bell Gardens Boys and Girls Club and Bell Gardens Veterans Park.
- *South of the site.* Florence Place extends along the south side of the project area. A mix of single family and multiple family (duplex and triplex) units occupy frontage along the south side of Florence Place.
- *East of the site.* Emil Avenue extends along the east side of the project area. Multiple family units consisting of triplexes and duplexes occupy frontage along the east side of Emil Avenue.
- *West of the site.* Perry Road extends along the project area's west side. BBB Market is located along the northwest corner of the Perry Road and Florence Place intersection.

The 1.82-acre project site consists of the following eleven Assessor Parcel Numbers (APNs): 6358-016-909; 6358-016-904; 6358-016-902; 6358-016-910; 6358-016-907; 6358-016-913; 6358-016-914; 6358-016-911; 6358-017-910; 6358-017-911; and, 6358-017-913. The aforementioned parcels are City-owned land and are landscaped with turf. In addition, numerous mature trees are located on-site. The area's location in a local context is depicted in Exhibit 3. The project area is divided into three subareas referred to as Subarea A, Subarea B, and Subarea C, which are shown in Exhibit 4.

- *Subarea A.* Parcels 6358-016-902; 6358-016-910; 6358-016-907; 6358-016-913; 6358-016-914; and 6358-016-911 are located between the public skate park and Emil Avenue.
- *Subarea B.* Parcels 6358-016-909 and 6358-016-904 are located in the western portion of the project area and are located in between the existing City-owned water well and the public skate park.
- *Subarea C.* Parcels 6358-017-910, 6358-017-911, and 6358-017-913 are located in the northeast portion of the planning area and occupy frontage exclusively along the west side of Emil Avenue.

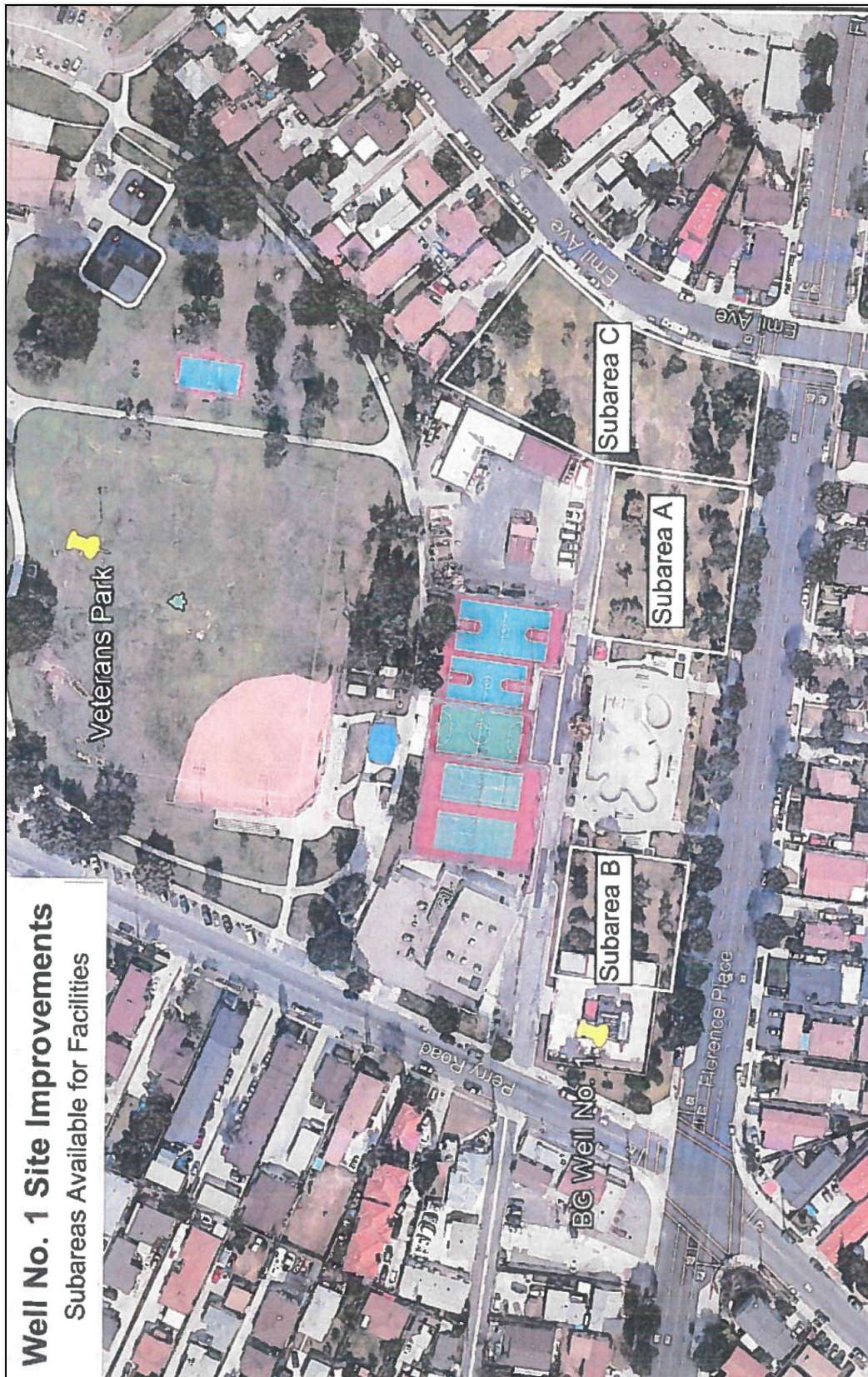
An alley separates the Subarea A, Subarea B, and the majority of Subarea C from Bell Gardens Veterans Park as shown in Exhibit 3 and Exhibit 4.

---

<sup>1</sup> Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on January 21, 2020.



**EXHIBIT 3**  
**LOCAL MAP**  
Source: Quantum GIS



**EXHIBIT 4**  
**AERIAL PHOTOGRAPH ILLUSTRATING SUBAREAS**  
Source: Quantum GIS

## 4. PROJECT DESCRIPTION

The proposed project involves a planned improvement to the existing City-owned water well pump, the construction of new water wells, and the installation of a new reservoir tank. The City of Bell Gardens is contemplating three different project alternatives in an area that encompasses 1.82 acres and 11 parcels. These three alternatives revolve around reservoir tank sizes, tank locations, and tank composition. The project will consist of the following elements:

- *Alternative 1.* The first alternative involves the construction of a 1.48-million-gallon rectangular tank. This tank will have a height of 24 feet and will be located within Subarea B. In addition, a 1,500-square-foot pad for a pump station and surge tank will be installed south of the existing City-owned water well. This pad will occupy frontage along the north side of Florence Place. Lastly, three alternative new well sites are proposed within subareas A and C.
- *Alternative 2.* The second alternative involves the construction of a 1.41-million-gallon cylindrical concrete tank. This tank will have a height of 24 feet, a diameter of 100 feet, and will be located within Subarea B. In addition, a 1,500-square foot pad for a pump station and surge tank will be installed south of the existing City-owned water well. This pad will occupy frontage along the north side of Florence Place. Lastly, three alternative new well sites are proposed within subareas A and C.
- *Alternative 3.* The third alternative involves the construction of a 2.0-million-gallon cylindrical steel tank. This tank will have a height of 24 feet, a diameter of 120 feet, and will be located within Subarea A. In addition, a 1,500 square-foot pad for a pump station and surge tank will be installed in between the public skate park and steel tank. Lastly, three alternative new well sites are proposed within subareas A and C.

The air quality and noise analysis analyzed Alternative 3 since it represented the larger reservoir tank (2.0 million gallon capacity), pump station, and water wells. The project is summarized in Table 1.

**Table 1**  
**Project Summary Table**

Project Element	Description
Site Area	1.82 acres (79,279 square feet).
Alternative No. 1 Tank	1.48-million-gallon rectangular tank within Subarea B.
Alternative No. 1 Pump Station	1,500 square-foot pad for a pump station and surge tank located south of the existing City-owned water well.
Alternative No. 1 Well Sites	3 alternative new well sites proposed within subareas A and C.
Alternative No. 2 Tank	1.41-million-gallon circular concrete tank within Subarea B.
Alternative No. 2 Pump Station	1,500 square-foot pad for a pump station and surge tank located south of the existing City-owned water well.
Alternative No. 2 Well Sites	3 alternative new well sites proposed within subareas A and C.
Alternative No. 3 Tank	2.0-million-gallon circular steel tank within Subarea A.
Alternative No. 3 Pump Station	1,500 square-foot pad for a pump station and surge tank located between the public skate park and steel tank.
Alternative No. 3 Well Sites	3 alternative new well sites proposed within subareas A and C.

Source: Infrastructure Engineers

The construction phases for the proposed project were assumed to take approximately 15 months to complete for purposes of estimating the short-term (construction-related) air quality impacts. The key construction phases are outlined below:

- *Phase I - Site Preparation.* The project area will be readied for the construction of the project. This phase will take approximately one month to complete. During this construction phase, the following equipment will be assumed to be operating on-site: one tractor, two loaders, two backhoes, and three rubber tires dozers. Each piece of equipment would operate eight hours on a work day.
- *Phase II - Installation of Tank, Control Equipment, and Installation of Yard Piping to Tanks.* The tank will be assembled and installed during this phase. Tank piping will also be installed. This phase is expected to last for approximately eight months. During this construction phase, the following equipment will be assumed to be operating on-site: two excavators, one tractor, one loader, one backhoe, and three forklifts. Each piece of equipment would operate eight hours on a work day.
- *Phase III – Installation of Pump Station, Piping from Tanks to Pump Station and Discharge, Final Grading, and Drainage.* This phase will involve the installation of the pump house and piping. This phase will take approximately five months to complete. During this construction phase, the following equipment will be assumed to be operating on-site: one crane, one loader, three forklifts, and one tractor. Each piece of equipment would operate eight hours on a work day.

## 5. AIR QUALITY IMPACT ANALYSIS

### THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant environmental impact on air quality, if it results in any of the following:

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

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the following criteria pollutants:

- *Ozone ( $O_3$ )* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).

- *Carbon monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO<sub>2</sub>)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO<sub>2</sub> is formed when nitric oxide (a pollutant from internal combustion) combines with oxygen.
- *Sulfur dioxide (SO<sub>2</sub>)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children.
- *PM<sub>10</sub> and PM<sub>2.5</sub>* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation.

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

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>;
- 55 pounds per day of PM<sub>2.5</sub>; or,
- 150 pounds per day of sulfur oxides.

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

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>;
- 55 pounds per day of PM<sub>2.5</sub>; or,
- 150 pounds per day of sulfur oxides.

## ENVIRONMENTAL ANALYSIS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? • Less than Significant Impact.*

The project site is located within the South Coast Air Basin (SCAB), which covers a 6,600 square-mile area within Los Angeles, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County.<sup>2</sup> Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).<sup>3</sup> The most recent AQMP was adopted in 2017 and was jointly prepared with

---

<sup>2</sup> South Coast Air Quality Management District, *Final 2016 Air Quality Plan*. Adopted March 2017.

<sup>3</sup> Ibid.

the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).<sup>4</sup> The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-hour PM<sub>2.5</sub> Federal health standard and a proposed plan of action to reduce ground-level ozone. The primary criteria pollutants that remain non-attainment in the local area include PM<sub>2.5</sub> and ozone.

Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP: *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation and *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.<sup>5</sup>

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 2). In addition, the project's operational emissions will be well within the emissions projections for the City of Bell Gardens identified in the most recent AQMP.

Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP. The project is designed to replace an existing obsolete reservoir with new well and water reservoir storage facilities that meet current requirements. The proposed upgrades will not result in any growth inducing impacts since it is a replacement facility.

Projects that are consistent with the projections of employment and population forecasts identified in the Regional Comprehensive Plan (RCP) prepared by the SCAG are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP. The proposed project will not violate any regional growth projections identified in the Growth Forecast Appendix prepared by SCAG because the project will involve an upgrade to an existing utility. The proposed project will not result in an increase in housing units, population, or employment in the City. As a result, the proposed project will not be in conflict with Consistency Criteria 2 since it will not affect any regional population, housing, and employment projections prepared for the City of Bell Gardens.

Since the proposed project will not be in violation of either Consistency Criteria, the project's potential impacts are considered to be less than significant.

---

<sup>4</sup> South Coast Air Quality Management District, *Final 2016 Air Quality Plan*. Adopted March 2017.

<sup>5</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

*B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? • Less than Significant Impact with Mitigation.*

The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod V.2016.3.2) developed for the SCAQMD. The project's construction would include site preparation, construction, and the finishing of the project (paving and painting). As shown in Table 2, the maximum daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant.

**Table 2**  
**Estimated Daily Construction Emissions**

Construction Phase	ROG	NO <sub>2</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation (on-site)	1.74	19.32	9.82	0.02	6.24	3.71
Site Preparation (off-site)	0.04	0.03	0.38	--	0.11	0.03
<b>Total Site Preparation</b>	<b>1.78</b>	<b>19.35</b>	<b>10.20</b>	<b>0.02</b>	<b>6.35</b>	<b>3.74</b>
Grading (on-site)	2.40	25.88	13.32	0.03	10.43	6.12
Grading (off-site)	0.06	0.04	0.57	--	0.17	0.05
<b>Total Grading</b>	<b>2.46</b>	<b>25.92</b>	<b>13.89</b>	<b>0.03</b>	<b>10.60</b>	<b>6.17</b>
Building Construction (on-site)	2.75	22.58	24.62	0.04	1.19	1.12
Building Construction (off-site)	0.03	0.21	0.27	--	0.08	0.02
<b>Total Building Construction</b>	<b>2.78</b>	<b>22.79</b>	<b>24.89</b>	<b>0.04</b>	<b>1.27</b>	<b>1.14</b>
Paving (on-site)	0.69	6.77	8.81	0.01	0.35	0.32
Paving (off-site)	0.05	0.03	0.45	--	0.15	0.04
<b>Total Paving</b>	<b>0.74</b>	<b>6.80</b>	<b>9.26</b>	<b>0.01</b>	<b>0.50</b>	<b>0.36</b>
Architectural Coatings (on-site)	1.15	1.41	1.81	--	0.08	0.08
Architectural Coatings (off-site)	--	--	0.03	--	0.01	--
<b>Total Architectural Coatings</b>	<b>1.15</b>	<b>1.41</b>	<b>1.84</b>	<b>--</b>	<b>0.09</b>	<b>0.08</b>
<b>Maximum Daily Emissions</b>	<b>2.78</b>	<b>25.92</b>	<b>24.89</b>	<b>0.04</b>	<b>10.59</b>	<b>6.16</b>
<b>Daily Thresholds</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>

Source: California Air Resources Board CalEEMod [computer program].

Since the project area is located in a non-attainment area for ozone and particulates and because of the proximity to sensitive receptors, the following mitigation measures have been provided as a means to further reduce potential construction-related emissions:

- All unpaved demolition and construction areas shall be watered three times a day during excavation, grading, and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Soil stabilizers shall also be used to control on-site fugitive dust. Watering could reduce fugitive dust by as much as 60 percent.
- All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage on adjacent streets during transport.
- All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

- The contractors shall adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational and will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project will include mobile emissions associated with vehicular traffic which will be minimal and will be limited to occasional site visits associated with routine maintenance. The proposed project will also result in *indirect* operational emissions derived from the *off-site* production and *on-site* consumption of the energy needed to power the pumps, security lighting, and other equipment. Once operational, the pumps and other machinery are estimated to consume a limited amount of electricity. The analysis of long-term operational impacts also used the CalEEMod computer model. As indicated in Table 3, the projected long-term emissions will also be below thresholds that are considered to be a significant impact.

**Table 3**  
**Estimated Operational Emissions in lbs/day**

Emission Source	ROG	NO <sub>2</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area-wide (lbs/day)	0.05	1.00e-5	1.34e-3	0.00	0.00	0.00
Energy (lbs/day)	9.60e-4	8.75e-3	7.35e-3	5.00e-5	6.70e-4	6.70e-4
Mobile (lbs/day)	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total (lbs/day)</b>	<b>0.05</b>	<b>8.76e-3</b>	<b>8.69e-3</b>	<b>5.00e-5</b>	<b>6.70e-4</b>	<b>6.70e-4</b>
<b>Daily Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Significant Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

As indicated in Table 3, the project's operation will result in emissions that are below the thresholds of significance established by the SCAQMD. As a result, the potential impacts are considered to be less than significant.

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

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.<sup>6</sup> These population groups are generally more sensitive to poor air quality. The nearest sensitive receptors to the project site include the residential unit located adjacent to Subarea C on the north, the residential units located along the east side of Emil Avenue, and the residential units located along the south side of Florence Place. Sensitive receptors are shown in Exhibit 5.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs apply to short-term (construction) emissions at a fixed location and do not include off-site or regional emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO<sub>x</sub> to NO<sub>2</sub>; carbon monoxide (CO) emissions from construction; PM<sub>10</sub> emissions from construction; and PM<sub>2.5</sub> emissions from construction. The use of the “look-up

<sup>6</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

tables” is typically used for projects proposed on less than five acres of land area. The project site consists of 1.82 acres. Therefore, for the purposes of the LST analysis, the thresholds of significance for two-acre sites were used. The proposed project’s LST emissions are shown in Table 4.

**Table 4**  
**Local Significance Thresholds Exceedance SRA 12 for Two Acres of Disturbance**

Emissions	Proposed Project	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO <sub>x</sub>	25.92	Construction	65	64	69	82	117
CO	24.89	Construction	346	515	841	1,817	5,962
PM <sub>10</sub>	4.99*	Construction	7	20	34	62	146
PM <sub>2.5</sub>	3.12*	Construction	4	6	9	19	74

Source: CalEEMod Version 2016.3.2.

\* = Note: These figures take into account the water of the site up to three times per day, which is a standard condition required by the SCAQMD.

As indicated in Table 4, the emissions generated by the construction of the proposed project will not exceed the LSTs identified above.

Table 5 depicts the project’s mobile source DPM emissions during the site preparation phase. The number and pieces of equipment that will be used during the site preparation phase was taken from the CalEEMod worksheets that were prepared for this project. As shown in the table, the project’s site preparation phase will result in negligible emissions.

**Table 5**  
**Diesel Particulate Emissions During Site Preparation**

Equipment	# Vehicles	Pollutants	Emissions Factors (grams/hour)	# Hours	Emissions
Tractors	1	PM Exhaust during Operations (pounds/hour)	0.016	8	0.128 pounds per day
Loaders	2	PM Exhaust during Operations (pounds/hour)	0.016	8	0.256 pounds per day
Backhoes	2	PM Exhaust during Operations (pounds/hour)	0.016	8	0.256 pounds per day
Rubber Tired Dozers	3	PM Exhaust during Operations (pounds/hour)	0.0559	8	1.39 pounds per day

Source: 2017 EMFAC Factors



**EXHIBIT 5**  
**SENSITIVE RECEPTORS**  
Source: Quantum GIS

Table 6 depicts the project's mobile source DPM emissions during the grading phase. The number and pieces of equipment that will be used during the grading phase were taken from the CalEEMod worksheets that were prepared for this project. As shown in the table, the grading phase will result in negligible emissions.

**Table 6**  
**Diesel Particulate Emissions During Installation of Tank, Control Equipment, and Installation of Yard Piping to Tanks.**

Equipment	# Vehicles	Pollutants	Emissions Factors (grams/hour)	# Hours	Emissions
Excavators	2	PM Exhaust during Operations (pounds/hour)	0.0227	8	0.181 pounds per day
Tractors	1	PM Exhaust during Operations (pounds/hour)	0.016	8	0.128 pounds per day
Loaders	1	PM Exhaust during Operations (pounds/hour)	0.016	8	0.128 pounds per day
Backhoes	1	PM Exhaust during Operations (pounds/hour)	0.016	8	0.128 pounds per day
Forklift	3	PM Exhaust during Operations (pounds/hour)	0.008	8	0.064 pounds per day

Source: 2017 EMFAC Factors

Table 7 depicts the project's mobile source DPM emissions during the construction phase. The number and pieces of equipment that will be used during the construction phase were taken from the CalEEMod worksheets that were prepared for this project. As shown in the table, the construction phase will result in negligible emissions.

**Table 7**  
**Diesel Particulate Emissions During Installation of Pump Station, Piping from Tanks to Pump Station and Discharge, Final Grading, and Drainage.**

Equipment	Number of Vehicles	Pollutants	Emissions Factors (grams/hour)	# Hours	Emissions
Crane	1	PM Exhaust during Operations (pounds/hour)	0.0190	8	0.152 pounds per day
Loaders	1	PM Exhaust during Operations (pounds/hour)	0.016	8	0.128 pounds per day
Forklift	3	PM Exhaust during Operations (pounds/hour)	0.008	8	0.064 pounds per day
Tractors	1	PM Exhaust during Operations (pounds/hour)	0.016	8	0.128 pounds per day

Source: 2017 EMFAC Factors

The PM<sub>2.5</sub> and PM<sub>10</sub> emissions will be below the LST thresholds of significance. However, to further reduce particulate emissions from DPM, the following mitigation is recommended:

- To ensure that diesel particulates from equipment and vehicles are kept to a minimum, the project Contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

Adherence to the aforementioned mitigation as well as the mitigation identified in Subsection 5.B will reduce potential impacts to levels that are less than significant.

*D. Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? • Less than Significant Impact.*

The emissions from the equipment that will be used on-site during the construction phase will be minor. Idling from construction vehicles and equipment will be restricted to five minutes or less based on standard SCAQMD protocols. Therefore, odors generated by diesel powered equipment will be less than significant. As a result, the potential impacts are anticipated to be less than significant.

## **RECOMMENDED MITIGATION**

Since the project area is located in a non-attainment area for ozone and particulates and because of the proximity to sensitive receptors, the following mitigation measures have been provided as a means to further reduce potential construction-related emissions:

- All unpaved demolition and construction areas shall be watered three times a day during excavation, grading, and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Soil stabilizers shall also be used to control on-site fugitive dust. Watering could reduce fugitive dust by as much as 60 percent.
- All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage on adjacent streets during transport.
- All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.
- The contractors shall adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.

The following mitigation is recommended as a means to further reduce DPM emissions:

- To ensure that diesel particulates from equipment and vehicles are kept to a minimum, the project Contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five minutes.

Adherence to the aforementioned mitigation measures will reduce potential impacts to levels that are less than significant.

## 6. ENERGY IMPACT ANALYSIS

### THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant environmental impact with respect to energy if it results in any of the following:

- The project's potential for resulting in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.
- The project's potential for conflicting with or obstruct a state or local plan for renewable energy or energy efficiency.

### ENVIRONMENTAL ANALYSIS

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

The project site is served by Southern California Edison (electricity) and the Southern California Gas Company (natural gas). According to the CalEEMod V.2016.3.2 air quality worksheets, the proposed project is anticipated to consume 19,980 kWh of electricity and 32,580 cubic feet of natural gas on a daily basis. The implementation of the proposed project would translate into an incremental and permanent increase in electrical consumption. The increased demand is expected to be adequately served by the existing SCE electrical facilities. Water utility operations such as water wells, pumping stations, and water reservoirs will normally operate automatically to satisfy the hydraulic requirements of the system. Supervisory or remote control of operating equipment will be provided to reduce operator time. These automatic control systems will also allow the scheduling of operations so that the electrical consumption is minimized at the same time adequate storage for fire protection and system pressures are maintained. Energy costs comprise the major component of the operating costs of water supply systems.

The largest proportion of energy is typically consumed to operate the machinery, lighting, electronic controls, security equipment, and temperature controls. The overall operating cost associated with a particular pump station will be dependent upon the following factors: the pumps, the distribution system, the pump drivers, and the governing energy rate schedule.<sup>7</sup> However, the equipment will be new and will be in conformance to the latest energy efficiency requirements. In addition, the proposed project would comply with all pertinent energy efficiency policies or standards that reduce the inefficient use of fuels. Therefore, there would be no impact associated with conflicts with energy plans and policies related to renewable energy or energy efficiency. As a result, the impacts would be less than significant.

---

<sup>7</sup> J. Paul Guyer, P.E., R.A. *Introduction to Pumping Stations for Water Supply Systems*. 2012.

*B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? • No Impact.*

There are a number of key state and local plans governing energy conservation and renewable energy initiatives including the following:

- *California Energy Action Plan II* is the state's principal energy planning and policy document (CEC and California Public Utilities Commission [CPUC], 2008). The Plan identifies specific action areas to ensure that California's energy is adequate, affordable, technologically advanced, and environmentally sound. It adopts a loading order of preferred energy resources to meet the state's needs and reduce reliance on natural gas and other fossil fuels, also important for achieving GHG emission reductions from the electricity sector.
- *Senate Bill 350* SB 350 was signed into law in October 2015, and establishes a requirement for California to reduce the use of petroleum in cars by 50 percent, to generate half of its electricity from renewable resources, and to increase energy efficiency by 50 percent at new and existing buildings, all by the year 2030.
- The *California Code of Regulations (CCR) Title 24, Part 11* became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The proposed project will conform to all pertinent energy conservation requirements and as a result, no impacts will occur.

The proposed project will not be in conflict with the aforementioned plans and policies. As a result, no impacts will occur.

## **RECOMMENDED MITIGATION MEASURES**

As indicated previous sections, the proposed project will not result in any significant impacts with respect to energy consumption. As a result, no mitigation is required.

## **7. GREENHOUSE GAS EMISSIONS ANALYSIS**

### **THRESHOLDS OF SIGNIFICANCE**

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant environmental impact on air quality, if it results in any of the following:

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

## ENVIRONMENTAL ANALYSIS

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

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions, or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler.<sup>8</sup> However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.

The SCAQMD has established multiple draft thresholds of significance. These thresholds include 1,400 metric tons of CO<sub>2</sub>E (MTCO<sub>2</sub>E) per year for commercial projects, 3,500 MTCO<sub>2</sub>E per year for residential projects, 3,000 MTCO<sub>2</sub>E per year for mixed-use projects, and 7,000 MTCO<sub>2</sub>E per year for industrial projects. The SCAQMD currently has an established threshold of 10,000 MTCO<sub>2</sub>E per year for industrial development (according to the SCAQMD, this threshold may be used for all type of development if the lead agency does not have a threshold identified).<sup>9</sup> The 3,500 MTCO<sub>2</sub>E per year threshold was used in an effort to be conservative. Table 8 summarizes annual greenhouse gas (CO<sub>2</sub>E) emissions from the proposed project. Carbon dioxide equivalent, or CO<sub>2</sub>E, is a term that is used for describing different greenhouses gases in a common and collective unit.

**Table 8  
Projected Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (metric tons/year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> E
<b>Long-Term – Area Emissions</b>	4.76e-4	1.66e-6	0.00	5.07e-4
<b>Long-Term - Energy Emissions</b>	1.74	3.31e-5	3.15e-5	1.75
<b>Long-Term - Mobile Emissions</b>	0.00	0.00	0.00	0.00
<b>Long-Term - Total Emissions</b>	1.74	3.48e-5	3.14e-5	1.75
<b>Total Construction Emissions</b>	358.30	0.09	0.00	360.48
<b>Construction Emissions Amortized Over 30 Years</b>				<b>12.02 MTCO<sub>2</sub>E</b>
<b>Total Operational Emissions with Amortized Construction Emissions</b>				<b>13.77 MTCO<sub>2</sub>E</b>
<b>Significance Threshold</b>				<b>3,500 MTCO<sub>2</sub>E</b>

As indicated in Table 8, the operational CO<sub>2</sub>E total for the project is 1.75 MTCO<sub>2</sub>E per year and the amortized construction CO<sub>2</sub>E total for the project is 12.02 MTCO<sub>2</sub>E per year. This translates into a total annual emission of 13.77 MTCO<sub>2</sub>E, which is below the aforementioned thresholds. As a result, the potential impacts are considered to be less than significant.

<sup>8</sup> California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

<sup>9</sup> Phone Call with Ms. Lijin Sun of the SCAQMD.

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

Table 9 identifies which CARB Recommended Actions applies to the proposed project. Of the 39 measures identified, those that would be considered to be applicable to the proposed project would primarily be those actions related to water conservation. A discussion of each applicable measure and the project's conformity with the measure is provided in Table 9. As indicated in the table, the proposed project would not impede the implementation of CARB's recommended actions.

**Table 9**  
**Recommended Actions for Climate Change**

ID #	Sector	Strategy Name	Applica. Project?	Conflict w/Project
T-1	Transportation	Pavley I and II – Light-Duty Vehicle GHG Standards	No	No
T-2	Transportation	Low Carbon Fuel Standard (Discrete Early Action)	No	No
T-3	Transportation	Regional Transportation-Related GHG Targets	No	No
T-4	Transportation	Vehicle Efficiency Measures	No	No
T-5	Transportation	Ship Electrification at Ports (Discrete Early Action)	No	No
T-6	Transportation	Goods-Movement Efficiency Measures	No	No
T-7	Transportation	Heavy Duty Vehicle Greenhouse Gas Emission Reduction Measure	No	No
T-8	Transportation	Medium and Heavy-Duty Vehicle Hybridization	No	No
T-9	Transportation	High Speed Rail	No	No
E-1	Energy	Increased Utility Energy Efficiency Programs More Stringent Standards	<b>Yes</b>	No
E-2	Energy	Increase Combined Heat and Power Use by 30,000 GWh	No	No
E-3	Energy	Renewable Portfolio Standard	No	No
E-4	Energy	Million Solar Roofs	No	No
CR-1	Energy	Energy Efficiency	<b>Yes</b>	No
CR-2	Energy	Solar Water Heating	No	No
GB-1	Green Buildings	Green Buildings	No	No
W-1	Water	Water Use Efficiency	<b>Yes</b>	No
W-2	Water	Water Recycling	<b>Yes</b>	No
W-3	Water	Water System Energy Efficiency	<b>Yes</b>	No
W-4	Water	Reuse Urban Runoff	No	No
W-5	Water	Increase Renewable Energy Production	No	No
W-6	Water	Public Goods Charge (Water)	No	No
I-1	Industry	Energy Efficiency and Co-benefits Audits for Large Industrial Sources	No	No
I-2	Industry	Oil and Gas Extraction GHG Emission Reduction	No	No
I-3	Industry	GHG Leak Reduction from Oil and Gas Transmission	No	No
I-4	Industry	Refinery Flare Recovery Process Improvements	No	No
I-5	Industry	Removal of Methane Exemption from Existing Refinery Regulations	No	No
RW-1	Recycling & Waste	Landfill Methane Control (Discrete Early Action)	No	No
RW-2	Recycling & Waste	Additional Reductions in Landfill Methane – Capture Improvements	No	No
RW-3	Recycling & Waste	High Recycling/Zero Waste	<b>Yes</b>	No
F-1	Forestry	Sustainable Forest Target	No	No
H-1	Global Warming	Motor Vehicle Air Conditioning Systems (Discrete Early Action)	No	No
H-2	Global Warming	SF6 Limits in Non-Utility and Non-Semiconductor Applications	No	No

**Table 9 (continued)**  
**Recommended Actions for Climate Change**

ID #	Sector	Strategy Name	Applica. Project?	Conflict w/Project
H-3	Global Warming	Reduction in Perfluorocarbons in Semiconductor Manufacturing	No	No
H-4	Global Warming	Limit High GWP Use in Consumer Products	No	No
H-5	Global Warming	High GWP Reductions from Mobile Sources	No	No
H-6	Global Warming	High GWP Reductions from Stationary Sources	No	No
H-7	Global Warming	Mitigation Fee on High GWP Gases	No	No
A-1	Agriculture	Methane Capture at Large Dairies	No	No

Source: California Air Resources Board, *Assembly Bill 32 Scoping Plan*, 2008.

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

## RECOMMENDED MITIGATION MEASURES

As indicated previously, the proposed project will not result in any significant impacts with regards to the emission of GHG and no mitigation is required.

## 8. NOISE ANALYSIS

### THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant environmental impact on noise, if it results in any of the following:

- The generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- The generation of excessive groundborne vibration or groundborne noise levels; or
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, the exposure of people residing or working in the project area to excessive noise levels.

Sound is mechanical energy transmitted by pressure waves through the air and is characterized by various parameters that include sound frequency, the speed of propagation, and the pressure level or energy content (amplitude). Noise is most often defined as unwanted sound. Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the

lowest limit of sound that can be heard by humans. At the other extreme, the eardrum may rupture at 140 dB. The human ear can detect changes in sound levels greater than 3.0 dBA under normal ambient conditions. Exhibit 6 illustrates the typical noise levels associated with common every day activities.

Changes of less than 3.0 dB are noticeable to some people under quiet conditions while changes of less than 1.0 dB are only discernible by few people under controlled, extremely quiet conditions. Though in general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise levels may also be expressed as dBA where an “A” weighting has been incorporated into the measurement metric to account for increased human sensitivity to noise. The A-weighted measurements correlate well with the perceived noise levels at lower frequencies.

Noise may be generated from a point source, such as machinery, or from a line source, such as a roadway segment containing moving vehicles. Because the area of the sound wave increases as the sound gets further and further from the source, less energy strikes any given point over the surface area of the wave. This phenomenon is known as “spreading loss.” Due to spreading loss, noise attenuates (decreases) with distance. Stationary, or point, noise subject to spreading loss experiences a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Noise emanating from travelling vehicles, also referred to as a line source, decreases by approximately 3.0 dBA 50 feet from a source over a hard, unobstructed surface such as asphalt, and by approximately 4.5 dBA over a soft surface, such as vegetation. For every doubling of distance thereafter, noise levels drop another 3.0 dBA over a hard surface and 4.5 dBA over a soft surface.<sup>10</sup>

Time variation in noise exposure is typically expressed in terms of the average energy over time (called Leq), or alternatively, as a statistical description of the sound level that is exceeded over some fraction of a given observation period. For example, the L<sub>50</sub> noise level represents the noise level that is exceeded 50% of the time. Half the time the noise level exceeds this level and half the time the noise level is less than this level. Other values that are typically noted during a noise survey include the L<sub>min</sub> and L<sub>max</sub> that represent the minimum and maximum noise levels obtained over a given period, respectively.

## ENVIRONMENTAL ANALYSIS

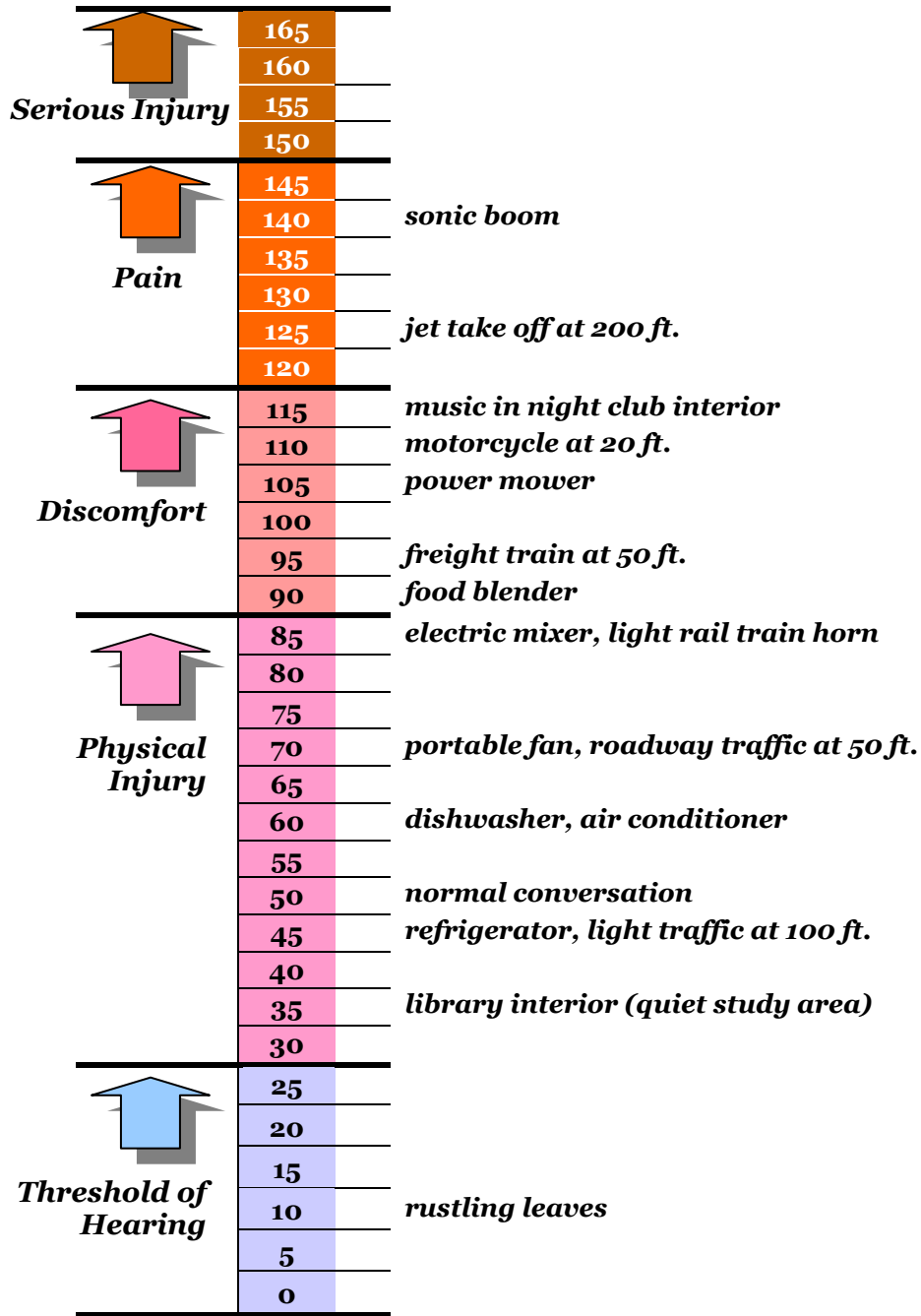
- A. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact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

The ambient noise environment in which the proposed project is located is typical of an urban residential neighborhood. Overall, the noise environment is dominated by traffic using the adjacent streets. In addition, activities within Veterans Park are a secondary source of noise. A site visit was undertaken on January 21, 2020 using an *Extech Model 407730* Digital Sound Meter to conduct the noise measurements. A series of 100 discrete measurements were recorded at two separate locations (referred to herein as Location 1 and Location 2).

---

<sup>10</sup> United States Department of Transportation – Federal Highway Administration. *Transit Noise and Vibration Impact Assessment Manual*. Report dated September 2018.

### Noise Levels – in dBA



## EXHIBIT 6 TYPICAL NOISE LEVELS

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Location 1 was located near the northeast corner of Perry Road and Florence Place next to the existing water well and pump house. Location 2 was located on the west side of Emil Road, south of the alley. The measurements were captured five feet above the ground surface. The measurements taken at Locations 1 and 2 were captured free from any obstructions approximately five feet above the ground surface. The measurements were taken on a Tuesday (January 21, 2020) at 11:45 AM. Table 10 indicates the variation in noise levels over time during the measurement period. As indicated previously, the  $L_{50}$  noise level represents the noise level that is exceeded 50 percent of the time. Half the time the noise level exceeds this level and half the time the noise level is less than this level. The average noise levels during the measurement period were 61.8 dBA for Location 1 and 56.3 dBA for Location 2.

**Table 10**  
**Noise Measurement Results**

Noise Metric	Noise Level (dBA) for Location 1	Noise Level (dBA) for Location 2
$L_{max}$ (Maximum Noise Level)	77.7 dBA	79.6 dBA
$L_{99}$ (Noise levels <99% of time)	76.0 dBA	76.7 dBA
$L_{90}$ (Noise levels <90% of time)	68.2 dBA	65.3 dBA
$L_{75}$ (Noise levels <75% of time)	63.5 dBA	58.0 dBA
$L_{50}$ (Noise levels <50% of time)	61.7 dBA	53.4 dBA
$L_{min}$ (Minimum Noise Level)	50.2 dBA	49.4 dBA
Average Noise Level	61.8 dBA	56.3 dBA

Source: Blodgett Baylosis Environmental Planning.  
Measurements were taken in January 21, 2020.

The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The distance used between the construction activity and the nearest sensitive receptors varied depending on the individual pieces of equipment. The model assumes a 10.0 dBA reduction due to attenuation from the existing block wall located along the west side of the project site and from the use of mandatory sound suppressing appurtenances on construction equipment. The construction noise modeling was executed for the site preparation phase; the grading phase; the building construction phase; and the paving phase. The results of the construction noise modeling are presented in Table 11 below.

**Table 11**  
**Construction Noise Levels at the Nearest Sensitive Receptors**

Construction Phase	Noise Levels (in dBA)
Site Preparation	87.3 dBA
Grading	89.4 dBA
Construction	84.2 dBA
Paving	78.4 dBA
Coatings	76.8 dBA

**Source:** Roadway Construction Noise Model

As shown in Table 11, the noisiest phase of construction is anticipated to be the grading phase, which would result in 89.4 dBA at the property line of the sensitive receptors located to the west. Construction noise is regulated under Section 16.24.120 (Construction of buildings and projects) of the City of Bell Gardens Municipal Code. The Code states the following:

*“Between the hours of 7:00 p.m. of one day and 8:00 a.m. of the next day, it is unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment, or perform any outside construction or repair work on buildings, structures, or projects, or operate any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, or other construction device in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance, unless beforehand a permit therefor has been duly obtained from the officer or body of the city having the function to issue permits of this kind.”*

Typical noise levels from construction equipment are illustrated in Exhibit 7. Nevertheless, the following recommendations should be considered since they would lead to additional reductions in construction noise:

- Construction staging areas must be located within the alley area at least 200 feet from the nearest residential units.
- The use of electric powered construction equipment should be considered, if feasible.
- If electric powered construction equipment is determined to be infeasible, the project contractors must utilize construction equipment that contains all available mufflers, engine barriers, and other applicable sound suppressing appurtenances.
- The contractors must notify local residents regarding construction times and local contact information by placing a notice in the form of a sign along the project site’s eastern boundary. The notice shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City’s Community Development Director.

Once operational, the project will result in a number of additional noise sources.

The pump house will contain the electric powered pump. The electrical motor will generate a continuous hum while it is operational. A power transformer will be located outside the pump. The transformer will not result in any noise that would be audible outside the well site. Finally, a back-up diesel generator located next to the transformer will provide emergency power. This equipment will only be used during power outages and during testing. To ascertain the potential noise levels that would be generated by the pump house equipment, a field study was conducted on an existing operational pump house in Chino. The analysis determined that there was a continuous “hum” that generated an average noise level of between 65.9 dBA and 66.9 dBA during the measurement period. The City staff person on-site indicated the equipment was installed over 10 years ago and new bearings and other maintenance were needed.

			Noise Levels in dBA, 50 feet from noise source				
			70	75	80	85	90
<b>Equipment Powered by Internal Combustion Engines</b>	<b>Earth Moving Equipment</b>	Compactors (Rollers)					
		Front Loaders					
		Backhoes					
		Tractors					
		Scrapers, Graders					
		Pavers					
		Trucks					
	<b>Materials Handling Equipment</b>	Concrete Mixers					
		Concrete Pumps					
		Cranes (Movable)					
		Cranes (Derrick)					
	<b>Stationary Equipment</b>	Pumps					
		Generators					
		Compressors					
<b>Impact Equipment</b>	Pneumatic Wrenches						
	Jack Hammers						
	Pile Drivers						
<b>Other Equipment</b>	Vibrators						
	Saws						

**EXHIBIT 7**  
**TYPICAL CONSTRUCTION EQUIPMENT NOISE**  
Source: Blodgett Baylosis Environmental Planning

To ensure that the proposed project's future noise impact on the residential development is mitigated to the fullest extent possible, the following mitigation is required:

- All machinery and noise generating equipment must be enclosed in the pump house structure.
- All ventilation, ducts, or other openings into the pump house must be properly baffled to facilitate noise attenuation. Vents and other openings should be directed away from the nearest noise sensitive receptors.
- No audible alarms will be permitted. All alarm devices must consist of silent alarms that will not disturb the neighboring residences.
- All maintenance on the equipment, including the testing of generators, must occur during the daytime periods.

The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

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

The use of heavy equipment during the proposed project's construction phases will result in potential noise impacts during the construction phases. These construction activities will take place in relatively close proximity to residential land uses which are considered to be sensitive receptors. Another source of vibration includes vibration resulting from the operation of empty haul trucks. However, if a roadway is smooth, the ground-borne vibration from traffic is rarely perceptible. The background vibration velocity level in residential is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people.

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings caused by construction activities may be perceived as motion of building surfaces or rattling of windows, items on shelves, and pictures hanging on walls. Building vibration can also take the form of an audible low-frequency rumbling noise, which is referred to as ground-borne noise. Ground-borne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when the structure and the construction activity are connected by foundations or utilities, such as sewer and water pipes.

Table 12 summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities, and recommends that the maximum peak-particle-velocity levels remain below 0.05 inches per second at the nearest structures. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings.

**Table 12**  
**Common Effects of Construction Vibration**

<b>VdB</b>	<b>Effects on Humans</b>	<b>Effects on Buildings</b>
<0.005	<i>Imperceptible</i>	No effect on buildings
0.005 to 0.015	<i>Barely perceptible</i>	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for persons exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, however tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to ancient monuments and ruins.
1.0 to 2.0	Vibrations considered unpleasant by most people.	U.S. Bureau of Mines data indicates that blasting vibration in this range will not harm most buildings. Most construction vibration limits are in this range.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore has a lower potential for structural damage.

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 3-10. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table 13 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment (FTA, May 2006), a vibration level of 102 VdB (velocity in decibels 0.5 inches per second [iii/sec]) or higher (FTA, May 2006) is considered safe and would not result in any construction vibration damage.

**Table 13**  
**Vibration Source Levels for Construction Equipment**

Construction Equipment		PPV @25 ft. (inches/sec.)	Noise Levels (VdB) @ 25 ft.
Pile Driver (impact)	Upper range	1.58	112
	Typical	0.644	104
Pile Drive (Sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam Shovel Drop		0.202	94
Large Bulldozer		0.089	87
Loaded Trucks		0.076	86
Small Bulldozer		0.035	79

Source: Noise and Vibration During Construction

The project's implementation will not require the use of any of the aforementioned vibration generating equipment. Therefore, the potential impacts related to vibration will be minimal. As noted previously, the project site is located adjacent to residential units. Thus, additional mitigation measures have been provided to mitigate potential construction noise impacts:

- The Applicant shall ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.

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

*C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.*

The project site is not located within two miles of a public use airport. Compton/Woodley Airport is located approximately 6.8 miles to the southwest of the project site. The Long Beach Airport is located approximately 10.7 miles to the southeast.<sup>11</sup> The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. Therefore, the proposed project will not be exposed to excessive noise levels generated by aircraft approaching or taking off from any nearby airports. As a result, no impacts are anticipated.

<sup>11</sup> Google Earth. Site accessed March 25, 2016.

## RECOMMENDED MITIGATION MEASURES

Construction noise is regulated under Section 16.24.120 (Construction of buildings and projects) of the City of Bell Gardens Municipal Code. Nevertheless, the following recommendations should be considered since they would lead to additional reductions in construction noise:

- Construction staging areas must be located within the alley area at least 200 feet from the nearest residential units.
- The use of electric powered construction equipment should be considered, if feasible.
- If electric powered construction equipment is determined to be infeasible, the project contractors must utilize construction equipment that contains all available mufflers, engine barriers, and other applicable sound suppressing appurtenances.
- The contractors must notify local residents regarding construction times and local contact information by placing a notice in the form of a sign along the project site's eastern boundary. The notice shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community Development Director.

As noted previously, the project site is located adjacent to residential units. Thus, additional mitigation measures have been provided to mitigate potential construction noise impacts:

- The Applicant shall ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.

To ensure that the proposed project's future noise impact on the residential development is mitigated to the fullest extent possible, the following mitigation is required.

- All machinery and noise generating equipment must be enclosed in the pump house structure.
- All ventilation, ducts, or other openings into the pump house must be properly baffled to facilitate noise attenuation. Vents and other openings should be directed away from the nearest noise sensitive receptors.
- No audible alarms will be permitted. All alarm devices must consist of silent alarms that will not disturb the neighboring residences.
- All maintenance on the equipment, including the testing of generators, must occur during the daytime periods.

# **APPENDIX**

## **APPENDIX A – AIR QUALITY WORKSHEETS**

## **APPENDIX B – NOISE WORKSHEETS**

**THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.**

## **APPENDIX A – AIR QUALITY WORKSHEETS**

Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

Bell Gardens Water Reservoir  
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	1.80	1000sqft	1.25	1,800.00	0
Other Non-Asphalt Surfaces	11.31	1000sqft	0.26	11,310.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

CalEEMod Version: CalEEMod.2016.3.2

Page 2 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## Project Characteristics -

Land Use - 1.50 affected acres

Construction Phase - per construction phases in IS/MND

Off-road Equipment - per IS/MND

Off-road Equipment - per IS/MND

Off-road Equipment - per IS/MND

Off-road Equipment -

Off-road Equipment -

Vehicle Trips - Well will not generate vehicle trips

## Area Mitigation -

## Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	200.00	195.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	10.00	64.00
tblConstructionPhase	NumDays	2.00	11.00
tblConstructionPhase	PhaseEndDate	12/10/2021	4/30/2022
tblConstructionPhase	PhaseEndDate	11/12/2021	10/31/2021
tblConstructionPhase	PhaseEndDate	2/5/2021	1/31/2021
tblConstructionPhase	PhaseEndDate	11/26/2021	3/31/2022
tblConstructionPhase	PhaseEndDate	2/1/2021	1/15/2021
tblConstructionPhase	PhaseStartDate	11/27/2021	4/1/2022
tblConstructionPhase	PhaseStartDate	2/6/2021	2/1/2021
tblConstructionPhase	PhaseStartDate	2/2/2021	1/16/2021

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

tblConstructionPhase	PhaseStartDate	11/13/2021	1/1/2022
tblConstructionPhase	PhaseStartDate	1/29/2021	1/1/2021
tblGrading	AcresOfGrading	3.75	1.50
tblGrading	AcresOfGrading	5.50	1.00
tblLandUse	LotAcreage	0.04	1.25
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblVehicleTrips	CC_TTP	28.00	0.00
tblVehicleTrips	CNW_TTP	13.00	0.00
tblVehicleTrips	CW_TTP	59.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	92.00	0.00
tblVehicleTrips	ST_TR	1.32	0.00
tblVehicleTrips	SU_TR	0.68	0.00
tblVehicleTrips	WD_TR	6.97	0.00

## 2.0 Emissions Summary

---

CalEEMod Version: CalEEMod.2016.3.2

Page 4 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	2.7790	25.9179	24.8892	0.0406	9.3599	1.2341	10.5940	5.0270	1.1354	6.1624	0.0000	3,800.934 1	3,800.934 1	0.9053	0.0000	3,823.566 7
2022	1.1529	6.8059	9.2589	0.0149	0.1453	0.3485	0.4938	0.0385	0.3215	0.3600	0.0000	1,436.183 0	1,436.183 0	0.4148	0.0000	1,446.552 4
Maximum	2.7790	25.9179	24.8892	0.0406	9.3599	1.2341	10.5940	5.0270	1.1354	6.1624	0.0000	3,800.934 1	3,800.934 1	0.9053	0.0000	3,823.566 7

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	2.7790	25.9179	24.8892	0.0406	3.7526	1.2341	4.9867	1.9877	1.1354	3.1230	0.0000	3,800.934 1	3,800.934 1	0.9053	0.0000	3,823.566 7
2022	1.1529	6.8059	9.2589	0.0149	0.1453	0.3485	0.4938	0.0385	0.3215	0.3600	0.0000	1,436.183 0	1,436.183 0	0.4148	0.0000	1,446.552 4
Maximum	2.7790	25.9179	24.8892	0.0406	3.7526	1.2341	4.9867	1.9877	1.1354	3.1230	0.0000	3,800.934 1	3,800.934 1	0.9053	0.0000	3,823.566 7

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	58.99	0.00	50.57	60.00	0.00	46.60	0.00	0.00	0.00	0.00	0.00	0.00

CalEEMod Version: CalEEMod.2016.3.2

Page 5 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0452	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.8700e-003	2.8700e-003	1.0000e-005		3.0600e-003
Energy	9.6000e-004	8.7500e-003	7.3500e-003	5.0000e-005		6.7000e-004	6.7000e-004		6.7000e-004	6.7000e-004		10.5012	10.5012	2.0000e-004	1.9000e-004	10.5636
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0462	8.7600e-003	8.6900e-003	5.0000e-005	0.0000	6.7000e-004	6.7000e-004	0.0000	6.7000e-004	6.7000e-004		10.5041	10.5041	2.1000e-004	1.9000e-004	10.5667

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0452	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.8700e-003	2.8700e-003	1.0000e-005		3.0600e-003
Energy	9.6000e-004	8.7500e-003	7.3500e-003	5.0000e-005		6.7000e-004	6.7000e-004		6.7000e-004	6.7000e-004		10.5012	10.5012	2.0000e-004	1.9000e-004	10.5636
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0462	8.7600e-003	8.6900e-003	5.0000e-005	0.0000	6.7000e-004	6.7000e-004	0.0000	6.7000e-004	6.7000e-004		10.5041	10.5041	2.1000e-004	1.9000e-004	10.5667

CalEEMod Version: CalEEMod.2016.3.2

Page 6 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

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

## 3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2021	1/15/2021	5	11	
2	Grading	Grading	1/16/2021	1/31/2021	5	10	
3	Building Construction	Building Construction	2/1/2021	10/31/2021	5	195	
4	Paving	Paving	1/1/2022	3/31/2022	5	64	
5	Architectural Coating	Architectural Coating	4/1/2022	4/30/2022	5	21	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.26

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 2,700; Non-Residential Outdoor: 900; Striped Parking Area: 679 (Architectural Coating – sqft)

OffRoad Equipment

CalEEMod Version: CalEEMod.2016.3.2

Page 7 of 24

Date: 2/7/2020 9:34 AM

Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Building Construction	Excavators	2	8.00	158	0.38
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	3	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	2	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

CalEEMod Version: CalEEMod.2016.3.2

Page 8 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	13	6.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

## 3.1 Mitigation Measures Construction

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

## 3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3657	0.0000	5.3657	2.9069	0.0000	2.9069			0.0000			0.0000
Off-Road	1.7431	19.3161	9.8207	0.0203		0.8771	0.8771		0.8070	0.8070		1,967.4174	1,967.4174	0.6363		1,983.3250
Total	1.7431	19.3161	9.8207	0.0203	5.3657	0.8771	6.2429	2.9069	0.8070	3.7138		1,967.4174	1,967.4174	0.6363		1,983.3250

CalEEMod Version: CalEEMod.2016.3.2

Page 9 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 3.2 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0422	0.0274	0.3767	1.1100e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.7403	110.7403	2.9800e-003		110.8148
<b>Total</b>	<b>0.0422</b>	<b>0.0274</b>	<b>0.3767</b>	<b>1.1100e-003</b>	<b>0.1118</b>	<b>8.2000e-004</b>	<b>0.1126</b>	<b>0.0296</b>	<b>7.6000e-004</b>	<b>0.0304</b>		<b>110.7403</b>	<b>110.7403</b>	<b>2.9800e-003</b>		<b>110.8148</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0926	0.0000	2.0926	1.1337	0.0000	1.1337			0.0000			0.0000
Off-Road	1.7431	19.3161	9.8207	0.0203		0.8771	0.8771		0.8070	0.8070	0.0000	1,967.4174	1,967.4174	0.6363		1,983.3250
<b>Total</b>	<b>1.7431</b>	<b>19.3161</b>	<b>9.8207</b>	<b>0.0203</b>	<b>2.0926</b>	<b>0.8771</b>	<b>2.9698</b>	<b>1.1337</b>	<b>0.8070</b>	<b>1.9406</b>	<b>0.0000</b>	<b>1,967.4174</b>	<b>1,967.4174</b>	<b>0.6363</b>		<b>1,983.3250</b>

CalEEMod Version: CalEEMod.2016.3.2

Page 10 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 3.2 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0422	0.0274	0.3767	1.1100e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.7403	110.7403	2.9800e-003		110.8148
Total	0.0422	0.0274	0.3767	1.1100e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.7403	110.7403	2.9800e-003		110.8148

## 3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.1922	0.0000	9.1922	4.9825	0.0000	4.9825			0.0000			0.0000
Off-Road	2.4009	25.8769	13.3152	0.0259		1.2329	1.2329		1.1342	1.1342		2,512.1541	2,512.1541	0.8125		2,532.4661
Total	2.4009	25.8769	13.3152	0.0259	9.1922	1.2329	10.4251	4.9825	1.1342	6.1168		2,512.1541	2,512.1541	0.8125		2,532.4661

CalEEMod Version: CalEEMod.2016.3.2

Page 11 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0411	0.5651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0455		166.1105	166.1105	4.4700e-003		166.2222
Total	0.0633	0.0411	0.5651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0455		166.1105	166.1105	4.4700e-003		166.2222

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.5850	0.0000	3.5850	1.9432	0.0000	1.9432			0.0000			0.0000
Off-Road	2.4009	25.8769	13.3152	0.0259		1.2329	1.2329		1.1342	1.1342	0.0000	2,512.1541	2,512.1541	0.8125		2,532.4661
Total	2.4009	25.8769	13.3152	0.0259	3.5850	1.2329	4.8178	1.9432	1.1342	3.0774	0.0000	2,512.1541	2,512.1541	0.8125		2,532.4661

CalEEMod Version: CalEEMod.2016.3.2

Page 12 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0411	0.5651	1.6700e-003	0.1677	1.2300e-003	0.1689	0.0445	1.1400e-003	0.0456		166.1105	166.1105	4.4700e-003		166.2222
<b>Total</b>	<b>0.0633</b>	<b>0.0411</b>	<b>0.5651</b>	<b>1.6700e-003</b>	<b>0.1677</b>	<b>1.2300e-003</b>	<b>0.1689</b>	<b>0.0445</b>	<b>1.1400e-003</b>	<b>0.0456</b>		<b>166.1105</b>	<b>166.1105</b>	<b>4.4700e-003</b>		<b>166.2222</b>

## 3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7481	22.5768	24.6179	0.0394		1.1875	1.1875		1.1237	1.1237		3,680.0022	3,680.0022	0.9002		3,702.5077
<b>Total</b>	<b>2.7481</b>	<b>22.5768</b>	<b>24.6179</b>	<b>0.0394</b>		<b>1.1875</b>	<b>1.1875</b>		<b>1.1237</b>	<b>1.1237</b>		<b>3,680.0022</b>	<b>3,680.0022</b>	<b>0.9002</b>		<b>3,702.5077</b>

CalEEMod Version: CalEEMod.2016.3.2

Page 13 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 3.4 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	5.5700e-003	0.1908	0.0453	5.1000e-004	0.0128	3.8000e-004	0.0132	3.6900e-003	3.7000e-004	4.0500e-003		54.4877	54.4877	3.3000e-003		54.5701
Worker	0.0253	0.0164	0.2260	6.7000e-004	0.0671	4.9000e-004	0.0676	0.0178	4.5000e-004	0.0182		66.4442	66.4442	1.7900e-003		66.4889
Total	0.0309	0.2072	0.2713	1.1800e-003	0.0799	8.7000e-004	0.0807	0.0215	8.2000e-004	0.0223		120.9319	120.9319	5.0900e-003		121.0590

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7481	22.5768	24.6179	0.0394		1.1875	1.1875		1.1237	1.1237	0.0000	3,680.0022	3,680.0022	0.9002		3,702.5077
Total	2.7481	22.5768	24.6179	0.0394		1.1875	1.1875		1.1237	1.1237	0.0000	3,680.0022	3,680.0022	0.9002		3,702.5077

CalEEMod Version: CalEEMod.2016.3.2

Page 14 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 3.4 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	5.5700e-003	0.1908	0.0453	5.1000e-004	0.0128	3.8000e-004	0.0132	3.6900e-003	3.7000e-004	4.0500e-003		54.4877	54.4877	3.3000e-003		54.5701
Worker	0.0253	0.0164	0.2260	6.7000e-004	0.0671	4.9000e-004	0.0676	0.0178	4.5000e-004	0.0182		66.4442	66.4442	1.7900e-003		66.4889
Total	0.0309	0.2072	0.2713	1.1800e-003	0.0799	8.7000e-004	0.0807	0.0215	8.2000e-004	0.0223		120.9319	120.9319	5.0900e-003		121.0590

## 3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205		1,297.3789	1,297.3789	0.4113		1,307.6608
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205		1,297.3789	1,297.3789	0.4113		1,307.6608

CalEEMod Version: CalEEMod.2016.3.2

Page 15 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 3.5 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0515	0.0322	0.4529	1.3900e-003	0.1453	1.0400e-003	0.1464	0.0385	9.6000e-004	0.0395		138.8041	138.8041	3.5000e-003		138.8916
<b>Total</b>	<b>0.0515</b>	<b>0.0322</b>	<b>0.4529</b>	<b>1.3900e-003</b>	<b>0.1453</b>	<b>1.0400e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>9.6000e-004</b>	<b>0.0395</b>		<b>138.8041</b>	<b>138.8041</b>	<b>3.5000e-003</b>		<b>138.8916</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205	0.0000	1,297.3789	1,297.3789	0.4113		1,307.6608
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.6877</b>	<b>6.7738</b>	<b>8.8060</b>	<b>0.0135</b>		<b>0.3474</b>	<b>0.3474</b>		<b>0.3205</b>	<b>0.3205</b>	<b>0.0000</b>	<b>1,297.3789</b>	<b>1,297.3789</b>	<b>0.4113</b>		<b>1,307.6608</b>

CalEEMod Version: CalEEMod.2016.3.2

Page 16 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 3.5 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0515	0.0322	0.4529	1.3900e-003	0.1453	1.0400e-003	0.1464	0.0385	9.6000e-004	0.0395		138.8041	138.8041	3.5000e-003		138.8916
<b>Total</b>	<b>0.0515</b>	<b>0.0322</b>	<b>0.4529</b>	<b>1.3900e-003</b>	<b>0.1453</b>	<b>1.0400e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>9.6000e-004</b>	<b>0.0395</b>		<b>138.8041</b>	<b>138.8041</b>	<b>3.5000e-003</b>		<b>138.8916</b>

## 3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.9444					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
<b>Total</b>	<b>1.1490</b>	<b>1.4085</b>	<b>1.8136</b>	<b>2.9700e-003</b>		<b>0.0817</b>	<b>0.0817</b>		<b>0.0817</b>	<b>0.0817</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0183</b>		<b>281.9062</b>

CalEEMod Version: CalEEMod.2016.3.2

Page 17 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	3.9600e-003	2.4700e-003	0.0348	1.1000e-004	0.0112	8.0000e-005	0.0113	2.9600e-003	7.0000e-005	3.0400e-003		10.6772	10.6772	2.7000e-004		10.6840
<b>Total</b>	<b>3.9600e-003</b>	<b>2.4700e-003</b>	<b>0.0348</b>	<b>1.1000e-004</b>	<b>0.0112</b>	<b>8.0000e-005</b>	<b>0.0113</b>	<b>2.9600e-003</b>	<b>7.0000e-005</b>	<b>3.0400e-003</b>		<b>10.6772</b>	<b>10.6772</b>	<b>2.7000e-004</b>		<b>10.6840</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.9444					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
<b>Total</b>	<b>1.1490</b>	<b>1.4085</b>	<b>1.8136</b>	<b>2.9700e-003</b>		<b>0.0817</b>	<b>0.0817</b>		<b>0.0817</b>	<b>0.0817</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0183</b>		<b>281.9062</b>

CalEEMod Version: CalEEMod.2016.3.2

Page 18 of 24

Date: 2/7/2020 9:34 AM

Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

**3.6 Architectural Coating - 2022****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	3.9600e-003	2.4700e-003	0.0348	1.1000e-004	0.0112	8.0000e-005	0.0113	2.9600e-003	7.0000e-005	3.0400e-003		10.6772	10.6772	2.7000e-004		10.6840
Total	3.9600e-003	2.4700e-003	0.0348	1.1000e-004	0.0112	8.0000e-005	0.0113	2.9600e-003	7.0000e-005	3.0400e-003		10.6772	10.6772	2.7000e-004		10.6840

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

CalEEMod Version: CalEEMod.2016.3.2

Page 19 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Other Non-Asphalt Surfaces	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Natural Gas Mitigated	9.6000e-004	8.7500e-003	7.3500e-003	5.0000e-005		6.7000e-004	6.7000e-004		6.7000e-004	6.7000e-004		10.5012	10.5012	2.0000e-004	1.9000e-004	10.5636
Natural Gas Unmitigated	9.6000e-004	8.7500e-003	7.3500e-003	5.0000e-005		6.7000e-004	6.7000e-004		6.7000e-004	6.7000e-004		10.5012	10.5012	2.0000e-004	1.9000e-004	10.5636

CalEEMod Version: CalEEMod.2016.3.2

Page 21 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	89.2603	9.6000e-004	8.7500e-003	7.3500e-003	5.0000e-005		6.7000e-004	6.7000e-004		6.7000e-004	6.7000e-004		10.5012	10.5012	2.0000e-004	1.9000e-004	10.5636
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>9.6000e-004</b>	<b>8.7500e-003</b>	<b>7.3500e-003</b>	<b>5.0000e-005</b>		<b>6.7000e-004</b>	<b>6.7000e-004</b>		<b>6.7000e-004</b>	<b>6.7000e-004</b>		<b>10.5012</b>	<b>10.5012</b>	<b>2.0000e-004</b>	<b>1.9000e-004</b>	<b>10.5636</b>

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	0.0892603	9.6000e-004	8.7500e-003	7.3500e-003	5.0000e-005		6.7000e-004	6.7000e-004		6.7000e-004	6.7000e-004		10.5012	10.5012	2.0000e-004	1.9000e-004	10.5636
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>9.6000e-004</b>	<b>8.7500e-003</b>	<b>7.3500e-003</b>	<b>5.0000e-005</b>		<b>6.7000e-004</b>	<b>6.7000e-004</b>		<b>6.7000e-004</b>	<b>6.7000e-004</b>		<b>10.5012</b>	<b>10.5012</b>	<b>2.0000e-004</b>	<b>1.9000e-004</b>	<b>10.5636</b>

## 6.0 Area Detail

## 6.1 Mitigation Measures Area

Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

Use Low VOC Paint - Non-Residential Interior  
Use Low VOC Paint - Non-Residential Exterior  
No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0452	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.8700e-003	2.8700e-003	1.0000e-005		3.0600e-003
Unmitigated	0.0452	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.8700e-003	2.8700e-003	1.0000e-005		3.0600e-003

CalEEMod Version: CalEEMod.2016.3.2

Page 23 of 24

Date: 2/7/2020 9:34 AM

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

## 6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	5.4300e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2000e-004	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.8700e-003	2.8700e-003	1.0000e-005		3.0600e-003
<b>Total</b>	<b>0.0452</b>	<b>1.0000e-005</b>	<b>1.3400e-003</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>2.8700e-003</b>	<b>2.8700e-003</b>	<b>1.0000e-005</b>		<b>3.0600e-003</b>

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	5.4300e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0397					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.2000e-004	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000		2.8700e-003	2.8700e-003	1.0000e-005		3.0600e-003
<b>Total</b>	<b>0.0452</b>	<b>1.0000e-005</b>	<b>1.3400e-003</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>2.8700e-003</b>	<b>2.8700e-003</b>	<b>1.0000e-005</b>		<b>3.0600e-003</b>

## 7.0 Water Detail

## Bell Gardens Water Reservoir - South Coast AQMD Air District, Summer

---

**7.1 Mitigation Measures Water**

---

**8.0 Waste Detail**

---

**8.1 Mitigation Measures Waste**

---

**9.0 Operational Offroad**

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

---

**10.0 Stationary Equipment**Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

---

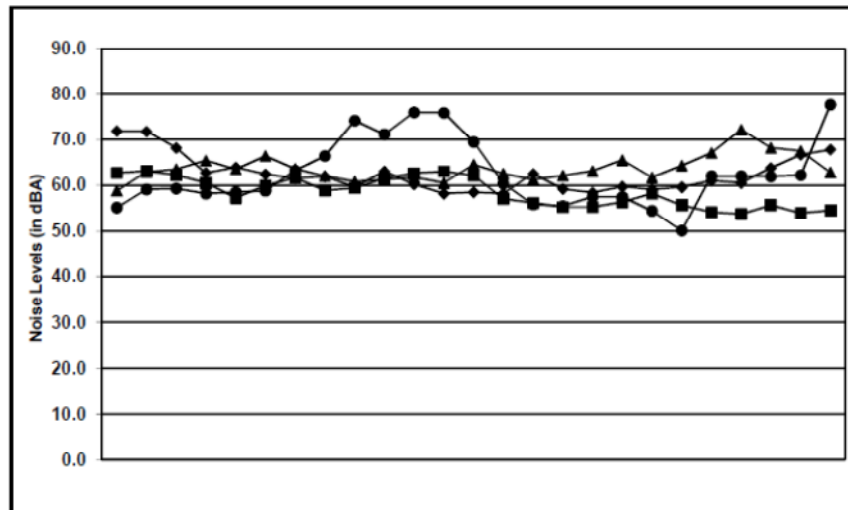
**11.0 Vegetation**

---

## **APPENDIX B – NOISE WORKSHEETS**

WATER WELL IMPROVEMENT PROJECT • AIR QUALITY, ENERGY, GREENHOUSE GAS, AND NOISE STUDY  
FLORENCE PLACE AND EMIL AVENUE • BELL GARDENS

Actual Noise Levels During Measurement				Noise Measurement Results in Leq%				
21-Jan	11:45 AM			L%	1-25	26-50	51-75	76-100
58.8	71.9	62.7	55.2	L <sub>99</sub>	72.2	71.9	63.1	77.7
62.9	71.8	63.1	59.1		68.2	71.8	63.0	76.0
63.5	68.2	62.2	59.3	L <sub>90</sub>	67.5	68.2	62.7	75.9
65.4	62.7	60.5	58.2		67.1	67.8	62.6	74.2
63.5	63.9	57.3	58.5		66.4	66.7	62.2	71.2
66.4	62.4	59.9	58.8		65.5	63.9	62.1	69.5
63.6	61.5	61.6	63.2		65.4	63.8	61.6	66.4
62.0	61.9	58.9	66.4		64.5	63.0	61.5	63.2
60.8	59.6	59.4	74.2		64.3	62.7	60.5	62.2
61.2	63.0	61.5	71.2		63.6	62.5	59.9	62.0
61.7	60.2	62.6	76.0		63.5	62.4	59.4	62.0
60.5	58.2	63.0	75.9	L <sub>50</sub>	63.5	61.9	58.9	61.9
64.5	58.5	62.1	69.5		63.1	61.5	58.2	60.4
62.5	58.2	57.1	60.4		62.9	61.0	57.3	59.3
61.2	62.5	56.2	55.9		62.8	60.5	57.1	59.1
62.1	59.2	55.3	55.5		62.5	60.2	56.4	58.8
63.1	58.4	55.3	57.5		62.1	59.7	56.2	58.5
65.5	59.7	56.4	57.5		62.0	59.6	55.7	58.2
61.7	59.1	58.2	54.5		61.7	59.6	55.7	57.5
64.3	59.6	55.7	50.2	L <sub>25</sub>	61.7	59.2	55.3	57.5
67.1	61.0	54.2	62.0		61.2	59.1	55.3	55.9
72.2	60.5	53.8	62.0		61.2	58.5	54.6	55.5
68.2	63.8	55.7	61.9	L <sub>10</sub>	60.8	58.4	54.2	55.2
67.5	66.7	54.0	62.2		60.5	58.2	54.0	54.5
62.8	67.8	54.6	77.7		58.8	58.2	53.8	50.2

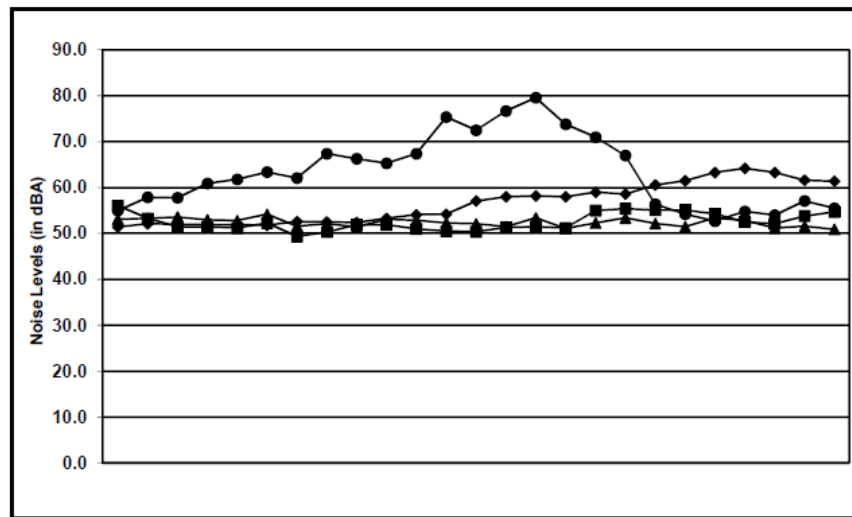


**Water Wells Project**  
**Bell Gardens, Set 1**

Blodgett Baylosis Environmental Planning

WATER WELL IMPROVEMENT PROJECT • AIR QUALITY, ENERGY, GREENHOUSE GAS, AND NOISE STUDY  
FLORENCE PLACE AND EMIL AVENUE • BELL GARDENS

Actual Noise Levels During Measurement				Noise Measurement Results in Leq%				
21-Jan	11:45 AM			L%	1-25	26-50	51-75	76-100
53.1	51.4	56.1	55.0	L <sub>99</sub>	54.2	64.2	56.1	79.6
53.3	52.1	53.3	57.9		53.6	63.3	55.4	76.7
53.6	52.0	51.5	57.8	L <sub>90</sub>	53.4	63.3	55.1	75.4
53.0	51.9	51.5	60.9		53.4	61.6	55.1	73.8
52.8	51.9	51.2	61.8		53.4	61.5	55.0	72.5
54.2	51.8	52.3	63.4		53.3	61.4	54.7	71.0
51.6	52.6	49.4	62.1		53.1	60.6	54.3	67.4
52.1	52.5	50.3	67.4		53.1	59.0	53.8	67.4
51.4	52.4	51.9	66.3		53.0	58.6	53.3	67.0
53.1	53.3	51.9	65.3		52.9	58.2	52.5	66.3
52.9	54.1	51.0	67.4		52.8	58.0	52.3	65.3
52.3	54.2	50.5	75.4	L <sub>50</sub>	52.8	58.0	52.1	63.4
52.1	57.1	50.4	72.5		52.3	57.1	51.9	62.1
51.5	58.0	51.3	76.7		52.3	54.2	51.9	61.8
53.4	58.2	51.5	79.6		52.2	54.1	51.5	60.9
51.1	58.0	51.2	73.8		52.1	53.3	51.5	57.9
52.3	59.0	55.0	71.0		52.1	52.6	51.5	57.8
53.4	58.6	55.4	67.0		51.6	52.5	51.3	57.1
52.2	60.6	55.1	56.4		51.6	52.4	51.2	56.4
51.5	61.5	55.1	54.2	L <sub>25</sub>	51.5	52.1	51.2	55.5
53.4	63.3	54.3	52.7		51.5	52.0	51.0	55.0
52.8	64.2	52.5	54.8		51.4	51.9	50.5	54.8
51.2	63.3	52.1	54.0	L <sub>10</sub>	51.2	51.9	50.4	54.2
51.6	61.6	53.8	57.1		51.1	51.8	50.3	54.0
50.9	61.4	54.7	55.5		50.9	51.4	49.4	52.7



**Water Wells Project**  
**Bell Gardens, Set 2**

Blodgett Baylosis Environmental Planning