

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY

The Department of Toxic Substances Control (DTSC) has completed the following document for this project in accordance with the California Environmental Quality Act (CEQA) [Pub. Resources Code, div. 13, § 21000 et seq] and accompanying Guidelines [Cal. Code Regs., tit. 14, § 15000 et seq].

PROJECT INFORMATION

PROJECT TITLE: Sargent Industries Interim Remedial Action Plan		SITE CODING: 402028
PROJECT ADDRESS: 2501-2533 East 56th Street	CITY: Huntington Park	COUNTY: Los Angeles
PROJECT SPONSOR: NP 56th Street LLC and NP Wright LLC ("North Palisade")	CONTACT: Brian Wong Senior Vice President, Development brian.wong@northpalisade.com	PHONE: Office: 213-495-2951 Cell: 310-242-1612
APPROVAL ACTION UNDER CONSIDERATION BY DTSC: ☐ Initial Permit Issuance ☐ Permit Re-Issuance ☐ Permit Modification ☐ Closure Plan ☐ Removal Action Workplan ☒ Remedial Action Plan ☐ Interim Removal ☐ Regulations ☐ Corrective Measure Study/Statement of Basis ☐ Other (specify):		
STATUTORY AUTHORITY: ☐ California H&SC, Chap. 6.5 ☒ California H&SC, Division 45, Part 2 ☐ Other (specify):		
DTSC PROGRAM/ADDRESS: 9211 Oakdale Avenue Chatsworth, California 91311	CONTACT: Manjul Bose Project Manager manjul.bose@dtsc.ca.gov	PHONE: 818-717-6560

PROJECT DESCRIPTION:

The Department of Toxic Substances Control (DTSC) is considering approval of an Interim Remedial Action Plan (IRAP) for the remediation of contaminants of concern in soil and soil vapor at the former Sargent Industries site (Project site; see Figure 1, *Project Site Location*, and Figure 2, *Project Vicinity Map*). The interim remedial action (proposed Project), which is described in more detail below, would consist of the excavation and off-site disposal of contaminated soil in combination with installation and operation of a soil vapor extraction (SVE) system, and installation of a vapor intrusion mitigation system (VIMS) under the new building. The existing Land Use Covenants (LUCs) would be modified to encompass the entire Project site.

This remedial action was selected because it is the most cost effective and acceptable alternative for achieving the site's Remedial Action Objectives, which include:

- Minimizing or eliminating potential exposure of humans (construction workers and future use employees) to metals and volatile organic compounds (VOCs) in soil and soil vapor through direct contact, ingestion, and/or inhalation;

- Reducing the human health-based risks associated with VOC contamination in soil vapor and on-site metals and VOC contamination in soil to levels that are acceptable for commercial/industrial land use; and;
- Minimizing the threat posed to groundwater resources from residual contaminants at the site.

BACKGROUND:

The Project site is located at 2501-2533 East 56th Street in the City of Huntington Park, California. The site will be redeveloped as a commercial/industrial warehouse with an office area in the southeast corner, along with associated parking lots, landscaped areas, and underground utilities (e.g., electric, water) (Refer to Figure 3, *Proposed Redevelopment Plan*). On December 13, 2023, the City of Huntington Park Planning Commission approved Resolution No. 2023-01 DP for the construction of a 100,404 square feet industrial warehouse on the Project site. Subsequently, a Notice of Exemption was filed with the Los Angeles County Clerk on December 27, 2023, for a Categorical Exemption under CEQA Guidelines Section 15332, Class 32. Therefore, redevelopment of the Project site as an industrial warehouse has been previously analyzed and is not part of the proposed Project.

The Project site occupies approximately 4.15 acres (180,725 square feet) zoned for industrial use. The site consists of Assessor Parcel Numbers (APNs) 6309-013-012, 6309-013-020, 6309-014-017, -018, -019 and -026. The northern portion of the site includes APNs 6309-013-012 and 6309-013-020 and the southern portion of the Site includes APNs 6309-014-017, 6309-014-018, 6309-014-019 and 6309-014-026 (Refer to Figure 2 and Figure 4, *Historical Site Layout with Area Designations*).

The Project site is bounded to the north by East 55th Street; to the east by an alley way, beyond which are commercial/industrial properties; to the south by East 56th Street for part of the northern portion of the site and an alley way for the southern portion of the site; and to the west by Malabar Street. Properties adjacent to and in the general vicinity of the Project site consist of commercial, light industrial, and residential uses. The adjacent properties to the north, beyond East 55th Street, are commercial and light industrial facilities. The adjacent properties to the east are used for commercial purposes. The adjacent properties to the west are also used for commercial purposes, beyond which are railroad tracks. The adjacent properties to the south are largely used for commercial purposes, but there are a few residences south of Area 9 (refer to Figure 4).

The site was historically used for various manufacturing activities, including for aerospace parts manufacturing from the 1950s to the 1990s. Extensive use of chemicals including total petroleum hydrocarbons (TPH), VOCs, and metals were involved in these operations. As a result, between 1994 and 2022, the site was extensively investigated and subjected to remedial actions due to historic releases of TPH, metals, and VOCs, which have been found in the soil, soil vapor, and groundwater. The Site was remediated using a combination of SVE, soil excavation and off-Site disposal, and capping the residual contaminants allowed to remain in place. DTSC certified the Site in 2018 and, in January 2022, two LUCs were recorded on the Site—one for Areas 3, 4, 5, 7 and 8 (APN 6309-013-020)—and another for a portion of Area 9 (refer to Figure 4) (APN 6309-014-026 [Lot 20]).

Since December 2022, North Palisade has worked with DTSC pursuant to a Prospective Purchaser Agreement to further investigate and characterize the site for purposes of redevelopment. After the closure was issued, DTSC lowered the thresholds for soil vapor considered to pose a potential health threat. Therefore, in early 2024, a soil vapor survey was completed to address current conditions of VOCs in soil vapor on site to evaluate the efficacy and design of future health protective engineering controls for redevelopment. Based on the findings, it was concluded that there have been no major changes to the concentrations of VOCs in soil vapor since DTSC approved site closure in 2016. In October 2024, at DTSC's request, further investigation was completed, which also found that there are no unanticipated conditions in deeper soil vapor since DTSC approved site closure. Based on the results of these investigations, it was determined that the shallow soil and soil vapor has been sufficiently characterized for purposes of health-protective industrial/commercial redevelopment of the site consistent with the LUCs.

The results of the various investigations have documented the following conditions at the site:

- Elevated concentrations of VOCs are present in soil and soil gas across the site down to groundwater which is found at approximately 150 feet below ground surface. The concentrations of VOCs are in excess of current screening values and suggest that vapor intrusion could be a concern to future occupants of the site; and

- Elevated concentrations of hexavalent chromium, total chromium are present in soil in select areas of the site including the former “ancillary pit” and the former “main pit”.

PROJECT ACTIVITIES:

Based on the results of the investigations at the site, a Feasibility Study was prepared to develop and evaluate potential remedial options to remediate the site and allow development to proceed. The results of the feasibility study were presented in the IRAP. The interim remedial action, which is described in more detail below, would consist of the excavation and off-site disposal of contaminated soil in combination with installation and operation of a SVE system, and installation of a VIMS under the new building. The existing LUCs would also be modified to encompass the entire Project site.

Groundwater characterization and remediation is outside the scope of this IRAP. Preliminary remedial goals for soil vapor have been established to both protect future site workers and occupants and to minimize soil vapor impacts migrating into groundwater.

Soil Excavation

One of the main elements of the remediation involves excavating up to approximately 2,730 cubic yards (CY) of soil at the site containing chromium, hexavalent chromium, and PCE in the areas of the Former Machine Shop, Former Degreaser, and Former Plating Shop (See Figure 5, *Proposed Limits of Excavation*). This estimate includes the potential to encounter what is defined as “VOC Contaminated” soil as defined by the South Coast Air Quality Management District (SCAQMD) which is soil that emits VOCs when excavated greater than 50 parts per million (ppm) with field meters when excavated. If the soil does not emit greater than 50 ppm, the soil would not be removed from the site lowering the overall total volume and attendant truck trips. The excavation of soil would be the first task and includes excavation of soil using a backhoe or excavator and includes both soil that is classified as “hazardous waste” as well as soil with contaminants that while needing to be mitigated, would not meet the definition or criteria of hazardous waste. Specifically, the equipment is expected to include:

- Tracked excavator,
- Wheel loader,
- Water truck, and
- Backhoe.

A full-time environmental technician will be on site to oversee the excavation process as well as conducting air monitoring for dust and contaminants of concern to protect both on site workers and the surrounding community. It is estimated that soil excavation will take up to 10 working days which would equate to approximately two weeks. The soil that is excavated from the site will be segregated into stockpiles based on where that soil was excavated from and sampled to determine the appropriate disposal location. As noted above, an estimated 2,730 CY or 137 truckloads of soil (20 yards per truckload) would be removed from the site. This would approximate 14 truck trips per day. As shown in Figure 5, the following provides a general summary of the various areas where excavation will occur:

Former Degreaser (AOC-1):	500 cubic yards
Former Ancillary Pit (AOC-2)/Former Main Pit (AOC-3):	1,230 cubic yards
Former Underground Ovens (AOC-4):	500 cubic yards.
Former Machine Shop (AOC-5):	910 cubic yards

Upon completion of the excavation process, confirmation samples will be collected to verify that the impacted soil above cleanup levels have been removed. The excavations will be backfilled as part of the overall site grading efforts under an approved Soil Management Plan (SMP) and if imported soil is used to complete the backfill and/or grading effort, all imported soil will be tested to confirm that such soil is clean and acceptable to use on site.

All excavated soil would be removed from the site and transported to an appropriate, permitted off-site facility for disposal. The soil will be transported following an approved transportation route to one or more of the following depending on the chemical content of the soil:

- La Paz Landfill in Parker Arizona,
- Clean Harbors Buttonwillow California,
- Simi Valley Landfill in Simi Valley California, or
- Soil Safe in Adelanto California. (Refer to Figure 6, *Proposed Transportation Plan*).

Before field work, the proposed excavation areas would be surveyed and marked using equipment capable of achieving a minimum of 6-inch horizontal accuracy. A SCAQMD 403 permit would be obtained for dust control, an SCAQMD 1166 permit would be obtained to control potential VOC emissions, and an SCAQMD site Specific 1466 permit would be utilized to verify that any metal containing dust is adequately controlled on site. The extent of impacted soils will be excavated to the depth of the proposed geotechnical requirements for Areas 6, 7, and 8 (refer to Figure 4). A scaled map of all proposed excavation areas are shown on Figure 5. The DTSC and SCAQMD will be notified of the proposed remediation schedule.

Soil Vapor Extraction System Design

Upon completion of grading activities for the new building, an SVE system will be constructed and installed. The SVE infrastructure would include installation of six SVE wells and connecting piping, along with eight soil vapor monitoring probes installed throughout the Project site. Once the remedial goals have been achieved, the SVE system would be shut down, and indoor air concentrations would be monitored over time to ensure continued health protection. If the indoor air concentrations exceed regulatory screening levels, the SVE system would be turned back on for continued operation until the remedial goals have once again been achieved.

Vapor Intrusion Mitigation System Design

As part of new construction, a VIMS will be installed beneath the future commercial/industrial warehouse footprint (See Figure 7, Subslab Vent Pup and Vent Riser Plan). The VIMS would provide additional health protection to future occupants while subsurface contamination is remediated by SVE. The VIMS would consist, in part, of an impermeable vapor barrier membrane to prevent soil vapor from entering the future commercial/industrial warehouse. The VIMS would be operated in either a passive or active mode, with active ventilation requiring the installation of blowers on the exhaust stacks to maintain constant negative pressure below the slab. It is unlikely that the VIMS would need to be converted to “Active” because of the SVE system but if so, permits would be obtained from the SCAQMD that would include monitoring and discharge limits designed to be protective of public health.

The sub-slab venting system would consist of a sub-slab gas collection and venting system designed to passively vent potential vapors that may accumulate beneath the building to the atmosphere. The gas collection system would be placed in a sub-slab gravel layer which provides permeability to collect gases for venting to exterior vent risers located throughout the building. The venting system includes a proposed 12 ventilation risers. Each vent riser would terminate approximately 18-inches above the building roof. If necessary, blowers would be installed at select vent risers to convert to an active system that discharges subsurface vapors after treatment with carbon filters. An impermeable vapor barrier membrane would be installed beneath the site building to work in unison with the sub-slab ventilation system. The vapor barrier membrane would be installed beneath the entire building slab and above the vapor capture piping.

A Preliminary Operations and Maintenance (O&M) Plan has been developed to guide the operation of the VIMS which would include the collection of indoor air samples to demonstrate that the system is keeping VOC vapors out of the indoor air of the building. Should elevated concentrations be found in the indoor air, the VIMS could be modified to an “active” system that would include adding pumps to the vent lines to increase the flow rate and reduce the pressure in the area under the slab.

Land Use Covenant

The remediation would also modify the existing LUCs by expanding the areas covered by the existing LUCs, which currently only covers a portion of the site, to include all of the site. The LUCs currently cover Areas 3 through 8 and a portion of Area 9 (refer to Figure 4). The LUCs would be modified and expanded to cover the entire site, including Area 6 and all of Area 9, to inform future site owners about site conditions and prohibit activities that will disturb soil at the site (e.g., excavation, grading, removal, trenching, filling, earth movement, mining, drilling) without an SMP pre-approved by DTSC in writing. LUC inspection and reporting requirements, including annual inspections and Five-Year Reviews, are presented in the O&M Plan. The LUC would provide protection to human health at the site by preventing unintended

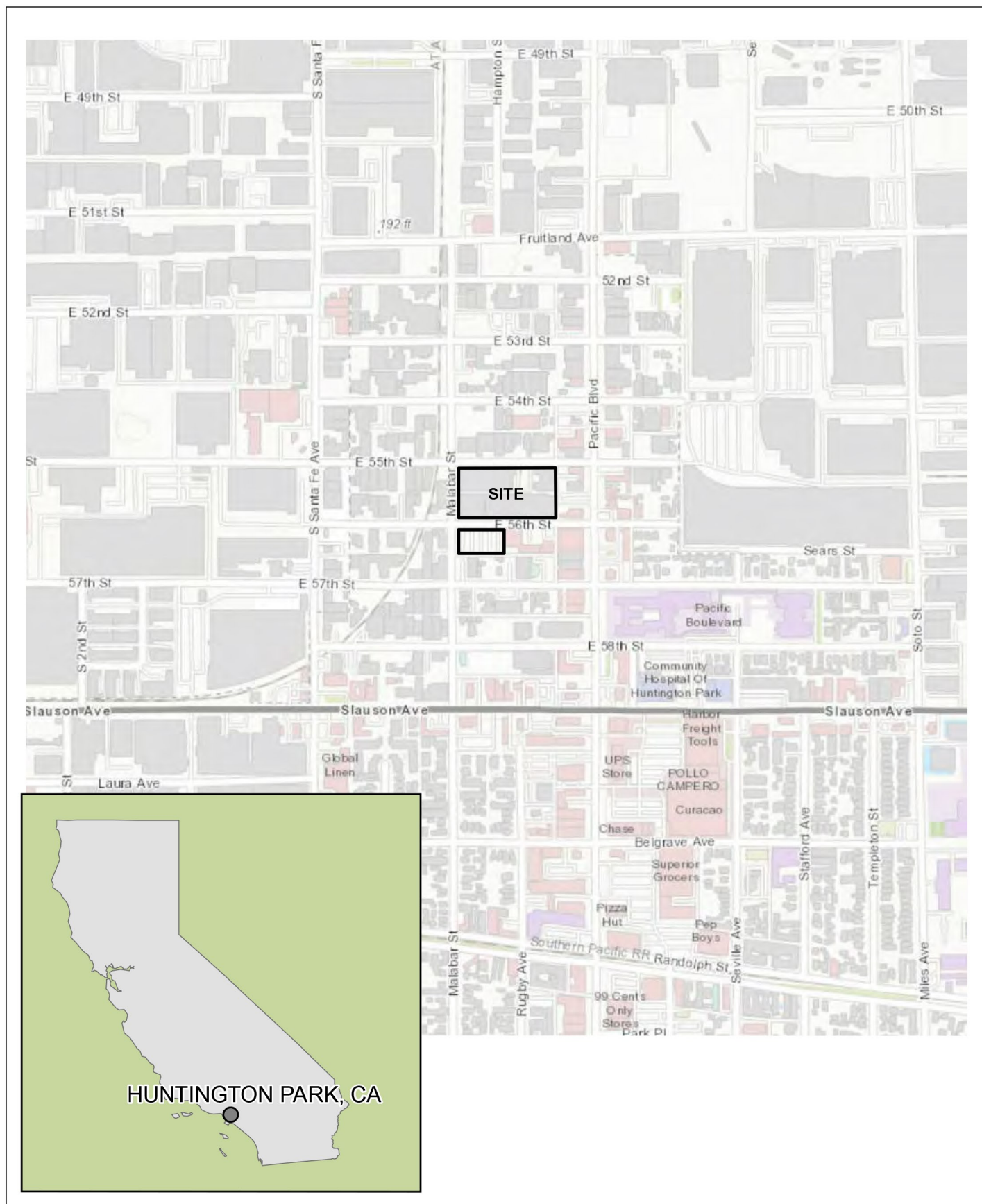
exposures to future occupants. Modification of the LUC is administrative in nature, occurs post-remediation, and would not physically impact the site.

PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED: (e.g., State Agencies, Counties, Cities, or Air Quality Districts, granting permits, financing approval, or participation agreement.)

While DTSC is responsible for approving the overall remedial action for the Project site, other public agencies may be involved through permitting or consultation such as the State Water Resources Control Board and SCAQMD.

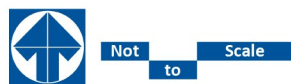
NATIVE AMERICAN CONSULTATION: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1.

DTSC complied with Assembly Bill 52 (AB 52). DTSC provided written notification to seven tribes on the Tribal Consultation List from the Native American Heritage Commission (NAHC) regarding the proposed Project on September 23, 2025. The notice included a brief Project description, Project location, and lead agency's contact information. DTSC received no response from the list of contacted tribes provided by NAHC. Based on the Project site location, history, and absence of cultural resource findings during prior site work, it is not likely that historical resources would be identified or impacted during remedial actions. However, if historical resources are discovered during remedial actions, then work would stop in that area until a qualified archaeologist or appropriately licensed professional can assess the significance of the find and, if necessary, develop appropriate response measures in consultation with the DTSC and other agencies and Native American representatives, as appropriate. North Palisade would have a tribal monitor present during excavation and grading activities as identified in the IRAP. Please refer to the Tribal Cultural Resources Section (Section 18) for additional information.

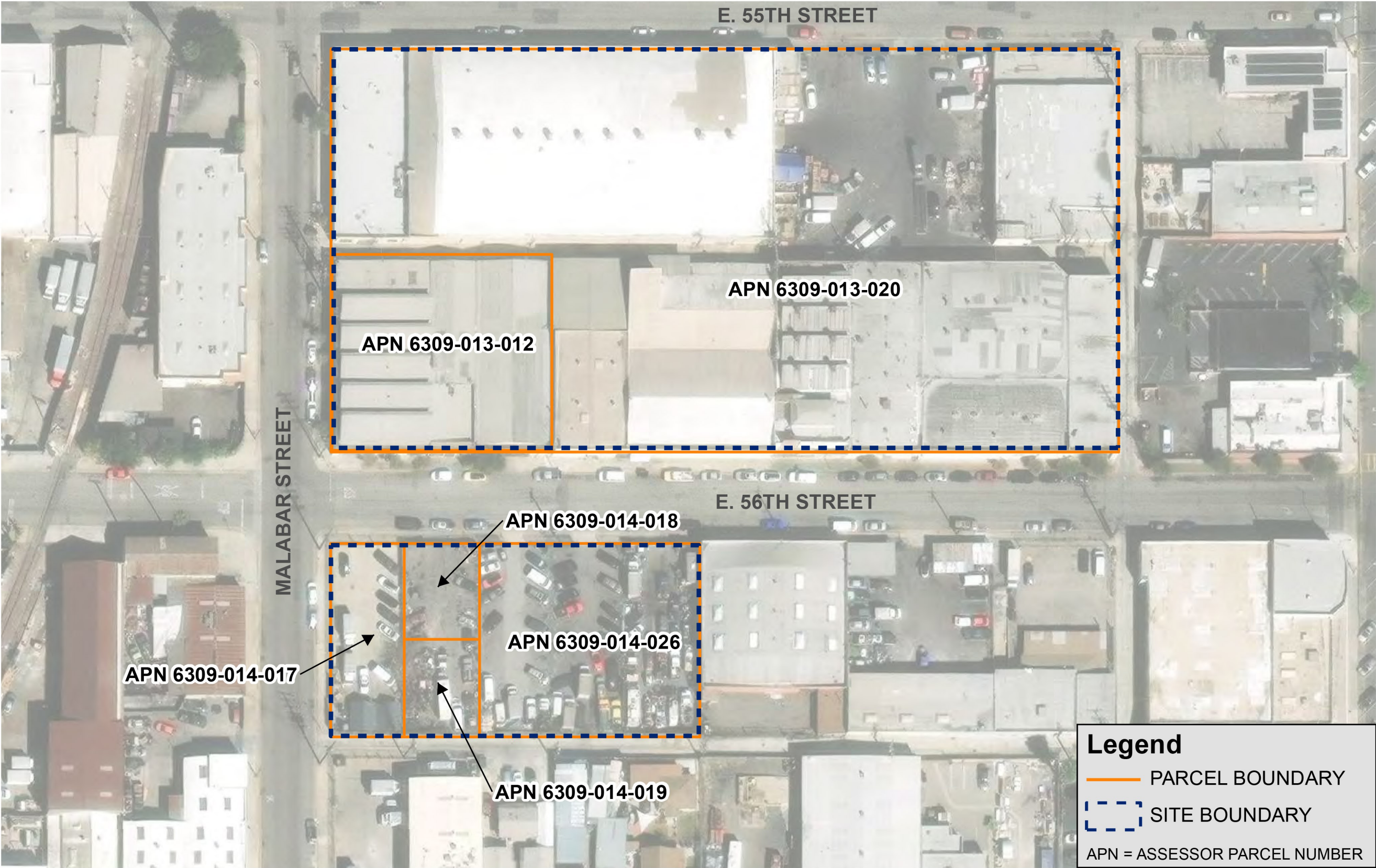


Source(s): Hazard Management Consulting (January 2024)

Figure 1



Project Site Location

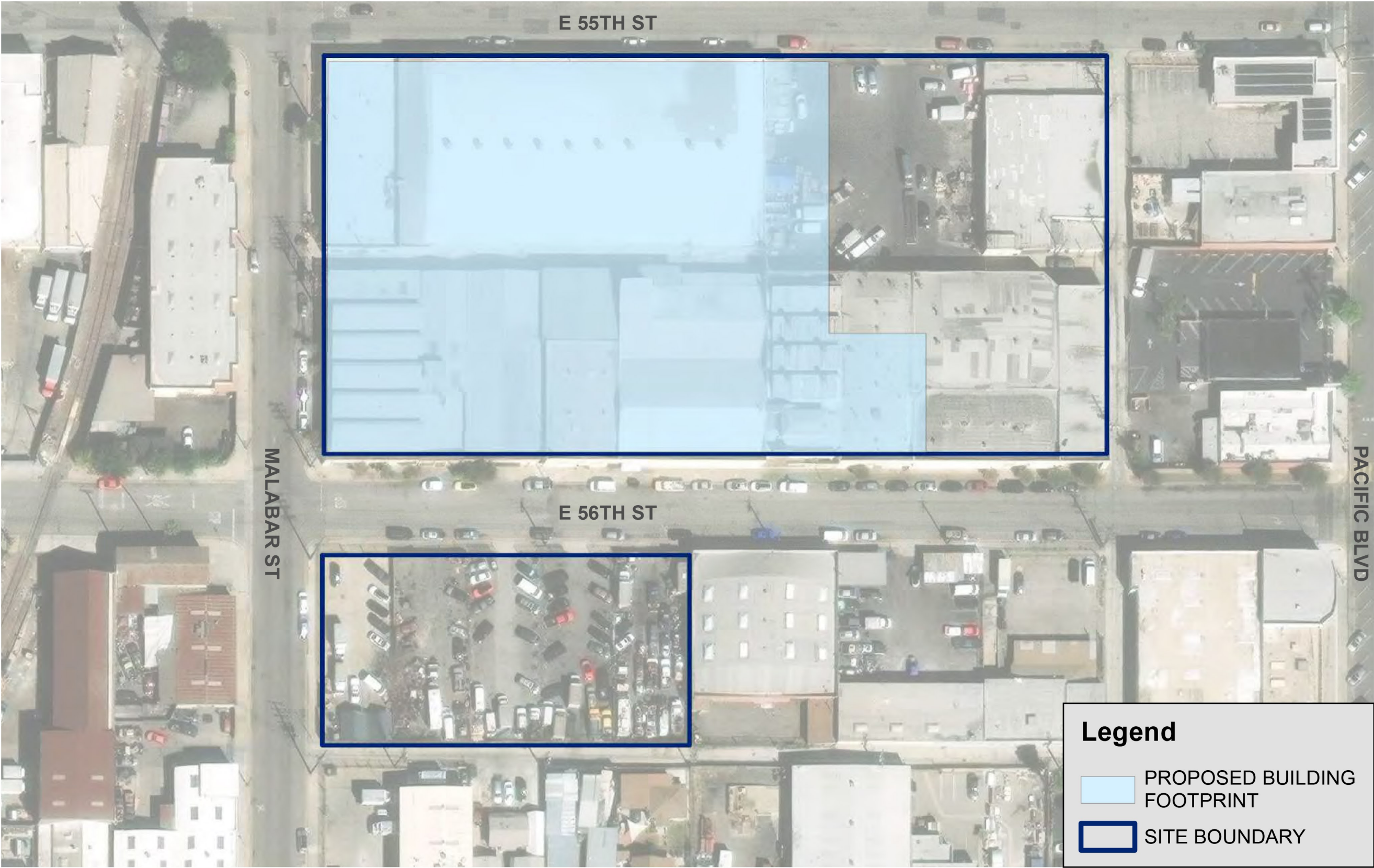


Source(s): Hazard Management Consulting (Novemeber 2023)

Figure 2



Project Vicinity Map

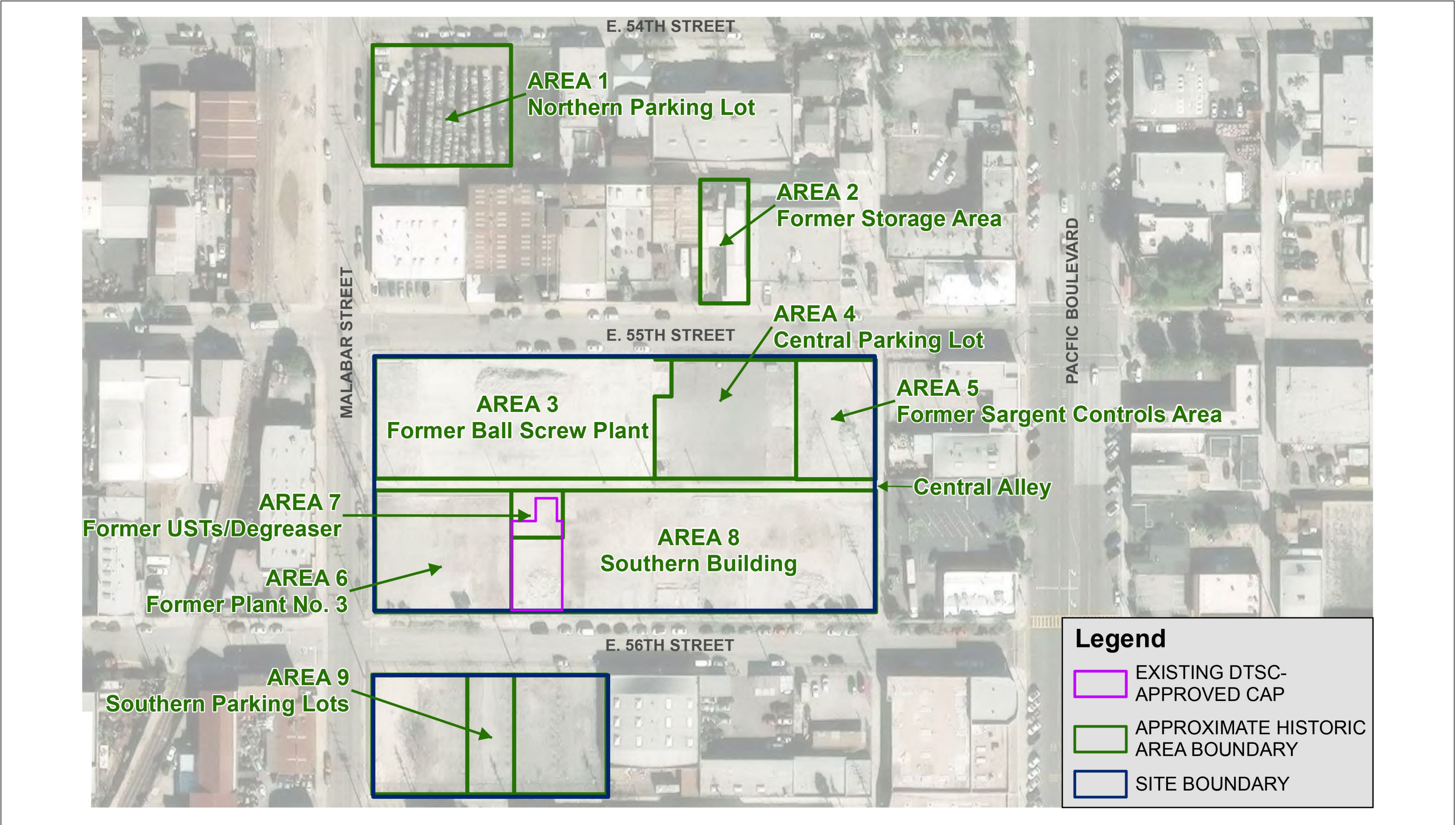


Source(s): Hazard Management Consulting (Novemeber 2023)

Figure 3



Proposed Redevelopment Plan



Source(s): Hazard Management Consulting (January 2024)

Figure 4



Historical Site Layout with Area Designation

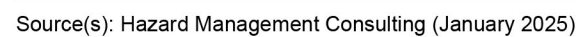
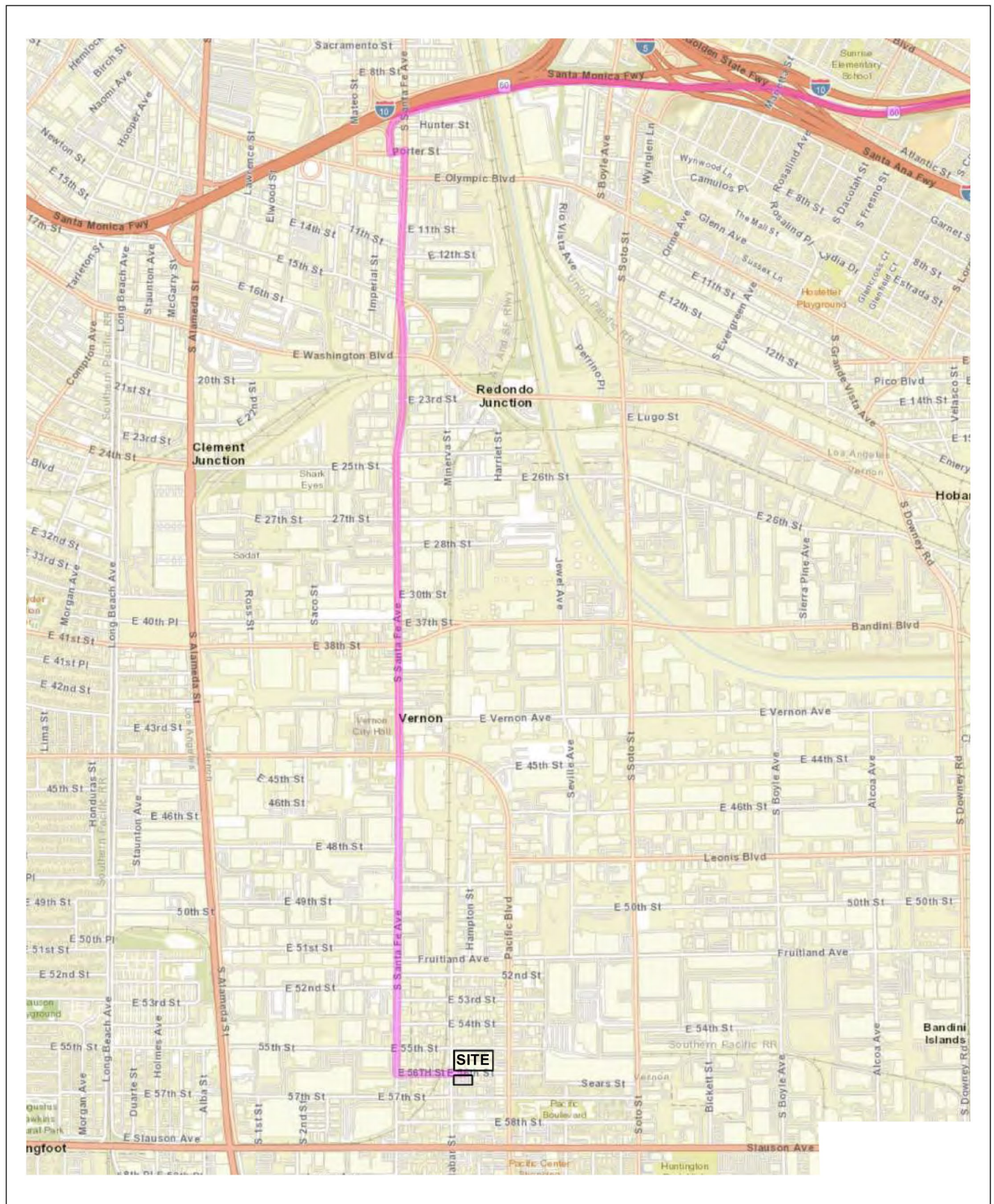


Figure 5



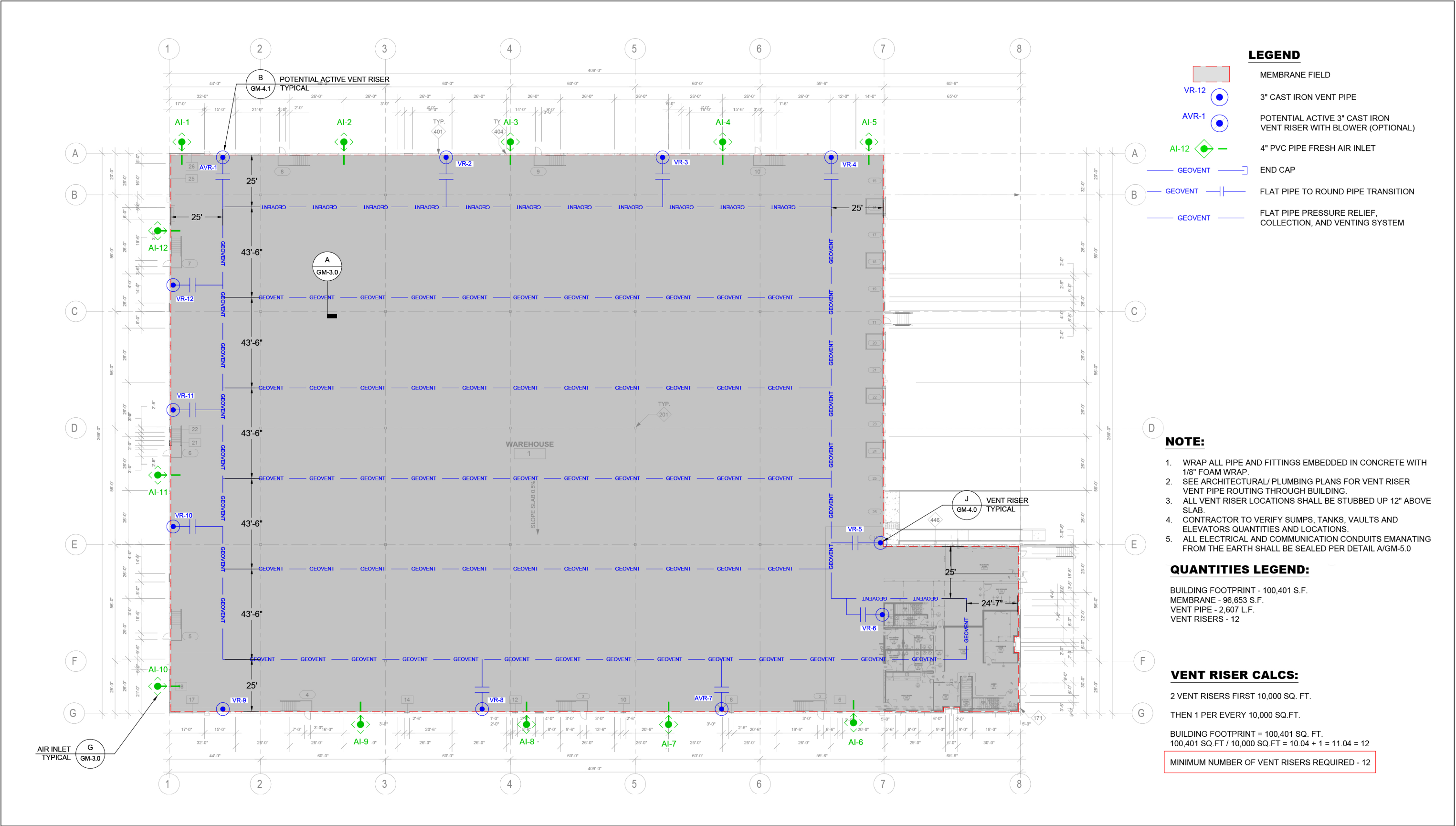
Source(s): Hazard Management Consulting (January 2024)

Figure 6



Not to Scale

Proposed Transportation Plan



Source(s): Terra-Petra Environmental Engineering (03-26-2025)

Figure 7



Subslab Vent Pup and Vent Riser Plan

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APPENDICES

- A Construction Air Quality Impact Assessment**
- B Construction Noise Assessment**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist beginning on page 17. Please see the checklist beginning on page 17 for additional information.

☐	Aesthetics	☐	Agriculture and Forestry	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology/Soils	☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials
☐	Hydrology/Water Quality	☐	Land Use/Planning	☐	Mineral Resources
☐	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

SUMMARY OF MITIGATION

DTSC has determined that mitigation measure(s) would not be required beyond those actions incorporated as part of the Proposed Project to ensure that potential impacts would remain at a less-than-significant level.

DETERMINATION

On the basis of this initial evaluation:

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

CERTIFICATION

I hereby certify that the statements furnished above and in the attached documentation, present the data and information required for this initial study evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.



11/24/2025

Preparer's Signature

Date

Manjul Bose

Senior Environmental Scientist Spec

818-717-6560

Preparer's Name

Preparer's Title

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11/24/2025

Branch or Unit Chief Signature

Date

Gregory Shaffer

Branch Chief, Chatsworth

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Branch or Unit Chief Name

Branch or Unit Chief Title

Phone #

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

ENVIRONMENTAL IMPACT ANALYSIS

1. AESTHETICS				
Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized 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 a 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?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

California Scenic Highway Program

The Scenic Highway Program allows county and city governments to apply to the California Department of Transportation (Caltrans) to establish a scenic corridor protection program which was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment.

City of Huntington Park General Plan

The Land Use and Community Development Element within the City of Huntington Park General Plan 2030, adopted May 28, 2019, does not contain any policies related to visual character that are applicable to the proposed cleanup activities.

ENVIRONMENTAL SETTING (BASELINE):

The Project site is located in an urban, developed area of the City of Huntington Park which has been designated as Manufacturing Planned Development (MPD) by the City of Huntington Park General Plan and the City's Planning and Zoning Division (City of HP, 2015)(City of HP, n.d. , Table 2-3). The Project site is currently vacant with no structures. The Project site is bounded to the north by East 55th Street; to the east by an alley way, beyond which are commercial/industrial properties; to the south by East 56th Street for part of the northern portion of the Project site and an alley way for the southern portion of the Project site; and to the west by Malabar Street, beyond which are commercial/industrial properties. (HMC, 2025a)

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The significance determination in this visual analysis is based on consideration of: (1) the extent of change related to visibility of the Project site from key public vantage points; (2) the degree of visual contrast and compatibility in scale and character between Project activities and the existing surroundings; (3) conformance of the proposed Project with public policies regarding visual and urban design quality; and (4) potential adverse effects on scenic vistas and scenic resources.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

No Project-specific environmental studies related to aesthetic resources were prepared for the proposed Project. However, the methodology employed for assessing potential aesthetic impacts involved considering the existing viewshed and the Project activities that have the potential to change the Project-area visual character.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Have a substantial adverse effect on a scenic vista?

Impact Analysis:

The proposed Project would implement remedial actions to address impacted soil involving excavation and off-site disposal of contaminated soils, installation and operation of an SVE system, and installation of a VIMS under the new building. Remedial actions would not require construction of any new above ground structures. The Huntington Park General Plan does not identify any scenic vistas within the City. Therefore, no adverse effects on the view of the local vantage points or scenic vistas would occur. The short-term remediation activities would not result in any long-term adverse effects to a scenic vista.

Conclusion:

Components of the proposed remedial actions and the short-term construction activities would not have the potential to substantially affect the view of a scenic vista. Therefore, there would be no impact.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

The nearest roadway to the Project site that is officially designated as a California State Scenic Highway is a section of Topanga Canyon State Scenic Highway, located over 20 miles to the west from the Project site. The nearest roadway to the Project site that is identified as eligible for California State Scenic Highway Program is a segment of Route 187 (Near Santa Monica)/Route 101 (Near El Rio), located approximately 12.8 miles to the west from the Project site (Cal Trans, 2018). There are no views of the Project site from these sections of Topanga Canyon State Scenic Highway. In addition, there are no historically significant buildings or any scenic resources identified on or in the vicinity of the Project site. Therefore, the short-term remediation activities would not result in any damage to a scenic resource.

Conclusion:

Scenic resources (e.g., trees, rock outcroppings, historic buildings) would not be disturbed or damaged through implementation of proposed remedial actions. Implementation of the proposed Project would not result in any impacts to scenic resources.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- c. In non-urbanized 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?

Impact Analysis:

According to CEQA Guidelines Section 15387, urban areas are defined as a central city or group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of

at least 1,000 persons per square mile (U.S. Census, 2012). According to the 2010 Census Urbanized Area Reference Map, the Project site is located within an urbanized area. As such, the potential impacts of the Project under this threshold are assessed based on whether the Project would conflict with applicable zoning and other regulations governing scenic quality.

The Project site is located in an urban, developed area of the City of Huntington Park, for which governing scenic quality are found in the Land Use and Community Development Element of the City of Huntington Park General Plan 2030. Publicly accessible vantage points of the Project site include adjacent roadways of Malabar Street and E 56th Street. Industrial operations have been conducted at the Project site since at least 1925 and the Project site is currently vacant. The visual character of the Project site currently reflects the site's long-term uses for industrial operations. The City of Huntington Park General Plan and the City's Planning and Zoning Division designates the land use of the Project site as Manufacturing Planned Development (MPD) (City of HP, n.d. , Table 2-3; City of HP, 2015). The Project's remedial actions would not result in development of the site that would conflict with the City's zoning standards of MPD. Even though implementation of the proposed remedial actions would temporarily alter the visual character or quality of the Project site, the remedial actions would not conflict with any applicable zoning and other regulations governing scenic quality. In addition, the Project site would be restored to its pre-remediation condition upon completion of remedial actions.

Conclusion:

Based on the temporary nature of the construction activities at the Project site, no impact related to conflicting with applicable zoning and other regulations governing scenic quality at the Project site would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

Under existing conditions, streetlights are located along East 56th Street, Malabar Street, and East 55th Street. The proposed Project activities would be conducted during daytime hours with the potential for some work to occur after sunset. The proposed Project would not require any night-shift or swing-shift work. The nearest sensitive receptors (i.e., residences) are located in the Aspire Pacific Academy approximately 0.16-mile to the south (Google Earth, 2025). However, views towards the Project site are blocked by existing commercial/industrial buildings and these sensitive receptors do not have direct views of the Project site. Any nighttime lighting used during construction activities would be occasional and limited to a relatively small work area and would not introduce any new temporary or permanent sources of substantial light or glare that would adversely affect daytime or nighttime views in the area.

Conclusion:

Project activities would not require nor introduce a new temporary or permanent source of substantial light or glare that would adversely affect views in the Project area. Therefore, implementation of the proposed remedial actions would result in no impact.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

California Department of Transportation (Caltrans), 2018. *California State Scenic Highway System Map*. No date. Accessed on October 2, 2025. Available: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>.

Google Earth, 2025. <https://earth.google.com/>.

United States Census Bureau. 2012, *2010 Census – Urbanized Area Reference Map: Los Angeles—Long Beach—Anaheim, CA*. March 11, 2012. Accessed on October 2, 2025. Available: https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua51445_los_angeles--long_beach--anaheim_ca/DC10UA51445_000.pdf.

2. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting agriculture or forestry resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The Project site is not located in or near any agricultural or forestry resources. Industrial operations have been conducted at the Project site since at least 1925 and the Project site is currently vacant.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of agriculture or forestry resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of agricultural or forestry resources in or near the Project site, no environmental studies relating to agriculture or forestry resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

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

Impact Analysis:

The Project site does not contain any agricultural uses. Further, the site is identified as Urban and Built-up Land on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. The closest designated Farmland is over 3 miles from the Project site, therefore, the Project does not have the potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. As a result, no adverse environmental impacts to farmland would occur.

Conclusion:

Project-related activities would remain within the Project site boundaries which is urban, built-up land. Therefore, no impact to designated Farmland would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Impact Analysis:

There is no farmland located on or near the Project site and there are no Williamson Act contracts in place. (DOC, 2025b) Therefore, Project-related activities would not have the ability to conflict with any Williamson Act contracts. The Project site is zoned as Manufacturing Planned Development for light industrial uses and would not conflict with any existing agricultural zoning. No impact would occur.

Conclusion:

No impacts to agricultural uses are anticipated, nor will there be any conflict with existing or Williamson Act contracts.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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))?

Impact Analysis:

There is no land with existing zoning of forest land or timberland within the Project site. Proposed Project-related activities would not conflict with existing zoning or cause rezoning of forest land or timberland, as none exists within the Project site boundaries. Therefore, there would be no impact to forest land or timberland.

Conclusion:

The City's Zoning Map does not designate any parcels of land in the Project area for forest land, timberland, or timberland zoned Timberland Production. Therefore, no adverse impacts would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact

☒ No Impact

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

Impact Analysis:

There are no forests or timberland on or near the Project site and the proposed Project would not convert any land to forest or timberland. Therefore, there would be no impact.

Conclusion:

The Project would not result in the loss or conversion of forest land.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☐ Less Than Significant Impact

☒ No Impact

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses?

Impact Analysis:

The proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or agricultural land. Therefore, there would be no impact.

Conclusion:

Neither the City's General Plan nor the City's Zoning Code provide designations for forest land. The Project site is currently vacant and previously developed with industrial uses and there are no agricultural uses occurring onsite. As a result, to the extent that the Project would result in changes to the existing environment those changes would not result in loss of Farmland to non-agricultural use.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☐ Less Than Significant Impact

☒ No Impact

References Used:

California Department of Conservation (DOC), Division of Land Resource Protection, 2025a. California Important Farmland Finder. Updated on April 23, 2025. Accessed on October 2, 2025. Available: <https://www.arcgis.com/home/item.html?id=8ab78d6c403b402786cc231941d1b929>.

California Department of Conservation (DOC), Division of Land Resource Protection, 2025b. *Williamson Act Enrollment Finder*. Updated on May 1, 2025. Accessed on October 2, 2025. Available: <https://www.arcgis.com/home/item.html?id=ea67feb2ddcc4660bb8dbe1493a32eef>.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):***Federal Regulations***

Clean Air Act (1970): The Environmental Protection Agency (EPA) is responsible for implementing most aspects of the Clean Air Act, including setting National Ambient Air Quality Standards (NAAQS) for major air pollutants; setting hazardous air pollutant (HAP) standards; approving state attainment plans; setting motor vehicle emission standards; issuing stationary source emission standards and permits; and establishing acid rain control measures, stratospheric ozone (O₃) protection measures, and enforcement provisions. Under the Clean Air Act, NAAQS are established for the following criteria pollutants: O₃, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulate matter with a diameter of 10 micrometers or smaller (PM₁₀), particulate matter with a diameter of 2.5 micrometers or smaller (PM_{2.5}), and lead. The NAAQS describes acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation. States with areas that exceed the NAAQS must prepare a state implementation plan that demonstrates how those areas will attain the standards within mandated time frames.

Hazardous Air Pollutants: The 1977 federal Clean Air Act amendments required EPA to identify national emission standards for hazardous air pollutants to protect public health and welfare. HAPs include certain volatile organic chemicals, pesticides, herbicides, and radionuclides that present a tangible hazard, based on scientific studies of exposure to humans and other mammals.

State Regulations

California Clean Air Act: The federal Clean Air Act delegates the regulation of air pollution control and the enforcement of the NAAQS to the states. In California, the task of air quality management and regulation has been legislatively granted to California Air Resources Board (CARB), with subsidiary responsibilities assigned to air quality management districts and air pollution control districts at the regional and county levels. CARB has established California Ambient Air Quality Standards (CAAQS), which are generally more restrictive than the NAAQS. Air quality is considered “in attainment” if pollutant levels are continuously below the CAAQS and violate the standards no more than once each year.

Air Toxics Program: The California TAC list identifies more than 700 pollutants, of which carcinogenic and non-carcinogenic toxicity criteria have been established for a subset of these pollutants pursuant to the California Health and Safety Code. The Legislature enacted the Air Toxics “Hot Spots” Information and Assessment Act of 1987 (AB 2588) to address public concern over the release of TACs into the atmosphere. AB 2588 law requires facilities emitting toxic substances to provide local air pollution control districts with information that will allow an assessment of the air toxics problem, identification of air toxics emissions sources, location of resulting hotspots, notification of the public exposed to significant risk, and development of effective strategies to reduce potential risks to the public over 5 years.

Local Regulations

SCAQMD CEQA Guidelines and Thresholds: The City of Huntington Park utilizes the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook Thresholds of Significance guidance, revised in 2023, to assist lead agencies in evaluating air quality impacts of Projects and plans proposed in the South Coast Air Basin. (SCAQMD, n.d.) (SCAQMD, 2016). In this section, air quality is evaluated against numbers set forth in the SCAQMD guidance.

ENVIRONMENTAL SETTING (BASELINE):

The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of the SCAQMD. The SCAB encompasses a 6,745-square mile subregion of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The SCAB is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Riverside County portion of the Salton Sea Air Basin is bounded by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley.

The regional climate has a substantial influence on air quality in the SCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality. The annual average temperatures throughout the SCAB vary from the low to middle 60s degrees Fahrenheit (°F). Due to a decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of SO₂ to sulfates (SO₄) is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71% along the coast and 59% inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90% of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14½ hours of possible sunshine.

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Anas" each year. During the dry season, which coincides with the months of maximum photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore sea breeze and a nighttime offshore drainage wind. Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the radiational cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SCAB is the "Catalina Eddy," a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections.

In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the 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 which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter, when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as nitrogen oxides (NO_x) and carbon monoxide (CO) from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline.

The Huntington Park area is in attainment for NAAQS and the CAAQS for the following pollutants: carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and sulfates. The Huntington Park Area is in non-attainment for PM_{2.5} and ozone with respect to both NAAQS and CAAQS. (SCAQMD, 2016)

The Project site is located within the Huntington Park metropolitan area, and the SCAQMD is primarily responsible for enforcing air quality standards, in accordance with standards set by the CARB and the United States Environmental Protection Agency.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The 2023 SCAQMD CEQA Guidelines Thresholds of Significance for average daily air emissions are shown in Table 3.1 below. If Project-related average daily emissions are below these thresholds, the impacts are considered less than significant, even if peak days have emissions over the thresholds.

Table 3-1. SCAQMD Regional Threshold of Significance

Pollutant	Construction Regional Thresholds	Operational Regional Thresholds
NO _x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Pb	3 lbs/day	3 lbs/day

Notes: lbs/day = pounds per day; NO_x = nitrogen oxides; VOC = volatile organic compounds; PM₁₀ = particulate matter less than 10 microns in size; PM_{2.5} = particulate matter less than 2.5 microns in size; SO_x = sulfur oxides; CO = carbon monoxide; Pb = lead
Source: (SCAQMD, 2023)

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

The analysis in this section is based on the Sargent Industries Construction Air Quality Impact Analysis (Air Quality Impact Analysis) report prepared by Urban Crossroads, Inc. (Urban Crossroads) dated October 23, 2025, and is provided in its entirety as *Appendix A* of the Initial Study. California Emissions Estimator Model ® (CalEEMod, Version 2022.1.1.26) was run to determine if Project-related emissions exceed SCAQMD Air Quality Significance Thresholds (April 2021). The CalEEMod results are summarized in Table 3.2 below, and the model basis information is summarized in *Appendix A*. Complete CalEEMod Input and Output is provided in Appendix 1 of *Appendix A*. The following construction equipment was considered in modeling air emissions:

- Tracked excavator
- Water truck
- Wheel loader
- Backhoes

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Conflict with or obstruct implementation of the applicable air quality plan?

Impact Analysis:

The Project site is located within the SCAB. Currently, State, and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the State and federal ambient air quality standards. AQMPs are regularly updated to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. It should be noted that emissions of O₃, NO_x, VOC, and CO have been decreasing in the SCAB since 1975. Additionally, the overall trends of PM₁₀ and PM_{2.5} in the air (not emissions) have improved since 1975. The current AQMP, the 2022 AQMP, was adopted by the SCAQMD in December 2022 and the Project's consistency with the 2022 AQMP is discussed below. Criteria for determining consistency with the 2022 AQMP are defined in Chapter 12, Section 12.2, and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The Project's consistency with these criteria is discussed below.

Consistency Criterion No. 1: The Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Construction Impacts – Consistency Criterion 1

The violations that Consistency Criterion No. 1 refer to are the CAAQS and NAAQS. CAAQS and NAAQS violations could occur if regional or localized significance thresholds are exceeded. As evaluated under Air Quality Threshold b, below, the Project's regional construction source emissions would not exceed applicable regional significance threshold. As such, impacts would be less than significant.

Operational Impacts – Consistency Criterion 1

The Project consist of the implementation of remedial actions described in an IRAP and would not involve development of the Project site. Therefore, no operational impacts would occur.

Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The 2022 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The Project consists of the implementation of remedial actions described in an IRAP and would not involve development of the Project site. Therefore, the Project is determined to be consistent with the second criterion.

Based on the preceding, the Project would be consistent with the AQMP.

Conclusion:

The Project would be consistent with both the first and second criterion and would not conflict with or obstruct implementation of the SCAQMD AQMP. Therefore, Project impacts are considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- b. Result in 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

Impact Analysis:

The Project site is non-attainment for ozone and PM_{2.5} (SCAQMD, 2023). Construction emissions were calculated using the California Emissions Estimator Model (CalEEMod), version 2022.1. Construction activities associated with the Project would result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

- Grading (for excavation and backfilling activities)
- Trenching (for SVE wells, subsurface piping, and VIMS vent installation)

Table 3-2 below presents the estimated construction emissions associated with grading and trenching activities. As shown, emissions associated with grading and trenching activities would not exceed the applicable SCAQMD regional significance thresholds for emissions of any pollutant under any of the three scenarios. As such, emissions would be considered less than significant.

Table 3-2. Maximum Daily Grading & Trenching Emissions

Year	Emissions (lbs/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2026	0.44	11.50	9.02	0.06	82.10	8.79
Maximum Daily Emissions	0.44	11.50	9.02	0.06	82.10	8.79
SCAQMD Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

lbs/day = pounds per day

VOC = Volatile Organic Compounds NO_x = Nitrogen Oxides

CO = Carbon Monoxide SO₂ = Sulfur Dioxide

PM₁₀ = Particulate Matter 10 microns in diameter or less PM_{2.5} = Particulate Matter 2.5 microns in diameter or less

Source: (Urban Crossroads, 2025a, Table 3)

Health Effects of Criteria Air Pollutants

Reactive organic gases (ROG) and nitrous oxides (NO_x) are precursors to O₃, for which the SCAB is designated as nonattainment with respect to the NAAQS and CAAQS. The health effects associated with O₃ are generally associated with reduced lung function. The contribution of ROG and NO_x to regional ambient O₃ concentrations is the result of complex photochemistry. The increases in O₃ concentrations in the SCAB due to O₃ precursor emissions tend to be found downwind from the source location to allow time for the photochemical reactions to occur. However, the potential for exacerbating excessive O₃ concentrations would also depend on the time of year that the ROG emissions would occur because exceedances of the O₃ NAAQS and CAAQS tend to occur between April and October when solar radiation is highest. The holistic effect of a single Project's emissions of O₃ precursors is speculative due to the lack of quantitative methods to reliably and meaningfully assess this impact. Thus, a project's ROG and NO_x emissions are evaluated in the context of the SCAQMD significance thresholds, which define the levels of emissions that can occur without causing or contributing to violations of the NAAQS or CAAQS. In turn, the NAAQS and CAAQS define the pollutant concentrations above which adverse health effects are expected to occur. Nonetheless, because ROG and NO_x emissions associated with Project construction would be less than significant, the Project would not contribute to regional O₃ concentrations and the associated health effects.

With respect to health effects related to particle pollution (PM₁₀ and PM_{2.5}), health studies have shown a significant association between exposure to particle pollution and health risks, including premature death. Health effects may include cardiovascular effects such as cardiac arrhythmias and heart attacks, and respiratory effects such as asthma attacks and bronchitis. Exposure to particle pollution can result in increased hospital admissions, emergency room visits, absences from school or work, and restricted activity days, especially for those with pre-existing heart or lung disease, older people, and children. The size of particles is directly linked to their potential for causing health problems. Fine particles (PM_{2.5}) pose the greatest health risk. These fine particles can get deep into lungs, and some may even get into the bloodstream. Exposure to these particles can affect a person's lungs and heart. Coarse particles (PM_{10-2.5}) are of less concern, although they can irritate a person's eyes, nose, and throat.

As shown in Table 3-2, Project construction-source emissions would not exceed the regional numerical thresholds of significance established by the SCAQMD for any criteria pollutant and impacts would be less than significant.

Conclusion:

Construction activities associated with implementing the proposed Project would generate emissions of non-attainment pollutants that are below the thresholds of significance identified in the SCAQMD Air Quality Significance Thresholds. Therefore, implementation of the proposed Project would result in a less-than-significant impact to the

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 Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

c. Expose sensitive receptors to substantial pollutant concentrations?

Impact Analysis:

The CARB defines sensitive receptors as children, elderly, asthmatics, or others who are at a heightened risk of negative health outcomes due to exposure to air pollution. For the purposes of this analysis, the locations where these populations can typically congregate (e.g., residences, schools, hospitals) are considered sensitive receptor locations. Remedial actions associated with implementing the proposed Project would take place in an area zoned for commercial and light industrial uses. The closest sensitive receptors are residential uses located along East 57th Street located approximately 200 feet to the south of the Project site (Google Earth, 2025). However, activities associated with the proposed remedial actions would not generate any substantial pollutant concentrations. Therefore, the Project would not have the ability to expose sensitive receptors to substantial pollutant concentrations.

Conclusion:

Sensitive receptors are located within 1 mile from the Project site. However, implementation of remediation actions would not involve activities with the potential to expose sensitive receptors to substantial pollutant concentrations and a less-than-significant impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

Implementation of remedial action has the potential to generate odors during the operation of construction equipment, such as those experienced from diesel engine exhaust. The closest sensitive receptors are located approximately 210 feet to the north of the Project site (Google Earth, 2025). Construction activities would use Tier 4 engines on all construction equipment. Currently, Tier 4 diesel engine standards are the strictest Environmental Protection Agency (EPA) emissions requirement for off-highway diesel engines. This requirement regulates the amount of PM, or black soot, and NOx that can be emitted from an off-highway diesel engine. Specifically, Tier 4 compliant engines significantly reduce emissions of PM and NOx relative to previous emissions standards whereby Tier 4 compliant engines reduce emissions by over 95 percent for most agricultural and construction equipment. The use of Tier 4 engines on all construction equipment and distance between construction activities and residences is considered sufficient to substantially reduce the ability for a resident to discern an odor originating from the Project site (i.e., diesel exhaust fumes) from the overall air space. Additionally, the Project would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances.

Conclusion:

Project-related odors during construction activities would not be discernable by the closest receptors (i.e., residences) because of the use of Tier 4 engines on all construction equipment and distance between them and all construction equipment. Therefore, implementation of the remediation actions would not result in other emissions that could adversely affect a substantial number of people.

- ☐ Potentially Significant Impact

- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

South Coast Air Quality Management District (SCAQMD), n.d. *Air Quality Analysis Handbook*. No date. Accessed on October 2, 2025. Available: <https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

South Coast Air Quality Management District (SCAQMD), 2016. *National Air Quality Standards (NAAQS) and California Ambient Air Quality Attainment Status (CAAQS) for South Coast Air Basin*. Accessed on October 2, 2025. Available: <https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf>.

South Coast Air Quality Management District (SCAQMD), 2023. *South Coast AQMD Air Quality Significance Thresholds*. Updated March 2023. Accessed on October 2, 2025. Available: <https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25>.

Urban Crossroads, Inc, 2025. *Sargent Industries Construction Air Quality Impact Analysis*. October 23, 2025. Appendix A.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 Wildlife, U.S. Fish and Wildlife Service, or NOAA Fisheries?	☐	☐	☐	☒
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

Federal Endangered Species Act (ESA): (16 United States Code (USC) § 1531-1544, 50 Code of Federal Regulations (CFR) Part 17). The Federal ESA provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found.

Federal Migratory Bird Treaty Act (MBTA): (16 USC § 703-712, 50 CFR Part 21). The MBTA makes it illegal to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid Federal permit.

California Endangered Species Act (CESA): (Fish and Game Code (FGC) chapter 1.5, sections 2050-2115.5, California Code of Regulations (CCR), title 14, chapter 6, § 783.0-787.9). CESA protects or preserves all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation.

CESA states that all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved.

Additionally, the California FGC § 3503 prohibits the take, possession, or needless destruction of the nest or eggs of any bird; and § 3513 prohibits the take or possession of any migratory nongame bird or part thereof as designated in the MBTA. Any birds in the orders Falconiformes or Strigiformes (birds of prey, such as hawks and owls) are protected under FGC 3503.5, which makes it unlawful to take, possess, or destroy their nest or eggs.

ENVIRONMENTAL SETTING (BASELINE):

The Project site is surrounded by commercial and light-industrial uses. There are no wetlands on the Project site.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of biological resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Reconnaissance-level biological resources surveys were not conducted because of the urban nature of the Project site and nearby areas.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- 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?

Impact Analysis:

The Project site is located in a commercial/industrial area of Huntington Park and is presently vacant with no structures. Vegetation on-site is limited to ornamental species. The Project site is also located in an area that has not been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS). As a part of the Project, existing vegetation on the Project site would be removed. However, no critical habitat for threatened or endangered species exists on the Project site. The closest critical habitat is located approximately 7.8 miles from the Project site (USFWS, 2025). The Project would not have a substantial adverse effect on candidate, sensitive or special-status species, as defined by the CDFW or the USFWS. Therefore, no adverse impacts are anticipated.

Conclusion:

The Project site does not contain suitable habitat for nesting of special status species. Therefore, proposed remedial actions would have a less-than-significant potential to adversely affect special status species.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

The Project site is currently disturbed by previous industrial uses and is in a highly urbanized and industrialized area in the City. The Project site does not contain any riparian habitat or other sensitive natural community identified by the CDFW or the USFWS (USFWS, 2020). Therefore, no adverse environmental impacts are anticipated.

Conclusion:

No riparian habitat is present on-site. Therefore, Project implementation would have no impact on these resources.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated

☐ Less Than Significant Impact

☒ No Impact

- c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Impact Analysis:

The Project site is currently disturbed by previous industrial uses and is in a highly urbanized and industrialized area in the City. The Project site does not contain any wetland habitat or other sensitive natural community identified by the CDFW or the USFWS (USFWS, 2020). Therefore, no adverse environmental impacts are anticipated.

Conclusion:

No wetland habitat is present on site. Therefore, Project implementation would have no impact on these resources.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☐ Less Than Significant Impact

☒ No Impact

- 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?

Impact Analysis:

The Project consists of implementing an IRAP for the remediation of contaminants of concern (COCs) in soil at the Former Sargent Industries facility. No surface water bodies, streams, or waterways occur on the Project site. The Project site does not provide nursery sites for wildlife, nor is it conducive to function as a corridor for migratory wildlife. Further, the Project would be confined to the Project site and would not interfere with trees within the City's parkways and rights-of-way. Therefore, the Project would not interfere with the movement of any native resident or migratory species or impede the use of native wildlife nursery sites. Therefore, no adverse environmental impacts are anticipated.

Conclusion:

There are no established native resident or migratory wildlife corridors, or native wildlife nursery sites located on or near the Project site. The remedial actions would not have no impact.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☐ Less Than Significant Impact

☒ No Impact

- e. Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Impact Analysis:

Section 10-13.107 of the Huntington Park Municipal Code addresses tree protection, maintenance, and replacement policies for trees within the City's parkways and rights-of-way. Additionally, Section 9-3.408 addresses tree planting in regard to the City's Landscape Development Standards (City of HP, 2024) However, the Project would be confined to the Project site and would not interfere with trees within the City's parkways and rights-of-way. Therefore, the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impact would occur.

Conclusion:

Implementation of the proposed remedial actions would not conflict with any local policies or ordinances for the purposes of protecting biological resources.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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?

Impact Analysis:

The Project site is not located in any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (CDFW, 2023). The proposed remedial actions would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. As a result, no adverse environmental impacts are anticipated.

Conclusion:

The proposed remedial actions would not have the potential to 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 Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

California Department of Fish and Wildlife (CDFW), 2019. *California Natural Community Conservation Plans*. August 2023. Accessed on October 2, 2025. Available: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>.

City of Huntington Park (City of HP), 2024. *City of Huntington Park Municipal Code*. Updated December 2, 2024. Accessed on October 2, 2025. Available: <https://ecode360.com/HU4938>.

U.S. Fish and Wildlife Service (USFWS), 2020. *National Wetlands Inventory*. Accessed on October 2, 2025. Available: <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>.

U.S. Fish and Wildlife Service (USFWS), 2025. *Critical Habitat for Threatened & Endangered Species*. Updated: February 25, 2025. Accessed on October 2, 2025. Available: <https://www.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The definition of historical resources can be found in PRC §21084.1 and 14 CCR § 15064.5. Unique archaeological resources are defined in PRC § 21083.2 and 14 CCR § 15064.5. Tribal cultural resources are defined in PRC Div. 13 Section 21074.

California Assembly Bill 52 (AB 52) specifies that any Project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015, the Lead agency must provide formal notification within 14 days of determining that an application for a Project is complete or of a decision to undertake a Project to the designated contact or tribal representative of the affiliated California Native American tribes. The tribe that is traditionally and culturally affiliated to the geographic area where a Project is located must have requested that the lead agency in question provide notification to the tribe (PRC 21081.3.1). Please refer to Section 18, Tribal Cultural Resources, of this Initial Study for additional discussion.

If remains are found on-site, the County Coroner will make the determination of origin and disposition, pursuant to Public Resources Code (PRC) § 5097.98. If the remains are determined to be Native American, the Coroner would notify the NAHC (per Health and Safety Code (HSC) 7050.5(c)) The NAHC would identify and notify the person(s) who might be the most likely descendent, who would make recommendations for the appropriate and dignified treatment of the remains (PRC Div. 5 section 5097.98). The descendants shall complete their inspection and make recommendations for treatment within 48 hours of being granted access to the Project site (CEQA Guidelines, CCR section 15064.5(e); HSC section 7050.5).

ENVIRONMENTAL SETTING (BASELINE):

The greater Los Angeles Basin was previously inhabited by the Gabrielino-Tongva people, named after the San Gabriel Mission. The Gabrielino-Tongva tribe has lived in this region for around 7,000 years. Prior to Spanish contact, approximately 5,000 Gabrielino-Tongva people lived in villages throughout the Los Angeles Basin. Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. The Spaniards established missions in the area in the 1770's and the Gabrielino population started to decline. The Spaniards brought agriculture and cattle into Los Angeles and the missions became the population centers in the region. (City of HP, n.d., p. 4-12)

Very little development was found in the Huntington Park area prior to 1896. During that time, the Los Angeles River was not channelized and a few scattered single-family homes were found in the area. The City of Huntington Park was incorporated on September 1, 1906, with a population of 526 residents. The City developed as a suburban community, providing a centralized location for workers employed in Los Angeles and the surrounding industrial cities of Commerce, Vernon, and South Gate. The City's land use and development patterns were well established by the 1930's and a thriving downtown centered along Pacific Avenue was testament to the area's prosperity. (City of HP, n.d., p. 4-13)

The Project site has been previously disturbed and is located in a largely urbanized area. Therefore, the Project site is not anticipated to contain sensitive cultural or archaeological resources.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:***California Register***

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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,
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register. (City of HP, n.d., pp. 4-13 through 4-14)

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of undisturbed areas on or near the Project site, no environmental studies relating to cultural resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?

Impact Analysis:

Historical resources, as defined by 14 CCR section 15064.5, have not been identified at the Project site. Industrial operations have been conducted at the Project site since at least 1925, and the site is currently vacant. Based on the lack of historical resources, no impact would occur.

Conclusion:

The proposed Project would not include demolition, elimination, or manipulation of a historical resource. Therefore, the proposed Project would not cause a substantial adverse change in the significance of a known historical resource.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

Archaeological resources, as defined by 14 CCR section 15064.5, have not been identified at the Project site. Industrial operations have been conducted at the Project site since at least 1925, and the site is currently vacant. Based on the Project site location, history, and prior development and ground disturbing activities on the site, it is highly unlikely that archaeological resources would be identified or impacted. Additionally, as discussed in Section 12 of the IRAP, a cultural consultant would be present during excavation and grading activities for monitoring.

Conclusion:

The proposed Project would not include demolition, elimination, or manipulation of an archaeological resource. In addition, the finding of an archaeological resource during implementation of the remedial actions is unlikely based on the Project site history and conditions, and prior development. Therefore, the proposed Project would not cause a

substantial adverse change in the significance of a known archaeological resource and impacts would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Impact Analysis:

There are no known human remains on or near the Project site and given the repeated disturbance of the site and the surrounding area, the potential for such remains to be present is considered extremely low. However, pursuant to Public Resources Code Section 5097.98, if human remains are encountered, the County Coroner would be immediately notified. No further ground disturbing activities would be allowed to occur within 25 feet of the work area until the County Coroner has made a determination of origin and disposition. If the remains were to be determined to be Native American, the Coroner would notify the NAHC (per Health and Safety Code 7050.5(c)) and the County Coordinator of Indian Affairs.

Conclusion:

Implementation of remedial actions is not expected to encounter or disturb any human remains, including those interred outside of dedicated cemeteries. If human remains are encountered, procedures will be followed to prevent disturbing the remains and ensure compliance with applicable codes and regulations.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

City of Huntington Park (City of HP), n.d. *City of Huntington Park 2030 General Plan*. No date. Accessed on October 2, 2025. Available: <http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>.

6. ENERGY				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

In 2015, Governor Brown signed Senate Bill 350 to codify climate, clean energy, and energy efficiency goals. The regulations focus on generating energy through renewable sources and increasing the energy efficiency of buildings. (CLI, 2015)

ENVIRONMENTAL SETTING (BASELINE):

Electrical power and natural gas are provided to the Project site by Southern California Edison (SCE) and Southern California Gas (SoCalGas), respectively (City of HP, n.d., p. 6-69). SCE obtains its electricity supplies from power plants and from energy purchased outside its service area and delivered through high voltage transmission lines. SoCalGas obtains its natural gas supplies from natural gas fields in California and from sources outside of California.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of energy resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of significant increase in energy demand from the Project site due to wasteful, inefficient, or unnecessary consumption, no environmental studies relating to energy resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Result in potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Impact Analysis:

To implement the proposed Project, it is expected that construction equipment (e.g., tractors, excavators, loaders, generators, trucks, light-duty vehicles) would use petroleum fuels (diesel and gasoline products) and would not use on-site electricity or natural gas sources. Implementation of the remedial action would occur over a short duration (10 working days, equivalent to approximately two weeks) and, therefore, the wasteful, inefficient, or unnecessary use of petroleum fuels would not occur. Construction contractors would use existing office space at the Project site. Implementation of the proposed Project would not result in adding any new facilities that would increase the demand for energy resources.

Conclusion:

The proposed Project would not add new facilities that could increase the demand for energy resources. Construction activities would use equipment in accordance with manufacturer's specifications. Therefore, implementation of the proposed remedial action would not result in a wasteful, inefficient, or unnecessary consumption of energy resources. In addition, implementation of proposed remedial action would not result in a new permanent energy demand. Project impacts would be less than significant.

☐ Potentially Significant Impact

- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

In 2015, Governor Brown signed Senate Bill 350 to codify climate, clean energy, and energy efficiency goals. The regulations focus on generating energy through renewable sources and increasing the energy efficiency of buildings. Implementation of proposed remedial actions would not result in constructing any new buildings that would increase the demand for energy resources, renewable or otherwise.

Conclusion:

The proposed Project would not construct new facilities or permanent structures and would not generate any new energy demands. Therefore, the proposed Project would not conflict with or obstruct any state or local plan for renewable energy or energy efficiency.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

California Legislative Information (CLI), 2015. *SB-350 Clean Energy and Pollution Reduction Act of 2015*. October 7, 2015. Accessed on October 2, 2025. https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB350.

7. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting geological or soil resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The Project site is located within the Central subbasin of the Coastal Plain of Los Angeles groundwater basin. The Coastal Plain is situated at the northwest end of the Peninsular Ranges Geomorphic Province. The Project site is underlain by the alluvial and fluvial deposits of the late Pleistocene Lakewood formation and Quaternary age fluvial and alluvial fan sediments that were deposited by the historically braided, southward flowing Los Angeles River. The Project site is located approximately 1.75 miles southwest of the currently channelized Los Angeles River. This portion of the Central subbasin, referred to as the Downey Plain, slopes gently to the southeast and is without significant topographic relief. The present topography within the Coastal Plain is a result of coalescing alluvial fans of the Rio Hondo, Los Angeles, and San Gabriel Rivers. (HMC, 2025a)

The Project site is shown to be underlain in places by interbedded gravels and sands, silty sands, and silts with sand in the upper 15 feet. This interbedded unit is followed by a secondary interbedded zone containing alternating layers of gravels and sand, silty sands, and finer grained units made up of sandy silts from approximately 15 to 30 feet below ground surface (bgs). Below that, is approximately 20 feet of gravels and sands (30 to 50 feet bgs), that act as the primary preferential pathway for potential vapor flow identified during the most recent investigation. From approximately 55 to 70 feet bgs, there is a finer

grained unit consisting of clays, silts with sand, and silty sands. Below 70 feet bgs, is approximately 40 feet of gravels and sands (70 to 110 feet bgs). Lastly, there was an interbedded zone, again, consisting of alternating gravels and sands, silty sands and finer grained units made up of silts with sand and continues to the full depth of the investigation (126 feet bgs;) (HMC, 2025b).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of geological and soils resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Site lithology has been characterized through investigations completed as part of the site investigations. Soil samples were also collected and characterized.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- 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.

Impact Analysis:

Ground rupture is the visible offset of the ground surface when an earthquake rupture along a fault affects the Earth's surface. Southern California, including the City of Huntington Park, is subject to the effects of seismic activity due to the active faults that traverse the area. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years) and/or are in a State-designated Alquist-Priolo Earthquake Fault Zone. The Project site is not at an increased risk relative to the surrounding areas. The Project site is located approximately 6.5 miles northeast from the Newport-Inglewood-Rose Canyon Fault Zone. No known earthquake fault crosses the Project site (CGS, 2025) Therefore, there is no potential for exposure to substantial risk of injury to people as a result of fault rupture.

Conclusion:

The Project site is not identified as being near an Earthquake Fault Zone. There is no potential for exposure to substantial risk of injury to people as a result of fault rupture and no impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- ii) Strong seismic ground shaking?

Impact Analysis:

Southern California is a seismically active area and properties in the City of Huntington Park, including the Project site, are subject to periodic ground shaking and other effects from earthquake activity along nearby regional faults. Although the site could be exposed to moderate to strong shaking in the event of an earthquake in the region, the Project site is not located in an Earthquake Fault Zone (CGS, 2025). Implementation of remedial actions would require the use of heavy equipment and would place numerous workers on-site. Site workers would only be present for 10 working days, equivalent to approximately two weeks; therefore, the potential for substantial risk or injury to people from seismic ground shaking would be limited.

Conclusion:

Even though the Project site is located in a seismically active area and the site could be exposed to moderate to strong shaking if an earthquake occurred, the Project site is not located within an Earthquake Fault Zone and the remedial actions would occur for a short duration (2 weeks) that would reduce the potential exposure of people or structures to significant impacts from strong seismic ground shaking. Project impact would be considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Seismic-related ground failure includes, but is not limited to, liquefaction. Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to fluids when subject to high intensity seismic events. Liquefaction occurs when three general conditions coexist: 1) shallow groundwater, 2) low-density non-cohesive (granular) soils, and 3) high-intensity ground motion. The Project site is not located in a Liquefaction Zone and, therefore, does not have a high liquefaction susceptibility (CGS, 2025). The closest Liquefaction Zone is located approximately 0.2 miles east of the Project site. Due to liquefaction, which generally occurs at depths shallower than 50 feet bgs, soils may lose their ability to support structures. However, proposed remedial actions would not involve building any new structures which could expose people to liquefaction risk. The proposed remedial activities would not have the potential to cause potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction.

Conclusion:

The Project site is not located in a high liquefaction susceptible area and remedial actions would not involve activities that would place buildings or people at risk of loss, injury, or death at significant risk if liquefaction. No impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

iv) Landslides?**Impact Analysis:**

Slope failures in the form of landslides are common during strong seismic shaking in areas of steep hills. The Project site is not located in an area that could be adversely affected by landslides (CGS, 2025). The local topography is generally flat and gently slopes to the south-southeast. (HMC, 2025a) In addition, the proposed remedial actions would be performed on a flat area and there is little potential for substantial risk or injury from landslides.

Conclusion:

No landslide impacts from the on the site or nearby areas would occur relating to placing people or buildings at risk loss, injury, or death involving landslides.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact

☒ No Impact

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

Impact Analysis:

Erosion is the movement of rock and soil from place to place. Erosion occurs naturally by agents such as wind and flowing water; however, grading and construction activities have the ability to greatly increase erosion if effective erosion control measures are not implemented. Common means of soil erosion from construction sites include water, wind, and being tracked off-site by vehicles. The Project site is in a highly urbanized, built-out portion of the City, and the topography is largely flat. In addition, onsite soils have already been disturbed by previous development. Because the Project site was previously fully developed and currently contains little exposed soils, erosion occurring on the site is minimal. The proposed remedial actions would result in disturbing soils on the property. Disturbed soils would be subject to potential erosion during rainfall events or high winds due to the removal of stabilizing vegetation and building materials (e.g., existing concrete foundations) and exposure of these erodible materials to wind and water.

The State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ (General Construction Permit) contains water quality standards and stormwater discharge requirements that apply to construction projects of one acre or more. The General Construction Permit was issued pursuant to the National Pollutant Discharge Elimination System (NPDES) regulations for implementing part of the federal Clean Water Act. The General Construction Permit requires preparation of a Stormwater Pollution Prevention Plan (SWPPP) that identifies the sources of pollution that may affect the quality of stormwater discharges and describes and ensures the implementation of best management practices (BMPs) to reduce the pollutants, including silt and soil, in construction stormwater discharges. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from Project-related construction activities.

The proposed remedial actions would not substantially increase the amount of potential soil erosion by preventing storm water runoff contact and water intrusion into the soil. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from Project-related remediation. Therefore, substantial soil erosion or the loss of topsoil would not occur with implementation of the proposed remedial actions.

Conclusion:

Remedial actions associated with the proposed Project would result in the potential for soil erosion or loss of topsoil on the Project site. Mandatory compliance with the SWPPP and the erosion control measures would reduce, prevent, or minimize soil erosion from Project-related construction activities. Therefore, impacts related to soil erosion and loss of topsoil would be less than significant.

☐ Potentially Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☒ Less Than Significant Impact

☐ No Impact

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?

Impact Analysis:

The Project site is flat with very little relief; therefore, the potential for slope instability, lateral spreading, or collapse are minimal. The soils beneath the Project site would not be subject to subsidence because remedial actions would not involve the removal of groundwater. As previously stated in this analysis, the site is not susceptible to landslides. In addition, remediation of the Project site would not involve any activities that could result in liquefaction of existing on-site soils (process by which saturated, unconsolidated soil or sand is converted into a suspension during an earthquake). The vibrations associated with the proposed work, such as operation of auger drills, would be incapable of approximating vibration levels necessary to cause liquefaction.

Conclusion:

Characteristics of existing soils on the Project site would not be unstable or become unstable as a result of implementing the proposed Project. Impact would be considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

Expansive soils are defined as soils possessing clay particles characterized by their ability to undergo volume change due to variations in moisture content. The proposed Project is shown to be underlain in places by interbedded gravels and sands, silty sands, and silts with sand in the upper 15 feet with no appreciable clay content. From approximately 55 to 70 feet bgs, there is a finer grained unit consisting of clays, silts with sand, and silty sands, which may be considered expansive soil. (HMC, 2025a) However, as shown in Figure 5 in the Project's Excavation Plan, *Proposed Grading and Excavation Limits*, states that the deepest excavation footprint would be approximately 10 feet bgs. Therefore, Project-related remediation will not excavate to the depth where expansive soils reside (HMC, 2025a, Figure 6). Additionally, a Soil Management Plan for the future development has been prepared that would be implemented by HMC personnel during all soil moving activities at the Project site. (HMC, 2025a) Implementation of proposed remedial actions would not involve construction of new structures or facilities. Therefore, the remedial actions would not create a substantial direct or indirect risk to life or property.

Conclusion:

Proposed remedial actions would not result in any new structures or facilities being placed on expansive soils. Therefore, substantial risk to life or property from expansive soils would not occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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?

Impact Analysis:

The proposed Project activities would not require the use of septic tanks or alternative wastewater disposal systems nor involve construction of such new systems.

Conclusion:

The use or construction of septic tanks or alternative wastewater disposal systems are not part of the proposed remedial actions. No impact involving septic tanks or alternative wastewater disposal systems as a result of on-site soils would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- f. Directly or indirectly destroy a unique paleontological resources or site unique feature?

Impact Analysis:

Industrial operations have been conducted at the Project site since at least 1925, and the site is currently vacant. There are no unique geologic features at the Project site and the presence of a unique paleontological resource in the proposed Project work area is unlikely. The proposed Project is not expected to encounter or destroy any unique paleontological resources or geological features. Additionally, as discussed in Section 12 of the IRAP, a cultural consultant would be present during excavation and grading activities as part of the IRAP for monitoring.

Conclusion:

There is no unique geologic feature at the site and the presence of a unique paleontological resource in the proposed Project work area is unlikely. Project impacts would be considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

California Department of Conservation, California Geological Survey (CGS). 2025. *Earthquake Zones of Required Investigation*. Updated February 20, 2025. Accessed on October 2, 2025. Available: <https://www.arcgis.com/home/item.html?id=e837baf101a0449089a62b320e27510a#overview>.

Hazard Management Consulting (HMC), 2025a. *Draft Interim Remedial Action Plan, Former Sargent Industries, 2501-2533 East 56th Street, Huntington Park, California, DTSC Site Code: 402028*. Revised November 18, 2025.

Hazard Management Consulting (HMC), 2025b. *Technical Memorandum: Results of 2024 Supplemental On-Site Investigation, Former Sargent Industries, 2501-2533 East 56th Street, Huntington Park, California, DTSC Site Code: 402028*, Revised February 21, 2025.

8. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The South Coast Air Quality Management District (SCAQMD) 2023 Air Quality Significance Thresholds recommend that greenhouse gases (GHGs) for Projects be quantified and that the lead agency should make a determination on the significance of construction-related GHG emissions. (SCAQMD, 2023)

ENVIRONMENTAL SETTING (BASELINE):

Greenhouse gases are global pollutants, unlike criteria air pollutants that are of regional or local concern. The largest anthropogenic source of GHGs is the combustion of fossil fuels, which results primarily in emissions of carbon dioxide (CO₂). Other GHGs include methane, nitrous oxide, fluorinated gases, ozone, and sulfur hexafluoride. To account for the differences of the warming effects of various GHGs, emissions are standardized into carbon dioxide equivalents (CO₂e).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The 2023 SCAQMD CEQA Guidelines Thresholds of Significance for industrial-related GHG emissions are identified as 3,000 metric tons per year, which includes construction emissions amortized over 30 years and added to operational GHG emissions (SCAQMD, 2008, Table 1). If Project-related average daily emissions are below this threshold, the impacts are considered less than significant, even if peak days have emissions over the thresholds.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

California Emissions Estimator Model ® (CalEEMod, Version 2022.1) was run to identify Project-related greenhouse gas emissions. The CalEEMod results and the model basis information are provided in Appendix 1 of *Appendix A*.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

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

Impact Analysis:

Implementation of proposed remedial actions would generate GHG emissions through mobilization of construction equipment; on-site delivery of materials, equipment and supplies; on-site use of vehicles and heavy equipment; worker commutes to the Project site; and demobilization activities. CalEEMod was run to identify the potential greenhouse gas emissions generated by implementation of proposed remedial actions. Results of the model indicate that remedial actions would generate approximately 53.6 metric tons of CO₂e per year during the construction period (refer to *Appendix A*). Carbon dioxide equivalent, or CO₂e, is a term for describing different greenhouse gases in a common unit. For any quantity and type of greenhouse gas, CO₂e signifies the amount of CO₂ which would have the equivalent global warming impact. The Project's amount of CO₂e falls below the SCAQMD CEQA Guidelines operation-related maximum annual threshold of significance for stationary sources of 3,000 metric tons of CO₂e per year (SCAQMD, 2023).

Conclusion:

The proposed Project would not result in a new permanent stationary or non-stationary source of GHGs and construction-related GHG emissions would be short-term and temporary. In addition, the estimated CO₂e emissions from implementing the remedial actions (53.6 metric tons of CO₂e per year) would fall below SCAQMD Air Quality Significance Thresholds for stationary sources (3,000 metric tons of CO₂e per year, which includes construction emissions amortized over 30 years and added to operational GHG emissions) (SCAQMD, 2008, Table 1). Therefore, GHG emissions resulting from implementation of the proposed Project are considered to have a less-than-significant impact on the environment.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

The SCAQMD is responsible for regulating GHG emissions in the Project area. The SCAQMD 2023 Air Quality Guidelines recommend that GHGs for Projects be quantified and the estimated CO₂e emissions from implementing the remedial actions (53.6 metric tons of CO₂e per year) would fall below SCAQMD Air Quality Significance Thresholds for stationary sources (3,000 metric tons of CO₂e per year). In addition, construction activities would not conflict with any goals set by the SCAQMD to achieve the South Coast Area's implementation of Assembly Bill 32 pertaining to global warming.

Conclusion:

The operation of construction equipment during implementation of remedial actions at the Project site would be short-term and temporary and would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. All remedial actions would be performed in compliance with the SCAQMD rules and policies. No impact related to conflict with a GHG reduction plan would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

South Coast Air Quality Management District (SCAQMD), 2008. *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans*. December 5, 2008. Accessed on October 2, 2025. Available: [https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgboardsynopsis.pdf](https://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf).

South Coast Air Quality Management District (SCAQMD), 2023. *South Coast AQMD Air Quality Significance Thresholds*. Updated March 2023. Accessed on October 2, 2025. Available: <https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf>.

Urban Crossroads, Inc., 2025. *Sargent Industries Construction Air Quality Impact Analysis*. October 23, 2025. Appendix A.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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 or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):***Federal laws and regulations:***

- Resource Conservation and Recovery Act (RCRA) Title 42 United States Code and 40 Code Federal Regulations (CFR) Parts 260-279. More specifically, hazardous waste generators are governed by 40 CFR part 262, subpart E and transporters of hazardous waste governed by 40 CFR part 263. RCRA gives EPA the authority to control hazardous waste from the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid waste.
- The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration regulates the transport of hazardous materials through Title 49 of the Code of Federal Regulations, Subchapter C.

State laws and regulations:

- Hazardous Waste Control Law (Health and Safety Code (HSC) Chapter 6.5) and 22 California Code of Regulations (CCR). The law establishes regulations and incentives which ensure that the generators of hazardous waste employ technology and management practices for the safe handling, treatment, recycling, and destruction of their hazardous wastes prior to disposal. Article 6 of HSC Chapter 6.5 discusses the transportation of hazardous waste.
- California Vehicle Code: Divisions 2, 6, 12, 13, 14, 15 also apply to transportation of hazardous materials.

ENVIRONMENTAL SETTING (BASELINE):

The Project site was historically used for various manufacturing activities, most notably by Sargent Industries (Sargent), a subsidiary of Dover Energy, Inc., which used the Project site from the 1950s to the 1990s for aerospace parts manufacturing. Extensive use of chemicals including total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and metals were involved in these operations. As a result, the Project site has historically been extensively investigated and was subjected to remedial actions pursuant to a 1994 Voluntary Agreement between DTSC and DDI Properties due to historic releases of TPH, metals, and VOCs, which have been found in the soil, soil vapor, and groundwater. The Project site was successfully remediated using a combination of SVE, soil removal and off-site disposal, and capping the residual contaminants allowed to remain in place and received closure from DTSC with Land Use Covenants (LUCs) recorded on Title. (HMC, 2025a)

The site was later used for a garment manufacturing facility, including garment production and storage, and as a parking lot until the early 2020s. The buildings on-site were demolished as part of the approved redevelopment activities and to reduce the potential for the building being an attractive nuisance in 2023. The associated asphalt parking lots and DTSC approved cap are still present and intact. (HMC, 2025a)

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of hazards and hazardous materials effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Human health and ecological risk assessments performed for the Project site are summarized in the *Draft Interim Remedial Action Plan, Former Sargent Industries, 2501-2533 East 56th Street, Huntington Park, California, DTSC Site Code: 402028*. (HMC, 2025a)

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Create a significant hazard to the public or the environment throughout the routine transport, use, or disposal of hazardous materials?

Impact Analysis:

Hazardous materials used during implementation of remedial actions would include fuels and oils for standard operation of construction equipment. Proper storage and disposal and compliance with applicable laws and regulations governing the management of hazardous materials and hazardous waste would minimize potential impacts associated with the use of such materials. Construction activities are estimated to occur over an anticipated 10-working day (two week) period during use and transport of hazardous materials, and management and/or transport of waste generated would occur.

The proposed Project would implement remedial actions by removing COC-impacted soils to a maximum depth of 10 feet bgs; exporting any Class I RCRA waste, non-RCRA-hazardous waste, and Class II non-hazardous waste to the appropriate permitted off-site facility for disposal; and backfilling the site with clean imported soil (City of HP, n.d., p.

The routine management, storage, and transport of materials would be consistent with all applicable federal and state laws. Any storage of hazardous or impacted materials would occur in a designated material-handling area with secondary containment. In addition, the proposed Project would implement a Health and Safety Plan (HASP) which would describe, in detail, how potential for exposure would be minimized for all personnel who enter the Project site and how migration of contaminated materials beyond the area would be prevented.

Conclusion:

The adherence to the HASP and standard practices, implementation of remedial actions would not create a significant hazard to the public or the environment throughout the routine transport, use, or disposal of hazardous materials. Project-related impacts would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated

☒ Less Than Significant Impact

☐ No Impact

- 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?

Impact Analysis:

The Project would comply with the requirements of applicable laws and regulations governing upset and accident conditions including the requirements of the hazardous materials disclosure program, the California Accidental Release Prevention Program, the hazardous materials release response plans and inventory program, and California Health and Safety Code Section 25500.

These requirements would ensure that all potentially hazardous materials are handled in an appropriate manner and would minimize the potential for upset and accident conditions. For example, all spills or leakage of petroleum products during construction activities are required to be immediately contained, the hazardous material identified, and the material remediated in compliance with applicable state and local regulations for the cleanup and disposal of that contaminant. All contaminated waste would be required to be collected and disposed of at an appropriately licensed disposal or treatment facility.

Implementation of remedial actions at the Project site would have the slight potential to release hazardous materials into the environment during disturbance of contaminated soils; from an accidental release of fuel, oil, or maintenance chemicals from construction equipment; and/or from dust generated during construction activities. During construction activities, potential spills or releases of hazardous materials would be minimized through the following:

- Preparation and implementation of a HASP including requirements for workers and other construction management components;
- Implementation of contaminant control measures for the construction and maintenance of soil stockpiles, if stockpiles are needed, to prevent potentially impacted soil from being released onto clean soil or into the air; and
- Implementation of an Erosion Control Plan under City of Huntington Park Grading Permit No. 18565 for the approved redevelopment project and best management practices to reduce erosion, sediment, and pollution levels in storm water runoff discharged from the site to storm drains during and after excavation activities.

Upon completion of the grading for the new building, SVE infrastructure would be installed. This would include the installation of the SVE wells and connecting piping, as well as soil vapor monitoring probes installed throughout the Project site. Preliminary remedial goals have been established for the operation of the proposed SVE system. As detailed in the Preliminary O&M Plan (Appendix J), once the remedial goals have been achieved, the SVE system will be shut down, and indoor air concentrations would be monitored over time to ensure continued health protection. If the indoor air concentrations exceed current regulatory screening levels, the SVE system would be turned back on for continued operation until the remedial goals have once again been achieved. In addition, routine indoor air monitoring would ensure that indoor air concentrations remain below the applicable screening values. (HMC, 2025a)

A VIMS has been designed in accordance with the DTSC Vapor Intrusion Mitigation Advisory. The VIMS will consist of a GeoVent flat-pipe system and an impermeable vapor membrane which would be operated as a passive system. The VIMS design would provide specifications to convert the system to active ventilation, if that becomes necessary in the future. The sub-slab venting system would consist of a trenchless gas collection and venting system designed to passively vent potential vapors that may accumulate beneath the building to the atmosphere. An impermeable vapor barrier membrane would be installed beneath the site building to work in unison with the sub-slab ventilation system. A smoke test would be conducted to certify that the gas membranes is “gas tight” by the design engineer. During installation of the VIMS, daily oversight would be conducted by a third-party with no affiliation with the VIMS design firm or installation contractor to ensure that the design plans are followed per specification and installation errors are identified and remedied before the concrete slab is poured. (HMC, 2025a)

With the implementation of the SVE and VIMS, potential spills or releases of hazardous materials during operation would be minimized and impacts would be less than significant.

Conclusion:

Remedial actions would be required to adhere to the requirements of hazardous waste management plans (i.e., HASP) and to implement standard practices (e.g., contaminant control measures, erosion control). Therefore, the proposed Project potential to 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 would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

Schools located within one-quarter mile of the Project site include Aspire Pacific Academy (0.16-mile south), Aspire Ollin Academy (0.17-mile south), and Pacific Boulevard School (0.23-mi east) (Google Earth, 2025). The remedial actions would involve activities that would disturb the existing contaminated soils in such a way that could impact off-site areas, including school in close proximity to the Project site. However, the proposed Project would implement contaminant control measures for proper construction and maintenance of soil stockpiles, if stockpiles are needed, to prevent potentially Chemicals of Potential Concern (COPC)- impacted soil from being released into the air. In addition, dust monitoring stations would be placed on-site, and careful visual monitoring would be conducted to ensure dust suppression techniques are effective in preventing dust from traveling off-site during excavation and loading. Potential releases of hazardous materials would be minimized through implementation of contaminant control measures during construction activities which protect students within one-quarter mile of the Project site from potentially hazardous emissions or handle hazardous or acutely hazardous materials.

Conclusion:

Activities associated with the remedial actions would disturb the existing contaminated soils in such a way that could impact off-site areas, including schools. However, the proposed Project would implement contaminant control measures (e.g., dust monitoring) which would substantially reduce the potential for emissions of hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of school to a less-than-significant level.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- 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?

Impact Analysis:

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, the purpose of the remedial actions is to clean up contaminated soils on the site. Therefore, proposed activities would not create a significant hazard to the public or the environment. (DTSC, 2025)

Conclusion:

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed remedial actions would remove, not create, a significant hazard to the public or the environment. Therefore, no impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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 or excessive noise for people residing or working in the project area?

Impact Analysis:

The Project site is not located within two miles of any public airport or public use airport. The closest airport to the site is Compton/Woodley Airport which is located approximately 7 miles to the south. (Google Earth, 2025)

Conclusion:

The remedial actions would not occur in an area located within an airport land use plan nor within two miles of a public airport or public use airport. Therefore, implementation of the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Impact Analysis:

The City of Huntington Park's Health and Safety Element includes policies and procedures to be administered in the event of a disaster. The Huntington Park General Plan seeks to prevent or reduce the potential for injury, damage and disruption resulting from natural or man-made catastrophes. Public safety programs include procedures for the elimination or avoidance of hazards, emergency preparedness, and emergency response. Because the Project site has been historically used for industrial uses, it is not identified in any of these plans as being an evacuation area. (City of HP, n.d.)

In the event of an emergency during remedial actions, a Project Health and Safety Plan (HASP) will be developed and implemented which outlines the actions to protect workers during remedial actions. The HASP includes contingency plans for spills, fires, or other emergencies during construction activities.

The transportation of equipment and materials to and from the Project site have the potential to impair implementation or interfere with the existing emergency response plan and/or evacuation plan. The HASP would include a stop-work authority requirement for all work locations and workers and grants any worker the ability to stop work if an unsafe condition is identified that could cause substantial harm or imminent danger to health and safety of workers, the public, or the environment. As a result, implementation of the HASP would ensure that Project management could immediately suspend equipment operation until the emergency response is completed or the evacuation order is lifted.

Conclusion:

The proposed Project would implement a HASP that would allow for suspending construction activities that could impair implementation of an adopted emergency response plan or emergency evacuation plan. Impacts to an adopted emergency response plan or emergency evacuation plan are considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

The Project site is not located in an area with environmental conditions conducive to wildland fires. The Project site is in an area lacking dry vegetation (urban area). According to the California Department of Forestry and Fire Protection's fire hazard map for the Local Responsibility Area (LRA), the Project site is not within a High Fire Hazard Severity Zone. (CAL FIRE, 2025)

Although construction equipment has a minimal potential to spark a fire during remedial actions, implementation of best management practices (BMPs) would further limit the potential for a wildland fire that exposes people or structures to a significant risk of loss, injury or death to occur.

Conclusion:

Impacts from wildland fires during implementation of remedial actions are considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

California Fire (CAL FIRE), 2025. *Fire Hazard Severity Zone Viewer for Real Estate Inspections*. Updated March 24, 2025. Accessed on October 2, 2025. Available: <https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>.

City of Huntington Park (City of HP), n.d. *City of Huntington Park 2030 General Plan*. No date. Accessed on October 2, 2025. Available: <http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>.

Google Earth. 2025. <https://earth.google.com/>.

Hazard Management Consulting (HMC), 2025a. *Draft Interim Remedial Action Plan, Former Sargent Industries, 2501-2533 East 56th Street, Huntington Park, California, DTSC Site Code: 402028*. Revised November 18, 2025.

DTSC, 2025. *Cortese List Data Resources*. Accessed on October 2, 2025. Available: <https://calepa.ca.gov/sitecleanup/corteselist/>.

10. HYDROLOGY AND WATER QUALITY				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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;	☐	☐	☒	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
(iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The State Water Resources Control Board and the Regional Water Quality Control Boards (collectively Water Boards) share authority to implement the Federal Clean Water Act (CWA, 33 U.S.C. §1251 et seq.) and California's Porter-Cologne Water Quality Control Act (California Water Code, Section 7). The CWA establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters.

The Water Boards enforce waste discharge requirements through National Pollutant Discharge Elimination System (NPDES) permits. The Porter-Cologne Act mandates the Regional Water Board to develop, adopt and implement a Basin Plan for the Region. The Water Quality Control Plan for the Los Angeles Basin (Los Angeles Region Basin Plan) is the master policy document that contains descriptions of the legal, technical, and programmatic bases of water quality regulation in the Region.

The following are also applicable:

- The State Board published a resolution (SWRCB Resolution No. 88-63, as revised by Resolution No. 2006-0008) adopting policy regarding sources of drinking water where exceptions are provided for waters meeting certain criteria.
- The U.S. Environmental Protection Agency promulgated numeric water quality criteria for priority toxic pollutants and other water quality standards provisions to be applied to inland surface waters, enclosed bays and estuaries in California (California Toxics Rule, CTRs).

- A California Stormwater Construction General Permit is required for construction Projects disturbing more than 1 acre. The legally responsible person is required to electronically file permit registration documents consisting of a notice of intent, risk assessment, site map, SWPPP, annual fee, and signed certification statement through the State Water Board's Storm Water Multi-Application and Report Tracking System.

ENVIRONMENTAL SETTING (BASELINE):

The Project site is located within the Central subbasin of the Coastal Plain of Los Angeles groundwater basin. The Coastal Plain is situated at the northwest end of the Peninsular Ranges Geomorphic Province. The Project site is underlain by the alluvial and fluvial deposits of the late Pleistocene Lakewood formation and Quaternary age fluvial and alluvial fan sediments that were deposited by the historically braided, southward flowing Los Angeles River. The Project site is located approximately 1.75 miles southwest of the currently channelized Los Angeles River. This portion of the Central subbasin, referred to as the Downey Plain, slopes gently to the southeast and is without significant topographic relief. The present topography within the Coastal Plain is a result of coalescing alluvial fans of the Rio Hondo, Los Angeles, and San Gabriel Rivers (HMC, 2025a).

Groundwater samples were collected during previous Project site investigations and as part of regular groundwater monitoring activities. The most recent groundwater monitoring report issued in 2015 indicated that groundwater was encountered at approximately 151 to 154 feet bgs and flowed in a westerly-northwesterly direction. During the most recent investigation (2024 SSI), five borings were drilled to a maximum depth of 150 feet bgs and saturated units or groundwater layers were not encountered. HMC, 2025a)

A property located approximately 0.5-miles southeast of the site (2911 East Slauson) is listed on the State Water Quality Control Board's (SWQCB) online database, GeoTracker. Review of the documents indicated depth to groundwater was measured at approximately 139 to 144 feet bgs and anticipated to flow in a southwesterly direction. (HMC, 2025a)

The Project site does not contain any storm drains or culverts including ponds, lakes, creeks or any other surface water bodies. The Project site is composed of mostly impermeable surfaces (e.g., pavement) and are surrounded by more impermeable areas associated with urban development. Because of the existing features on the Project site, storm water runoff is generally free of sediment.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of hydrology and water quality effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

The hydrogeological conditions have been characterized through investigations completed as part of the Project site investigations. Groundwater samples were also collected and characterized.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Impact Analysis:

Remediation activities would disturb the 4.15-acre site; therefore, the Project is subject to the requirements of the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, herein referred to as the "Construction General Permit." Construction-related water quality impacts would be minimized through compliance with the Construction General Permit, which requires filing a Notice of Intent (NOI) with the State Water Resources Control Board, and preparing a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP must include erosion- and sediment control BMPs that would meet or exceed measures required by the determined risk level of the Construction General Permit, in addition to BMPs that control the other potential construction-related pollutants (e.g., nutrients, heavy metals, and certain pesticides, including legacy pesticides). Mandatory adherence to the Construction General Permit and implementation of measures outlined in the SWPPP would ensure that the Project does not violate any water quality standards or waste discharge requirements during construction activities. The objectives of the remedial actions include improving water quality conditions by excavating contaminated soils from the Project site. The removal of contaminated soils as part of the remedial actions would also result in

improvement to the groundwater quality by removing contaminants from soils and would not violate any water quality standards or water discharge requirements. Therefore, water quality impacts associated with construction activities would be less than significant.

Conclusion:

The remedial actions are anticipated to improve groundwater quality and result in the overall reduction of contaminants in on-site soils. Project activities would not violate any water quality standards, waste discharge requirements, or otherwise substantially degrade surface or groundwater quality. Impacts are considered to be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?

Impact Analysis:

Groundwater would not be extracted as part of implementation of the remedial actions. Groundwater beneath the Project site would remain isolated. Implementation of the remedial actions would not result in reducing groundwater discharge because the Project site is currently covered with impervious surfaces. Excavation of contaminated soils and backfilling with clean soil would not change the overall amount of impervious surfaces on the Project site. Therefore, implementation of the remedial actions would not substantially interfere with the overall recharge of the Central subbasin.

Conclusion:

Implementation of the remedial actions would not interfere substantially with groundwater recharge of the Central subbasin. A less-than-significant impact is expected to occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- 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;

Impact Analysis:

Excavation of contaminated soils and backfilling with clean soil would result in a finished pad suitable for redevelopment on the Project site, which would not substantially increase or decrease the existing drainage pattern of the site from existing conditions. Runoff from the Project site would not change and would continue to be managed in accordance with all applicable laws and regulations such as implementation of a SWPPP.

Conclusion:

Under existing conditions, the Project site does not contain a stream or river; therefore, the proposed Project would not have the potential to alter the course of a stream or river. Additionally, implementation of the remedial actions would not result in any substantial changes to on-site drainage patterns. Therefore, the remedial actions would not substantially alter the existing drainage pattern of the overall Project site or Project area in a manner which would result in substantial erosion or siltation on- or off-site. Consequently, impacts are considered to be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site;

Impact Analysis:

Excavation of contaminated soils and backfilling with clean soil would result in a finished pad suitable for redevelopment on the Project site, which would not substantially increase or decrease the existing drainage pattern of the site from existing conditions. The existing storm water runoff at the Project site would continue to occur in the same manner as currently experienced.

Conclusion:

The remedial actions would not alter the overall, existing drainage patterns on the Project site and, therefore, it would not substantially alter the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts related to flooding are considered to be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Impact Analysis:

Excavation of contaminated soils and backfilling with clean soil would result in a finished pad suitable for redevelopment on the Project site, which would not substantially increase or decrease the paved surface area of the existing drainage pattern of the site from existing conditions. The existing storm water runoff at the Project site would continue to occur in the same manner as currently experienced, including continuing to prevent polluted runoff.

Conclusion:

Construction activities and implementation of remedial actions would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

(iv) impede or redirect flood flows?

Impact Analysis:

According to the FEMA Flood Map, the Project site does not lie within a 100-year flood hazard area (FEMA, 2024). In addition, the remedial actions would not involve building any structures which could impede or redirect flood flows.

Conclusion:

Activities associated with remedial actions would not construct any structures which could impede or redirect flood flows. Therefore, no impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam or other artificial body of water. The Project site is not susceptible to seiche inundation because there are no major landlocked bodies of water within or near the site. No impact would occur.

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The Project site is not located in an area at risk from tsunami inundation (DOC, 2022). No impact would occur.

Conclusion:

Implementation of remedial actions would not occur in an area at risk to seiche or from tsunami inundation. Therefore, the potential for release of pollutants from the Project site would not occur. No impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

When rain falls, or excess water is used, urban runoff drains through City of Huntington Park alleys and street gutters, into grated inlets and catch basins, which connect through storm drains and outfalls to the Los Angeles River. (City of HP, n.d.) Project-related construction activities would be required to comply with the Los Angeles RWQCB's Los Angeles River Basin Water Quality Control Plan by preparing and adhering to a SWPPP.

The objectives of the remedial actions include improving water quality conditions through excavation of contaminated soils and backfilling with clean soil at the Project site. Overall, remedial actions would decrease the potential for contaminants to migrate from soil or groundwater.

Conclusion:

Construction activities during implementation of remedial actions would not violate any water quality standards or water discharge requirements identified in any water quality control plan or sustainable groundwater management plan.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

California Department of Conservation (DOC), 2022. *California Tsunami Maps*. Accessed on October 2, 2025. Available: <https://www.conservation.ca.gov/cgs/tsunami/maps>.

Federal Emergency Management Agency (FEMA), 2024. *FEMA's National Flood Hazard Layer (NFHL) Viewer*. Updated June 2024. Accessed on October 2, 2025. Available: <https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>.

Hazard Management Consulting (HMC), 2025a. *Draft Interim Remedial Action Plan, Former Sargent Industries, 2501-2533 East 56th Street, Huntington Park, California, DTSC Site Code: 402028*. Revised November 18, 2025.

11. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide 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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

City of Huntington Park Zoning Code provides restrictions and regulations on land uses and identifies the Project site as Manufacturing Planned Development (MPD) (City of HP, 2015). Similarly, the City of Huntington Park General Plan designates the land use of the Project site as MPD (City of HP, n.d. , Table 2-3).

ENVIRONMENTAL SETTING (BASELINE):

The City of Huntington Park General Plan designates MPD for Industrial Planned Development land uses (City of HP, n.d. , p. 2-27). The City's Municipal Code identifies MPD as an area intended to provide a major economic base with employment concentrations generally served by arterial streets/roadways and freeways Properties surrounding the Project site are designated for commercial and light industrial use (City of HP, 2024, § 9-4.301).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of land use and planning resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of land use changes in or near the Project site, no environmental studies relating to land use and planning were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Physically divide an established community?

Impact Analysis:

The Project site is located in an area that is currently developed with industrial land uses. Existing industrial development borders the Project site to the north, west, and south; commercial land uses border the Project site to the east (City of HP, 2015). There are no residential areas or developed community on the Project site. Implementation of the remedial actions would not physically divide the nearby established community.

Conclusion:

Remedial actions would not have the potential to physically divide an established community based on the distance between the Project site and nearest developed community. No impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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?

Impact Analysis:

The remedial actions are intended to be a remedy previous environmental effects (e.g., excavation of contaminated soils). Implementation of the remedial actions would not conflict with land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect but would improve the existing environment.

Conclusion:

The remedial actions would remedy previous environmental effects and would not conflict with land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

Potentially Significant Impact

- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

City of Huntington Park (City of HP), n.d. *City of Huntington Park 2030 General Plan*. No date. Accessed on October 2, 2025. Available: <http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>.

City of Huntington Park (City of HP), 2015. *City of Huntington Park Zoning Map*. Revised March 3, 2015. Accessed on October 2, 2025. Available: <https://www.hpca.gov/DocumentCenter/View/3772>.

City of Huntington Park (City of HP), 2024. *City of Huntington Park Municipal Code*. Updated December 2, 2024. Accessed on October 2, 2025. Available: https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-422835.

12. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting mineral resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

The Project site is located in an urban, developed area of the City of Huntington Park which has been designated as Manufacturing Planned Development (MPD) by the City of Huntington Park General Plan and the City's Planning and Zoning Division (City of HP, 2015) (City of HP, n.d., Table 2-3).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of mineral resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of mineral resources in or near the Project site, no environmental studies relating to mineral resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- 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?

Impact Analysis:

The Project site is located within a developed area surrounded by urban land uses. The City of Huntington Park is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. There are no known mineral resources in the area (City of HP, n.d., p. 4-9). Additionally, there are no known wells at the Project site (DOC, n.d.). Therefore, no impacts are anticipated.

Conclusion:

Remedial action would not prevent access to potential mineral resources if the Project site and surrounding area are ever reclassified. Therefore, no impacts would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- b. 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?

Impact Analysis:

As discussed in Response 12a above, there are no known mineral resources in the area. The Project would not result in the loss of availability of locally-important mineral resources. No impacts are anticipated.

Conclusion:

The Project site is not likely to contain significant mineral deposits and the remedial actions would not prevent access to mineral resources if the Project site and surrounding area are ever reclassified. Therefore, no impacts would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

City of Huntington Park, n.d. *City of Huntington Park 2030 General Plan*. No date. Accessed on October 2, 2025. Available: <http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>.

California Department of Conservation, Geologic Energy Management Division (DOC), n.d. Well Finder. No date. Accessed on October 2, 2025. Available: <https://maps.conservation.ca.gov/doggr/wellfinder/>.

13. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

The Health & Safety Element of the City of Huntington Park General Plan identifies its purpose to make sure that noise-sensitive land uses are separated from noisy uses to ensure acceptable noise levels near schools, hospitals, convalescent homes, and other noise-sensitive areas. This element works to ensure noise-reduction techniques are used in site planning, architectural design, and construction where noise reduction is necessary. (City of HP, n.d., p. 5-30)

The City of Huntington Park Municipal Code (Section 9.3.506, Exceptions to Provisions) addresses impacts that are due to construction noise. The regulations state that noise associated with construction activities shall not take place between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, including Saturdays, or at any time on Sundays or Federal holidays. (City of HP, 2024, §9-3.506)

ENVIRONMENTAL SETTING (BASELINE):

The Project site is located in an urban, developed area of the City of Huntington Park which has been designated as Manufacturing Planned Development (MPD) by the City of Huntington Park General Plan and the City's Planning and Zoning Division (City of HP, 2015) (City of HP, n.d., Table 2-3). Existing ambient noise in the area of the Project site includes commercial activities, light industrial activities, vehicle trips along nearby roads (e.g., North 16th Street), and trains along a rail line to the east.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

For purposes of this analysis, noise effects may be considered significant if Project activities would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project Noise emanating from residential, commercial and industrial uses is regulated by the City's Municipal Code. However, acceptable dBA (A-weighted decibels used to measure the intensity of sound that is specifically adjusted to match the sensitivity of the human ear) ranges have not been designated for these uses. The City will implement a review process concerning its policies and regulations affecting noise every five years or as new technological developments warrant, per State guideline requirements. (City of HP, n.d., p. 5-35)

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

The analysis in this section is based on the Sargent Industries Construction Noise Assessment report prepared by Urban Crossroads dated October 23, 2025, and is provided in its entirety as *Appendix B* of the Initial Study. The Federal Highway Administration (FHWA) developed the Roadway Construction Noise Model (RCNM), which has become the industry-accepted standard model for calculating construction noise levels at specific receptor locations. Model inputs include the type and number of pieces of heavy construction equipment, their usage factors, distance to a receptor, and estimated shielding reduction (if any). The noise modeling for the proposed remedial actions were analyzed according to default construction equipment list from the air quality impact analysis for the proposed Project (e.g., tracked excavator, wheel loader, water truck, backhoe). To reflect a conservative analysis, a reasonable worst-case scenario was modeled in Table

3-3 of the combined noise levels for the loudest construction activities expected from the site preparation and grading activities, assuming all equipment operates simultaneously.

Table 3-3. Construction Reference Noise Levels

Construction Stage	Reference Construction Equipment ¹	Reference Noise Level @ 50 Feet (dBA Leq)	Composite Reference Noise Level (dBA Leq) ²	Reference Power Level (dBA Lw) ³
Soil Excavation (Remediation)	Excavator	77	80.9	112.5
	Front End Loader	75		
	Water Truck	72		
	Backhoe	74		
Trenching	Excavator	77	79.9	111.5
	Water Truck	72		
	Front End Loader	75		

¹ FHWA Road Construction Noise Model.

² Represents the combined noise level for all equipment assuming they operate at the same time.

³ The total amount of acoustic energy produced by a sound source independent of distance or surroundings.

Source: (Urban Crossroads, 2025b)

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would 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 of other agencies?

Impact Analysis:

The proposed Project would use heavy equipment for excavation of contaminated soils. It is estimated that soil excavation would take up to 10 working days, which would equate to approximately two weeks, during daytime hours (Weekdays, 7:00 a.m. to 7:00 p.m.) to meet the City of Huntington Park's requirement for construction activities to provide relative quiet during the more sensitive evening and early morning periods (City of HP, 2024, §9-3.506). Neither the City of Huntington Park General Plan or Municipal Code establishes numeric maximum acceptable construction source noise levels at potentially affected receivers for CEQA analysis purposes. Therefore, a numerical construction threshold based on Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual was used for analysis of potential daytime construction impacts. The FTA considers a daytime exterior construction noise level of 80 dBA Leq as a reasonable threshold for noise sensitive residential land use.

As described previously, the Project site is located in an active industrial and commercial area. Using the reference construction equipment noise levels shown on Table 3-3 and the Computer Aided Noise Abatement (CadnaA) noise prediction model, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were completed. CadnaA is a computer-based simulation tool that calculates, assesses, and predicts environmental noise across a wide range of scenarios by modeling noise sources. To account for the dynamic nature of construction activities, the CadnaA construction noise analysis evaluates the noise source activities as multiple moving point sources, or construction crews, within the limits of construction. As shown in Table 3-4, the construction noise levels at the Project site are expected to range from 46.7 to 50.7 dBA Leq at the nearest noise sensitive receiver location. As shown, the construction noise analysis shows that the nearest receiver locations will not exceed the reasonable daytime 80 dBA Leq significance threshold during Project construction activities. Therefore, the absolute daytime exterior noise impacts due to Project construction noise are considered less than significant at all receiver locations.

Table 3-4. Construction Noise Compliance

Receiver Location ¹	Construction Noise Levels (dBA L _{eq})			Threshold Exceeded? ⁴
	Soil Excavation ²	Trenching ²	Threshold ³	
R1	50.7	49.7	80	No
R2	47.7	46.7	80	No
R3	49.1	48.1	80	No
R4	49.9	48.9	80	No
R5	50.5	49.5	80	No

¹ Construction noise source and receiver locations are shown on Exhibit 1.

² Highest construction noise level calculations based on distance from the construction noise source activity to the nearest receiver locations as shown on Table 1.

³ Federal Transit Administration, Transit Noise and Vibration Impact Assessment.

⁴ Do the estimated Project construction noise level exceed the construction noise level threshold?

Source: (Urban Crossroads, 2025b)

Soil Excavation Hauling

One main element of the remediation activities involve excavating approximately 2,730 cubic yards of soil at the Project site containing chromium, hexavalent chromium, and perchloroethylene (PCE) in the areas of the Former Machine Shop, Former Degreaser, and Former Plating Shop. The excavation of soil would be the first task and includes excavation of soil using a backhoe or excavator and includes both soil that is classified as “hazardous waste” as well as soil with contaminants that while needing to be mitigated, would not meet the definition or criteria of hazardous waste.

A full-time environmental technician would be located on site to oversee the excavation process as well as conduct air monitoring for dust and contaminants of concern to protect both on site workers and the surrounding community. It is estimated that soil excavation would take up to 10 working days, which would equate to approximately two weeks. The soil that would be excavated from the Project site would be segregated into stockpiles based on where that soil was excavated from and sampled to determine the appropriate disposal location. As noted above, an estimated 2,730 cubic yards or 137 truckloads of soil (20 cubic yards per truckload) would be removed from the Project site. This would require approximately 14 trucks per day. Although 14 daily soil excavation truck trips would add to off-site traffic noise along the roadways serving the Project site, the slow speeds of these trucks near the Project site would not be expected to noticeably affect existing 24-hour traffic noise levels. Therefore, potential off-site traffic noise impacts from short-term soil excavation would be considered less than significant.

Conclusion:

Noise levels generated during Project construction activities would not exceed the reasonable daytime 80 dBA Leq significance threshold. In addition, the proposed Project would meet City of Huntington Park’s requirement that construction activities be limited to weekdays between 7:00 a.m. and 7:00 p.m. The proposed Project would have a less than significant impact.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

b. Generation of excessive groundborne vibration or groundborne noise levels?

Impact Analysis:

Implementation of remedial actions would require the use of heavy construction equipment (e.g., tracked excavator, wheel loader, water truck, backhoe) at the Project site. Ground-borne vibration and noise generated by the use of these heavy construction equipment would not be felt at the nearest receptor (i.e., residence) because of the distance to construction activities (210 feet). Ground-borne vibration and ground-borne noise levels would not occur at levels that would be considered excessive because the ground and distance would substantially attenuate vibration and noise. Temporary vibration levels during construction activities are anticipated to not be noticed at nearby receptors (i.e., residences).

Conclusion:

Construction equipment used during proposed remedial actions would not generate excessive ground-borne vibration or noise felt because of the distance (210 feet) to the nearest noise receptor (i.e., residences). The proposed Project would have a less than significant impact.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- 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?

Impact Analysis:

The Project site is not located within an airport land use plan, vicinity of a private airstrip, or within two miles of a public airport or public use airport. The closest airport to the site is Compton/Woodley Airport which is located approximately 7 miles to the south. (Google Earth, 2025)

Conclusion:

The remedial actions would not the potential to expose people residing or working in the Project area to excessive noise levels generated by a nearby airport or airfield. No impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

Google Earth, 2025. <https://earth.google.com/>.

City of Huntington Park (City of HP), n.d. *City of Huntington Park 2030 General Plan*. No date. Accessed on October 2, 2025. Available: <http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>.

City of Huntington Park (City of HP), 2024. *City of Huntington Park Municipal Code*. Updated December 2, 2024. Accessed on October 2, 2025. Available: https://codelibrary.amlegal.com/codes/los_angeles/latest/lamc/0-0-0-422835.

Urban Crossroads, Inc, 2025b. *Sargent Industries Construction Noise Assessment*. October 23, 2025. Appendix B.

14. POPULATION AND HOUSING

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting population and housing resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

City of Huntington Park Zoning Code provides restrictions and regulations on land uses and identifies the Project site as Manufacturing Planned Development (MPD) (City of HP, 2015). Similarly, the City of Huntington Park General Plan designates the land use of the Project site as MPD (City of HP, n.d. , Table 2-3).

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of population and housing resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of housing on the Project site, no environmental studies relating to population and housing resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

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

Impact Analysis:

Implementation of the remedial actions are intended to remove contaminated soils. Remediation of contaminated soils would not change the underlying use of the site for heavy commercial uses and would not allow for increased population growth. Project construction activities would require contractors and laborers and would not result in substantial population growth because construction activities are temporary and would not necessitate workers to relocate. The Project would not result in a long-term increase in employment which could induce substantial unplanned population growth from short-term construction activities. Therefore, no impacts are anticipated.

Conclusion:

The proposed Project would not have the potential to allow for future population growth. No impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Impact Analysis:

Implementation of the remedial actions are intended to clean up contaminated soils at the Project site. Remediation of contaminated soils would not require removing any existing people or housing. Therefore, no impacts are anticipated.

Conclusion:

The proposed Project would not have the potential to displace substantial numbers of existing people or housing.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

City of Huntington Park (City of HP), n.d. *City of Huntington Park 2030 General Plan*. No date. Accessed on October 2, 2025. Available: <http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>.

City of Huntington Park (City of HP), 2015. *City of Huntington Park Zoning Map*. Revised March 3, 2015. Accessed on October 2, 2025. Available: <https://www.hpca.gov/DocumentCenter/View/3772>.

15. PUBLIC SERVICES

Would the project 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:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting public services resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

City of Huntington Park Zoning Code provides restrictions and regulations on land uses and identifies the Project site as Manufacturing Planned Development (MPD) (City of HP, 2015). Similarly, the City of Huntington Park General Plan designates the land use of the Project site as MPD (City of HP, n.d. , Table 2-3).

Los Angeles County Fire Department Station 164 is located approximately 0.67-mile to the southeast of the Project site. Huntington Park Police Department is located approximately 0.69-mile to the southwest of the Project site. Los Angeles County Fire Department Station 164 is located approximately 0.67-mile to the southeast.

Schools located within 1 mile of the Project site include Aspire Pacific Academy (0.16-mile south), Aspire Ollin Academy (0.17-mile south), Pacific Boulevard School (0.23-mi east), Crescent College (0.33-mile southwest), UEI College (0.42-mile south), Huntington Park High School (0.63-mile southeast), Renuevo Schools (0.64-mile southeast), San Antonio Continuation (0.68-mile southeast), A-Technical College (0.68-mile south), City of Angels School (0.73-mile southeast), Huntington Park Community School (0.73-mile southeast), Holmes Early Education Center (0.78-mile west), Vernon City School (0.80-mile north), Linda Esperanza High School (0.79-mile southwest), Middleton Street Elementary School (0.85-mile south), Middleton Primary Center (0.93-mile south), Prestige Career College (0.94-mile south), and Gage Middle School (0.96-mile southeast). (Google Earth, 2025)

Public parks located within 1 mile of the Project site include Raul R. Perez Memorial Park (approximately 0.69-mile to the southwest) and Chesley Park (approximately 0.95-mile to the southwest). Community Hospital of Huntington Park is located approximately 0.27-mile to the southeast of the Project site. Lastly, the Huntington Park Public Library is located approximately 1-mile to the south of the Project site. (Google Earth, 2025)

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of public services resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based off the less-than-significant impact to public services resources serving the Project site, no environmental studies relating to public services resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

Result in substantial adverse physical impacts associated with the provision of new or physically altered government 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 following public services:

i. Fire protection?

Impact Analysis:

The City of Huntington Park contracts its fire services through the Los Angeles County Fire Department (LACoFD). The LACoFD operates two fire stations in the City: Fire Station 164, located at 6301 South Santa Fe Avenue, serves as the area's battalion headquarters (Huntington Park is serviced by LACoFD-Battalion 13); and Fire Station 165, located at 3255 Saturn Avenue (City of HP, n.d., p. 2-13).

The closest fire station to the Project site is LACoFD Station 164. The drive distance between the Project site and Station 164 is 0.8-mile (Google Earth, 2025). Potential demands on fire protection services would increase slightly during the construction period as a result of unforeseen events related to the scope of work. However, ongoing adherence to procedures and practices identified in the proposed Project's HASP would reduce the potential for incidents to occur that would require a fire district response.

Conclusion:

Ongoing adherence to procedures and practices identified in the proposed Project's HASP would reduce the need for police protection services. After completion of remedial actions, the Project would not cause an increase in demand on police protection, as compared to current demand.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

ii. Police protection?

Impact Analysis:

Police protection for the City is provided by the Huntington Park Police Department (HPPD), which consists of 57 sworn personnel and 62 civilian employees for a total of 119 full-time employees. The department also has 25 part-time employees (City of HP, n.d., p. 2-13). The drive distance between the Project site and HPPD is 1.3 and is located at 6542 Miles Avenue (Google Earth, 2025). Potential demands on law enforcement or emergency response services would increase slightly during the construction period as a result of unforeseen events or circumstances. However, risks to human health and safety would be minimized through ongoing adherence to procedures and practices identified in the proposed Project's HASP.

Conclusion:

Ongoing adherence to procedures and practices identified in the proposed Project's HASP would reduce the need for police protection services. After completion of remedial actions, the Project would not cause an increase in demand for police protection, as compared to current demand.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

iii. Schools?

Impact Analysis:

The City is served by the Los Angeles Unified School District (LAUSD) which operates a total of 24 schools in the City. Approximately nine of the public schools in the City are charter schools. The City has a total of ten elementary schools, five middle schools, seven high schools, and two preschool/early education centers. Huntington Park is also within the service boundaries of East Los Angeles Community College (ELAC) (City of HP, n.d., p. 2-11). Implementation of the remediation Project does not have the potential to result in substantial direct growth in the population, nor an increase in student population.

Conclusion:

Remedial actions would not create a demand for existing or new school facilities. No impact on school facilities would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

iv. Parks?

Impact Analysis:

The City of Huntington Park contains more than 31 acres of total park space, including a total of six parks and recreational facilities (City of HP, n.d., p.4-19). Public parks located within 1 mile of the Project site include Raul R. Perez Memorial Park (approximately 0.69-mile to the southwest) and Chesley Park (approximately 0.95-mile to the southwest) (Google Earth, 2025). The proposed Project would not introduce new residents to the City, necessitating the need for additional parks. The Project will not require the construction of any new parks or alteration of any existing parks or cause a decline in the levels of service, which could cause the need to construct new park facilities. No impacts are anticipated.

Conclusion:

Remedial actions would not create a demand for existing or new park facilities. No impact to park facilities would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

v. Other public facilities?

Impact Analysis:

The closest hospital to the Project site is the Community Hospital of Huntington Park, which is located approximately 0.27-mile to the southeast at 2623 Slauson Avenue in Huntington Park. Construction activities could result in a slight increase in demand for services at the hospital. The Huntington Park Public Library is located approximately 1-mile to the south of the Project site. (Google Earth, 2025)

The Project would not introduce new residents to the City, necessitating the need for additional public facilities. The Project will not require the construction of any new public facilities or alteration of any existing public facilities or cause a decline in the levels of service, which could cause the need to construct new public facilities. Additionally, the potential for incidents requiring medical attention would be minimized through adherence with the proposed Project's HASP. Project impacts would be less than significant.

Conclusion:

Ongoing adherence to procedures and practices identified in the proposed Project's HASP would reduce the need for other public facilities and services. After remedial actions complete, the Project would not cause an increase in demand on other public facilities and services, as compared to current demand.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

City of Huntington Park (City of HP), n.d. *City of Huntington Park 2030 General Plan*. No date. Accessed on October 2, 2025. Available: <http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>.

Google Earth, 2025. <https://earth.google.com/>.

16. RECREATION				
	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting recreational resources are applicable to the Proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

Public parks located within 1 mile of the Project site include Raul R. Perez Memorial Park (0.68-mile southwest), and Chesley Park (0.93-mile south). (Google Earth, 2025)

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of recreational resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the lack of impacts to recreational resources in or near the Project site, no environmental studies relating to recreational resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

- 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?

Impact Analysis:

The Project is not proposing any new housing or large employment generator that would cause an increase in the use of neighborhood parks or other recreational facilities. Implementation of remedial actions would not directly increase the permanent resident population in the area because no habitable structures are planned as part of the Project. Therefore, no impacts to recreational facilities would occur.

Conclusion:

The proposed Project would not increase the use of existing neighborhood and regional parks, other recreational parks, or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. No impact to the use of existing neighborhood and regional parks or other recreational facilities would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

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

Impact Analysis:

The Project does not include recreational facilities or require the construction or expansion of recreational facilities. Implementation of the Project would not result in any adverse physical effects on the environment due to the construction of recreational facilities. No impacts would occur.

Conclusion:

The proposed Project would not construct or cause the need for construction of additional recreational facilities. No impact to existing or need for additional recreational facilities would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

Google Earth, 2025. <https://earth.google.com/>.

17. TRANSPORTATION				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

Federal laws and regulations:

- Resource Conservation and Recovery Act (RCRA) Title 42 United States Code Subtitle C and 40 Code Federal Regulations (CFR) Parts 260-279. More specifically, transporters of hazardous waste are governed by 40 CFR part 263. RCRA gives EPA the authority to control hazardous waste from the generation, transportation, treatment, storage, and disposal of hazardous waste.
- The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration regulates the transport of hazardous materials through Title 49 of the Code of Federal Regulations, Subchapter C.

State laws and regulations:

- Hazardous Waste Control Law (Health and Safety Code (HSC) Chapter 6.5) and 22 California Code of Regulations (CCR). The law establishes regulations and incentives which ensure that the generators of hazardous waste employ technology and management practices for the safe handling, treatment, recycling, and destruction of their hazardous wastes prior to disposal. Article 6 of HSC Chapter 6.5 discusses the transportation of hazardous waste.
- California Vehicle Code: Divisions 2, 6, 12, 13, 14, 15 also apply to transportation of hazardous materials.

Local laws and regulations:

The Southern California Association of Governments (SCAG) is designated by the Federal government as the Metropolitan Planning Organization (MPO) that oversees the regional transportation plan for the Huntington Park region. The SCAG developed a 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP-SCS) to provide data, tools, and platforms to assist in local plan development (SCAG, 2023, p. 1). The RTP/SCS for the Huntington Park region proactively links land use, air quality, and transportation needs.

The Huntington Park Public Works Engineering Division prepares and manages the City's Congestion Management Program (CMP), which is a set of objectives, performance metrics, and strategies the Huntington Park region uses to monitor and manage traffic congestion on select roadways that comprise its CMP network. (City of HP, n.d.)

ENVIRONMENTAL SETTING (BASELINE):

The main access routes providing access to the Project site include East 56th Street, Pacific Boulevard, and Malabar Street .

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of transportation resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance. LOS has been the standard by which transportation impacts of major developments and changes to roads were measured. LOS was formally defined in the 1965 Highway Capacity Manual as a "qualitative measure of the effect of a number of factors, which include speed and travel time,

traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating cost”. It is better understood today that LOS does not accurately reflect vehicle travel as it only focuses on individual local intersections and roadway segments and not on the entire vehicle trip. In 2013, the State of California passed Senate Bill (SB) 743 which required the Office Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. LOS was replaced with Vehicle Miles Traveled (VMT) as “the most appropriate metric of a Project’s potential transportation impacts”. VMT data are used primarily by transportation agencies, environmental agencies, and consultants to perform a variety of functions such as allocating resources, estimating vehicle emissions, computing energy consumption, and assessing traffic impacts.

Section 15064.3(b) of the CEQA Guidelines states the following:

(b) Criteria for Analyzing Transportation Impacts.

- (1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, Projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the Project area compared to existing conditions should be presumed to have a less than significant transportation impact.
- (2) Transportation Projects. Transportation Projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity Projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.
- (3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular Project being considered, a lead agency may analyze the Project’s vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many Projects, a qualitative analysis of construction traffic may be appropriate.
- (4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a Project’s vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a Project’s vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the Project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the less than significant impact to transportation resources in or near the Project site, no environmental studies relating to transportation resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?

Impact Analysis:

The remedial actions would not affect public roadways in the long-term because these activities would not substantially affect the overall circulation system. The proposed Project would add some traffic to roadways during the anticipated two week construction period due to delivery of materials and supplies to the site, removal of any wastes from the site, and workers traveling to and from the site. The proposed Project would not have any long-term effects on congestion levels.

During soil transport activities, trucks will likely enter the northern portion of the Project site located on East 56th Street. The precise location for trucks to enter the Project site, however, will be determined in conjunction with the

remediation/excavation contractor. A flag person will be located at the site to assist the truck drivers to safely drive onto the site. Transportation will be coordinated in such a manner that at any given time, on-site trucks will be in communication with the site trucking coordinator. In addition, all vehicles will be required to maintain slow speeds (i.e., less than 5 mph) for safety and for dust control purposes. (HMC, 2025a) It is anticipated that heavy truck trips would be only associated with moving equipment associated with excavation activities to the site. As shown in Figure 6, *Proposed Transportation Plan*, Project trucks would travel on East 56th Street, South Santa Fe Avenue, and Porter Street to access the Interstate 10 Freeway. The trucks would primarily enter and exit the Project site on these local roadways. As these trips would be intermittent, the remedial actions would not substantially increase the traffic on any public street system. Prior to entering the site, all haulers will demonstrate that their vehicles are properly registered, operational, and placarded in compliance with Federal, State and Local laws, for the type of material being transported. Overall, the proposed Project is considered a less-than-significant impact in relation to congestion management.

There are no bike lanes adjacent to the Project site; however, a regional bike trail is located .05-mile west of the Project site (SCAG, 2024). The regional bike trail is not connected to the roadway network serving the Project site and, therefore, remedial actions would not affect bicyclists using the regional trail. The nearest bus line (Huntington Park Express Stop #28) operates along Malabar Street and Slauson Avenue, located approximately 0.2-mile south of the Project site (City of HP, n.d.). The temporary increase in truck traffic during implementation of remedial actions would not affect any program, plan, ordinance or policy relating to these transportation facilities. Project impacts would be less than significant.

Conclusion:

The proposed Project would not incorporate any activities, short-term or long-term, that would have the ability to conflict with any program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities in the Project area.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**Impact Analysis:**

Vehicle miles traveled (VMT) is a measure used in transportation planning for a variety of purposes. It measures the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. VMT is calculated by adding all the miles driven by all the cars and trucks on all the roadways in a region. This metric plays an integral role in the transportation planning, policy-making, and revenue estimation processes due to its ability to indicate travel demand and behavior. VMT may also be used to evaluate conformity assumptions, adjust travel demand forecasts, and identify pavement maintenance needs.

Implementation of the remedial action would not generate additional long-term vehicle trips or change circulation patterns in the Project area. No permanent employees or residents would be added at the Project site as a result of the site remediation activities. HMC in conjunction with the excavation/remediation contractor has prepared a Transportation Plan associated with the hauling of the contaminated materials. During site remediation, 137 truckloads of soil would be removed from the site, which is approximately fourteen (14) truck trips per day, over the course of ten (10) working days. A limited number of vehicle trips would occur for construction worker trips and deliveries of equipment and materials to the Project site. Given the limited number and temporary nature of these trips, there would be no conflict with or inconsistencies with provisions of the CEQA guidelines pertaining to VMT.

Conclusion:

The Project's remedial actions would not conflict with or be inconsistent with Section 15064.3(b) of the CEQA Guidelines. There would be no impact.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact

☒ No Impact

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

Impact Analysis:

The proposed Project involves on-site remedial actions to remove soil contamination. The remedial actions would not contain a design feature or incompatible use that would substantially increase traffic hazards because the activities would not alter the public roadways system. Traffic control in-and-out of the Project site would be managed in accordance with City of Huntington Park regulations, including the use of flagmen to control traffic safety. Wheel shakers would be installed at all exits from the Project site to ensure that soil would be removed from the tires of vehicles exiting the Project site. Any track-outs from the Project site would be cleaned from the surrounding streets on a daily or as-needed basis. (HMC, 2025a) Additionally, off-road traffic and parking areas will be stabilized, and construction traffic would be directed over established routes. Barriers may be used to ensure vehicles are only driven on established parking areas and routes. On-site traffic would be limited to speeds of 15 mph or less (HMC, 2025a).

Conclusion:

Implementation of the remedial actions would not include any design features or incompatible uses which would substantially increase hazards. No impacts related to increased hazards due to a geometric design feature or incompatible uses would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- d. Result in inadequate emergency access?

Impact Analysis:

The remedial actions would not affect emergency access to/from the Project site in the long-term because these activities would not substantially change the overall circulation system on- and off-site. In addition, all construction equipment would be located and stored on-site and would not have the potential to block access roads.

Conclusion:

Emergency access to/from the Project site would not change with implementation of remedial actions. No impacts related to inadequate emergency access would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

City of Huntington Park, n.d. *Huntington Park Express Bus Route Brochure*. No date. Accessed on October 2, 2025. Available: <https://www.hpca.gov/DocumentCenter/View/11928/HP-Express-Bus-Route>.

City of Huntington Park, n.d. *Public Works Engineering Department*. No date. Accessed on October 2, 2025. Available: <https://www.hpca.gov/91/Engineering>.

Southern California Association of Governments, 2023. *Huntington Park 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy*. Draft plan released November 2023. Accessed on October 2, 2025. Available: <https://scag.ca.gov/sites/default/files/2024-05/huntington-park.pdf>.

Southern California Association of Governments, 2024. *Bike Routes – SCAG Region*. Updated September 24, 2024. Accessed on October 2, 2025. Available: <https://gisdata-scag.opendata.arcgis.com/datasets/bike-routes-scag-region-/explore?location=33.992289%2C-118.227460%2C19.02>.

18. TRIBAL CULTURAL RESOURCES

Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) 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	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

Tribal cultural resources are defined in PRC Div. 13 Section 21074. California Assembly Bill 52 (AB 52) specifies that any Project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015, the Lead agency must provide formal notification within 14 days of determining that an application for a Project is complete or of a decision to undertake a Project to the designated contact or tribal representative of the affiliated California Native American tribes. The tribe that is traditionally and culturally affiliated to the geographic area where a Project is located must have requested that the lead agency in question provide notification to the tribe (PRC 21081.3.1).

If remains are found on site, the County Coroner will make the determination of origin and disposition, pursuant to Public Resources Code (PRC) § 5097.98. If the remains are determined to be Native American, the Coroner would notify the NAHC (per Health and Safety Code 7050.5(c)). The NAHC would identify and notify the person(s) who might be the most likely descendent, who would make recommendations for the appropriate and dignified treatment of the remains (PRC Div. 5 section 5097.98). The descendants shall complete their inspection and make recommendations for treatment within 48 hours of being granted access to the Project site (CEQA Guidelines, CCR section 15064.5(e); HSC section 7050.5).

ENVIRONMENTAL SETTING (BASELINE):

There are no known tribal cultural resources, as defined in PRC Div. 13 Section 21074, on the Project site or in its immediate vicinity. Industrial operations have been conducted at the Project site since at least 1925 and is currently vacant. DTSC complied with the 2014 Assembly Bill 52 (AB 52). DTSC provided written notification to ten individuals, representing seven tribes, on the Tribal Consultation List from the Native American Heritage Commission (NAHC) regarding the Proposed Project on September 23, 2025. The notice included a brief Project description, Project location, and lead agency's contact information. DTSC received no response from the list of contacted tribes provided by NAHC.

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

Tribal cultural 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 either included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register) or listed in a local register of historical resources or 2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, is a tribal cultural resource (OPR, 2017).

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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,
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the unlikely potential for unknown cultural resources to be located on the Project site, no environmental studies relating to cultural resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not Project activities would:

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

Impact Analysis:

There are no known tribal cultural resources, as defined in PRC Section 21074, on the Project site or in its immediate vicinity. As described in the Baseline Environmental Conditions, the Project site has been used continuously since at least 1925 and is currently vacant. Based on the Project site location, history, and absence of cultural resource findings during prior site work, it is not likely that historical resources would be identified or impacted during remedial actions. However, if tribal cultural resources are discovered during remedial actions, work would stop in that area until a qualified archaeologist or appropriately licensed professional can assess the significance of the find and, if necessary, develop appropriate response measures in consultation with the DTSC and other agencies and Native American representatives, as appropriate.

Specifically, in the event of discovery of human remains during ground-disturbing activities, work within 25 feet of the discovery shall stop immediately and the County Coroner shall be notified to determine its origin. The County Coroner would determine disposition within 48 hours. If the remains are Native American, the County Coroner would be responsible for contacting the NAHC within 24 hours. The NAHC would identify and notify the person(s) who might be the most likely descendent, who would make recommendations for the appropriate and dignified treatment of the remains (PRC Div. 5 section 5097.98). The descendants shall complete their inspection and make recommendations for treatment within 48 hours of being granted access to the Project site (CEQA Guidelines, CCR section 15064.5(e); HSC section 7050.5).

Section 12 of the IRAP states that a cultural consultant will be present for tribal monitoring, and as part of DTSC's Tribal Affairs program, which communicates, collaborates, and consults with California's Native American Tribes.

Conclusion:

The proposed Project would not include the demolition, elimination, or manipulation of a known tribal cultural resource. In addition, the finding of an unknown tribal cultural resource during implementation of remedial actions is unlikely based on the site history and conditions and previous development. However, the proposed Project is subject to existing regulations that would be implemented if discovery of unknown tribal cultural resource were uncovered during remedial actions. The proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource and impacts would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- ii. 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 Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impact Analysis:

There are no known tribal cultural resources, as defined in PRC Section 21074, on the Project site or in its immediate vicinity. As described in the Baseline Environmental Conditions, the Project site has been used continuously since at least 1925 and is currently vacant.

On September 23, 2025, the DTSC formally notified the seven tribes identified in the NAHC listing. No tribal Government responded to the AB 52 Consultation letter and requested consultation. The tribes communicated with did not identify any known tribal cultural resources that may be affected by the proposed Project.

However, if tribal cultural resources are discovered during remedial actions, work would stop in that area until a qualified archaeologist or appropriately licensed professional can assess the significance of the find and, if necessary, develop appropriate response measures in consultation with the DTSC and other agencies and Native American representatives, as appropriate. Section 12 of the IRAP also states that a cultural consultant will be present for tribal monitoring, and as part of DTSC's Tribal Affairs program, which communicates, collaborates, and consults with California's Native American Tribes. As previously stated, the Project site has been previously disturbed and no information regarding the presence of known tribal cultural resources has been provided to the DTSC from the contacted tribes or from cultural resource surveys or records.

Conclusion:

As no known tribal cultural resources occur at the Project site or would be affected by the proposed Project, and implementation of the contingency set forth in Section 18 (a)(i) and (ii) would reduce impacts to unknown tribal cultural resources during excavation activities, impacts would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

Governor's Office of Planning and Research (OPR), 2017. *Technical Advisory, AB 52 and Tribal Cultural Resources in CEQA*. June 2017. Accessed on October 2, 2025. Available: https://opr.ca.gov/ceqa/docs/20200224-AB_52_Technical_Advisory_Feb_2020.pdf.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting utilities and service systems resources are applicable to the Proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

Water delivered to customers in the proposed Project area originates from the Severn Trent Services surface water supplies primarily from two sources: groundwater from local wells and water supplied by the Metropolitan Water District. (City of HP, n.d., p. 6-68)

The City of Huntington Park Public Works Department maintains the City's sewer system. Sewage generated by the City is conveyed to regional sewage treatment facilities maintained and operated by the Los Angeles County Sanitation District (LACSD). Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant provides primary and secondary treatment for approximately 280 million gallons per day (mgd) and has a total permitted capacity of 400 mgd. Thus, a remaining capacity of 120 mgd is available for future development in the region. (City of HP, n.d., p. 6-69)

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of utilities and service systems resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the less than significant impacts to utilities and service systems resources in or near the Project site, no environmental studies relating to utilities and service systems resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

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

Impact Analysis:

The remedial actions would not create the need for or result in the construction of new or expanded water or wastewater treatment, electric power, natural gas, or telecommunications facilities. The excavation of contaminated soils would not affect the current drainage pattern of the site. Runoff on the site would continue to be collected in the existing drainage system.

Conclusion:

Activities associated with the proposed Project would not require new or expanded water or wastewater treatment, electric power, natural gas, or telecommunications facilities. Impacts to these facilities would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

Implementation of remedial actions would require 10 working days, equivalent to approximately two weeks to complete. The primary source of water required during construction activities would be supplied by the existing on-site non-potable fire protection water system. If needed, additional water would be transported to the Project site by water trucks.

Conclusion:

Sufficient water supplies from existing entitlements and resources on-site are available to serve the needs of remedial actions during the anticipated two-week remedial actions period. The remedial actions would not create long-term, future demand for water supply beyond existing conditions. Impacts to water supplies would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- 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?

Impact Analysis:

Implementation of remedial actions would not generate wastewater that would require a wastewater treatment provider. Wastewater generated during equipment decontamination activities would be containerized, profiled, and disposed at an appropriate off-site facility. The remedial actions would not create long-term, future demand for wastewater treatment beyond existing conditions.

Conclusion:

Construction activities associated with remediation of the Project site would not create a demand for wastewater treatment at any wastewater treatment provider. No impact to a wastewater treatment provider would occur.

- ☐ Potentially Significant Impact

- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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?

Impact Analysis:

Implementation of the proposed site remediation activities would be temporary in nature and would not result in any long-term operational generation of solid waste. Solid waste generated from the Project would be disposed to one or more of the following depending on the chemical content of the soil:

- La Paz Landfill in Parker Arizona,
- Clean Harbors Buttonwillow California,
- Simi Valley Landfill in Simi Valley California, or
- Soil Safe in Adelanto California

Any solid waste generated during the remediation activities would be negligible and within the capacity of local solid waste infrastructure and not of an amount which would impair attainment of solid waste reduction goal.

Conclusion:

Any minimal solid waste generated by remedial actions would be served by the existing solid waste service provider. A less-than-significant impact would occur to solid waste facilities.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

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

Impact Analysis:

Implementation of remedial actions would not generate substantially increase the amounts of solid waste needing transport off-site.

Conclusion:

Any minimal solid waste generated by remedial actions would comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, no impacts related to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

References Used:

City of Huntington Park (City of HP), n.d. *City of Huntington Park 2030 General Plan*. No date. Accessed on October 2, 2025. Available: <http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>.

20. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐

REGULATORY SETTING (LAWS, ORDINANCES, REGULATIONS, STANDARDS):

No laws, ordinances, regulations, or standards protecting wildfire resources are applicable to the proposed Project.

ENVIRONMENTAL SETTING (BASELINE):

State Responsibility Areas are boundaries adopted by the Board of Forestry and Fire Protection and are areas where the California Department of Forestry and Fire (CAL FIRE) has a financial responsibility for fire suppression and prevention. Review of the Fire Hazard Severity Zones in State Responsibility Areas indicate the Project site is not located in a Very High Hazard Severity Zone (VHFHSZ) but is located in a Local Responsibility Area. The closest area classified as a VHFHSZ is located approximately 9 miles west of the Project site. (CAL FIRE, 2025)

APPLICABLE THRESHOLDS OF SIGNIFICANCE:

The list of wildfires resource effects that may be considered significant contained in Appendix G of the CEQA Guidelines (Environmental Checklist) was used to establish a threshold of significance.

ENVIRONMENTAL STUDIES PERFORMED AND METHODOLOGY:

Based on the less than significant impacts to wildfire resources in or near the Project site, no environmental studies relating to wildfire resources were prepared for the proposed Project.

IMPACT ANALYSES AND CONCLUSIONS:

Analysis as to whether or not project activities would:

- a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Impact Analysis:

The State Responsibility Area (SRA) is the land where the State of California is financially responsible for the preservation and suppression of wildfires. The SRA does not include lands within city boundaries or in federal ownership; therefore, the Project site does not have the potential to be in an SRA. According to the California Department of Forestry and Fire Protection's fire hazard map for the Local Responsibility Area (LRA), the Project site is not within a Very High Fire Hazard Severity Zone (CAL FIRE, 2025)

The City prepared a Natural Hazards Mitigation Plan in 2004. The purpose of the Natural Hazards Mitigation Plan (NHMP) is to demonstrate the plan for reducing and/or eliminating risk in the City of Huntington Park, California. The

NHMP process encourages communities to develop goals and projects that will reduce risk and build a more disaster resilient community by analyzing potential hazards. (City of HP, 2004)

In the event of an emergency during remedial actions, a Project Health and Safety Plan (HASP) will be developed and implemented which outlines the actions to protect workers during remedial actions. The HASP includes contingency plans for spills, fires, or other emergencies during construction activities. Additionally, the health and safety protocols outlined in the HASP are designed to ensure compliance with Federal, State and local regulations governing worker safety on hazardous waste sites.

The transportation of equipment and materials to and from the Project site would have the potential to impair implementation or interfere with the existing emergency response plan and/or evacuation plan. The HASP would include a stop-work authority requirement for all work locations and workers and grants any worker the ability to stop work if an unsafe condition is identified that could cause substantial harm or imminent danger to health and safety of workers, the public, or the environment. As a result, if actions described in the HASP were to be implemented in response to an emergency, Project management would be able to immediately suspend equipment operation until the emergency response is completed or the evacuation order is lifted. Therefore, with the implementation of the Project-specific HASP, impacts would be less than significant.

Conclusion:

Because the Project is required to comply with all applicable City codes and is not located in a very high fire severity zone, any emergency evacuation or emergency response plan impacts would be reduced to a less than significant level. Therefore, impacts are less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- 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?

Impact Analysis:

As demonstrated above, the Project site is not in or near an SRA or LRA or lands classified as high fire severity zones. Implementation of the Project would not add wildland vegetation to the Project site or change site topography (such as adding large slopes) so as to exacerbate wildfire spread. Adjacent areas to the Project site are also urbanized; therefore, there are no wildlands adjacent to the site that may expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope and prevailing winds. Operation of construction equipment on the during remedial actions has the limited potential to spark a fire. However, construction activities would implement a Project-specific HASP and BMPs which address fire prevention methods. Therefore, potential impacts related to spread of a wildfire would be less than significant.

Conclusion:

Although construction equipment has a minimal potential to spark a fire during remedial actions, implementation of BMPS and a Project HASP would substantially limit the potential for a wildland fire that exposes people or structures to a significant risk of loss, injury or death to occur. Impacts from wildland fires during implementation of the remedial actions are considered less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

- 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?

Impact Analysis:

The Project consists of an IRAP for the remediation of COCs in soil at the Former Sargent Industries facility. The proposed Project would not require the installation of infrastructure that would exacerbate fire risk. In addition, implementation of remedial actions would not require the installation or maintenance of associated infrastructure (e.g., fuel breaks, emergency water sources, power lines, other utilities) that could exacerbate fire risk or could result in temporary or ongoing impacts to the environment.

Conclusion:

The remedial actions would not install any infrastructure that could exacerbate fire risk or could result in temporary or ongoing impacts to the environment. No impact would occur.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☐ Less Than Significant Impact
- ☒ No Impact

- 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?

Impact Analysis:

As discussed above, the Project site is not located within a landslide zone (DOC, 2015) or in a FEMA flood zone (FEMA, 2024). The implementation of the Project would not increase the risk of landslides after a wildfire compared to existing conditions. The remedial actions would not significantly change the existing slope of the Project site.

Moreover, the Project would result in minor changes to the existing drainage patterns of the Project site. However, with the implementation of a SWPPP, such changes would not increase the rate or amount of surface runoff in a manner which would result in flooding or result in substantial erosion or siltation on- or off-site. The Project would not add wildland vegetation that would not readily transmit wildfire. Therefore, the Project would reduce the risk of wildfire spread. In the event that wildfire occurs in the Project vicinity, the Project would not result in an increased risk of downslope or downstream flooding because it is within an area of minimal flooding and Project runoff would be adequately conveyed by the existing storm drain infrastructure. Therefore, the implementation of the Project would not increase the risk of downslope or downstream flooding and impacts would be less than significant.

Conclusion:

Based on the foregoing analysis, the Project is not anticipated to expose people or structure to significant risks, including downslope or downstream flooding or landslides as a result of runoff, postfire instability, or drainage change. Impacts would be less than significant.

- ☐ Potentially Significant Impact
- ☐ Less Than Significant With Mitigation Incorporated
- ☒ Less Than Significant Impact
- ☐ No Impact

References Used:

California Fire (CAL FIRE), 2025. *Fire Hazard Severity Zone Viewer for Real Estate Inspections*. Updated March 24, 2025. Accessed on October 2, 2025. Available: <https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>.

City of Huntington Park (City of HP), 2004. *City of Huntington Park Natural Hazards Mitigation Plan*. Approved October 16, 2004. Accessed on October 2, 2025. Available: <https://www.hpca.gov/DocumentCenter/View/4366>.

California Department of Conservation (DOC), 2015. *Landslide Inventory*. Accessed on October 2, 2025. Available: <https://maps.conservation.ca.gov/cgs/lsi/app/>.

Federal Emergency Management Agency (FEMA), 2024. *FEMA's National Flood Hazard Layer (NFHL) Viewer*. Updated June 2024. Accessed on October 2, 2025. Available: <https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>.

21. MANDATORY FINDINGS OF SIGNIFICANCE

Based on evidence provided in this Initial Study, DTSC makes the following findings:

- a. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- b. The project does not have impacts that are individually limited but cumulatively considerable. (“Cumulatively considerable” means that the incremental effects of an individual 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.)
- c. The project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Authority: Public Resources Code 21083, 21094.5.5

Reference: Public Resources Code Sections 21094.5 and 21094.5.5