DRAFT
NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) ENVIRONMENTAL ASSESSMENT

URBAN ORCHARD DEMONSTRATION PROJECT

A conversion of land protected under Section 6(f)3 of the Land and Water Conservation Fund Act, Public Law 108-198

JUNE 26, 2019

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The Land and Water Conservation Fund (LWCF), Stateside Assistance grant program, provides funds to states, and through states to local agencies, for the acquisition and development of outdoor recreation resources. Lands that have received funding through LWCF are protected by section 6(f)3 of the Act unless a conversion is approved by the Secretary of the Interior as delegated to the National Park Service.

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SECTION 1.0
EXECUTIVE SUMMARY

The proposed project will involve the construction and subsequent operation of a 30-acre passive recreational park area that will extend along the east side of the Los Angeles River between Firestone Boulevard (on the north), the confluence where the Los Angeles River connects with the Rio Hondo Channel (on the south), the Los Angeles River (on the west) and Interstate 710 (on the east). The project area includes 23 acres which extend for approximately 1.1 miles along the east side of the Los Angeles River; and the Bandini Channel, which extends along the northern portion of the project site and along the east side of the Los Angeles River. The project area will be anchored by a 7-acre City-owned parcel, located to the north of the Thunderbird Villa Mobile Home Park.

The project will be constructed in phases. Phase 1, the 7-acre City-owned property, will feature a constructed wetland and a wide range of recreational amenities including a community/maintenance building, restrooms, an educational garden, an orchard that will contain fruit trees, a plaza area that will include picnic areas with canopies, native habitat planting, interpretive elements, a parking lot and potential to support native species. Other features will include a channel diversion structure and pumping system to take water from the Bandini Channel to the constructed treatment wetland and a subsurface storage reservoir; a water quality pre-treatment hydrodynamic separator; and, a stormwater harvesting system including additional filtration and a pump to provide irrigation for the orchard and buffer trees. A potable water well and water building will be located within the project area. The new water well and water building will be owned and operated by the City's Water Division. The phases within the 23 acres will feature landscaping and trails along the entire length of the park area. A confluence outlook will be provided at the southern end.

This Environmental Assessment (EA) is required to help the National Park Service evaluate the environmental consequences of the proposed action on the human environment and allow the affected public to understand the context for the proposed action. Section 2 describes the purpose, need and background of the proposed project. Section 3 describes the project location and setting of the proposed project. Section 4 provides a discussion of all alternatives presented. Alternatives considered in this EA include Alternative A, which consists of no action, and Alternative B, which consists of constructing and operating a 30-acre passive recreational park area. Section 5 of this EA discusses in detail the following potential resources that may be affected by the proposed alternatives:

- Geological Resources
- Air Quality
- Noise
- Water Quality/Quantity and Stream Flow
- Floodplains and Wetlands
- Land Use and Planning
- Circulation, Transportation and Accessibility
- Wildlife Habitat and Biological Resources

- Recreation
- Aesthetics
- Historical and Cultural Resources
- Socioeconomics and Minority/Low Income Populations
- Energy Resources
- Hazardous Materials

An analysis of environmental impact follows the description of each affected environment. Alternative A causes negligible or no impact to any of the potential resources because the project site would remain in the existing conditions. Alternative B has the potential to cause minor impacts to the environment but these impacts are either temporary or easily mitigated. Section 6 outlines the consultation and coordination undertaken as part of the project, including persons, agencies, and organizations contacted for information and assistance in identifying issues, developing alternatives, and analyzing impacts. Public involvement is also described, including public notices. Section 7 lists references used for the environmental analysis.

Based on the effects of the two alternatives, the City of South Gate requests that the California Department of Parks and Recreation forward a recommendation to the National Park Service to approve Alternative B.

SECTION 2.0
PURPOSE, NEED AND BACKGROUND

In 2018, the City of South Gate received a Land and Water Conservation Fund (LWCF) grant for the design and construction of the Urban Orchard Demonstration Project, thereby protecting it for public outdoor recreation under section 6(f)3 of the LWCF Act. This Environmental Assessment (EA) has been requested by the National Park Service to help evaluate the environmental consequences of the proposed action on the human environment and allow the affected public to understand the context for the proposed action.

The City of South Gate is proposing the construction and subsequent operation of a 30-acre passive recreational park area that will extend along the east side of the Los Angeles River between Firestone Boulevard (on the north), the confluence where the Los Angeles River connects with the Rio Hondo Channel (on the south), the Los Angeles River (on the west) and Interstate 710 (on the east). The project area includes 23 acres which extend for approximately 1.1 miles along the east side of the Los Angeles River; and the Bandini Channel, which extends along the northern portion of the project site and along the east side of the Los Angeles River. The project area will be anchored by a 7-acre City-owned parcel, located to the north of the Thunderbird Villa Mobile Home Park.

The project will be constructed in phases. Phase 1, the 7-acre City-owned property, will feature a constructed wetland and a wide range of recreational amenities including a community/maintenance building, restrooms, an educational garden, an orchard that will contain fruit trees, a plaza area that will

include picnic areas with canopies, native habitat planting, interpretive elements, a parking lot and potential to support native species. Other features will include a channel diversion structure and pumping system to take water from the Bandini Channel to the constructed treatment wetland and a subsurface storage reservoir; a water quality pre-treatment hydrodynamic separator; and, a stormwater harvesting system including additional filtration and a pump to provide irrigation for the orchard and buffer trees. A potable water well and water building will be located within the project area. The new water well and water building will be owned and operated by the City's Water Division. The phases within the 23 acres will feature landscaping and trails along the entire length of the park area. A confluence outlook will be provided at the southern end.

The purpose of this project is to allow the construction and operation of a 30-acre passive recreational park area that will feature a wide range of recreational amenities. The proposed project will transform an empty lot owned by the City of South Gate into a vibrant community park with recreational amenities that will serve the park-deficient and economically-disadvantaged residents of South Gate, including seniors, at-risk youth, and persons with disabilities. The proposed project is located in the City of South Gate, a park-poor, economically disadvantaged community in Southern California. The annual median household income in the project area is $35,145 and there are no parks within one-half mile of the proposed project site. Citywide, 31 percent of South Gate residents live further than a half-mile from a park (more than the state average of 24 percent) and 86 percent of South Gate's residents live in areas with less than three acres of parks or open space per thousand residents (above state average of 62 percent).

SECTION 3.0
LOCATION AND SETTING

The project site is located within the eastern portion of the City of South Gate. The City of South Gate is located approximately seven miles southeast of downtown Los Angeles and 13 miles north of the port of Long Beach. The City of South Gate is bounded by the cities of Huntington Park, Cudahy, and Bell Gardens on the north; unincorporated county areas to the west; Lynwood and Paramount on the south; and Downey to the east. Regional access to South Gate is possible from two area freeways: the Long Beach Freeway (I-710) and Century Freeway (I-105). The I-710 Freeway extends along the City's eastern portion in a north-south orientation and the I-105 Freeway extends in an east-west orientation approximately one mile south of the City. The location of South Gate in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2. A local map is provided in Exhibit 3.

The project area includes a 7-acre parcel, located to the north of the Thunderbird Villa Mobile Home Park, and a 23-acre strip of land that extends for approximately 1.1 miles along the east side of the Los Angeles River, owned by various utility companies and the City. The 7-acre parcel is owned by the City of South Gate (and the Los Angeles County Flood Control District [LACFCD] access road). The 23-acre strip of land is located on land owned by the Los Angeles County Flood Control District (LACFCD), Metropolitan Water District, Southern California Edison, the Los Angeles Department of Water & Power, and the City of South Gate. The project site is located on the following Assessor Parcel Numbers

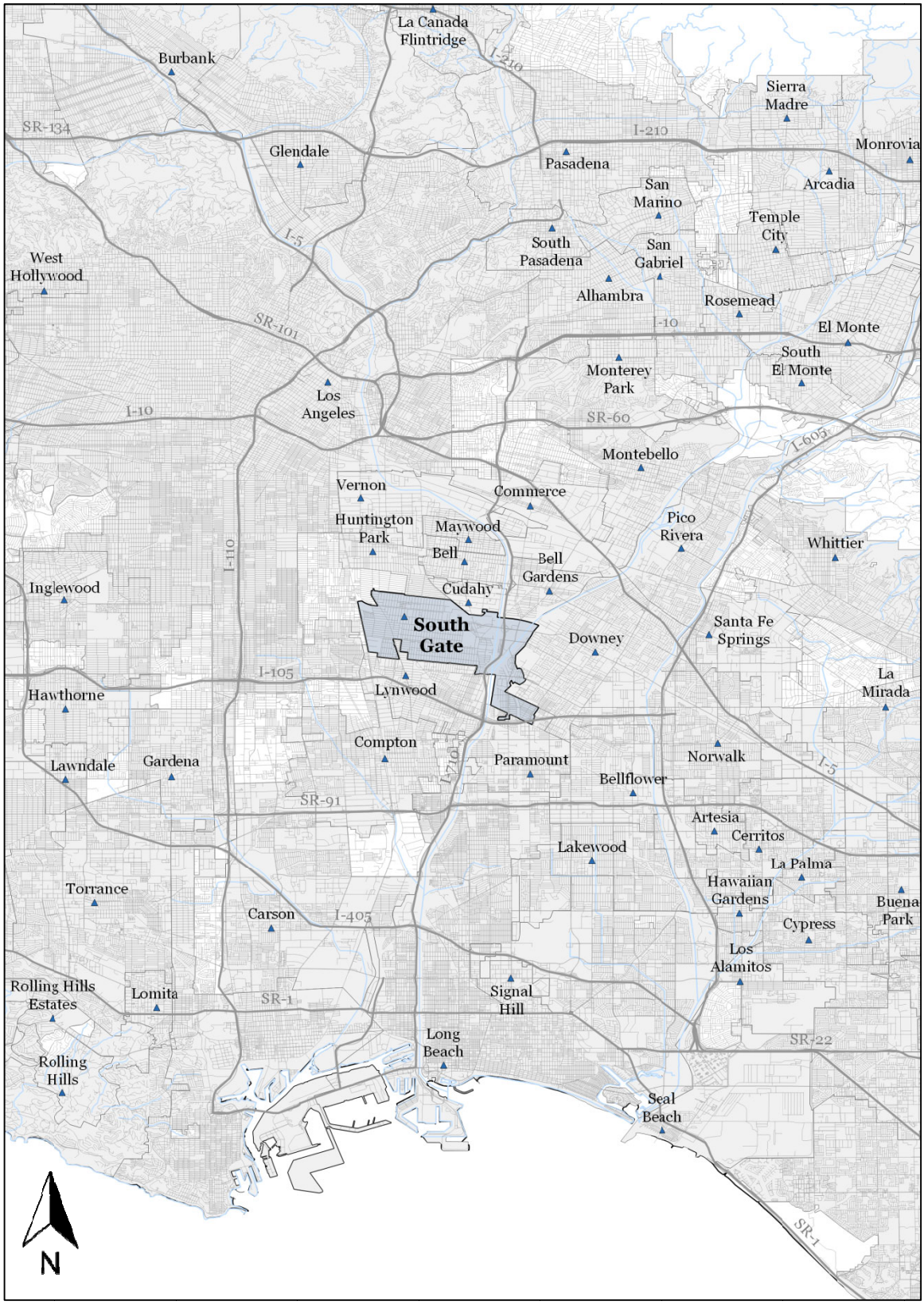


EXHIBIT 1
REGIONAL MAP

SOURCE: QUANTUM GIS

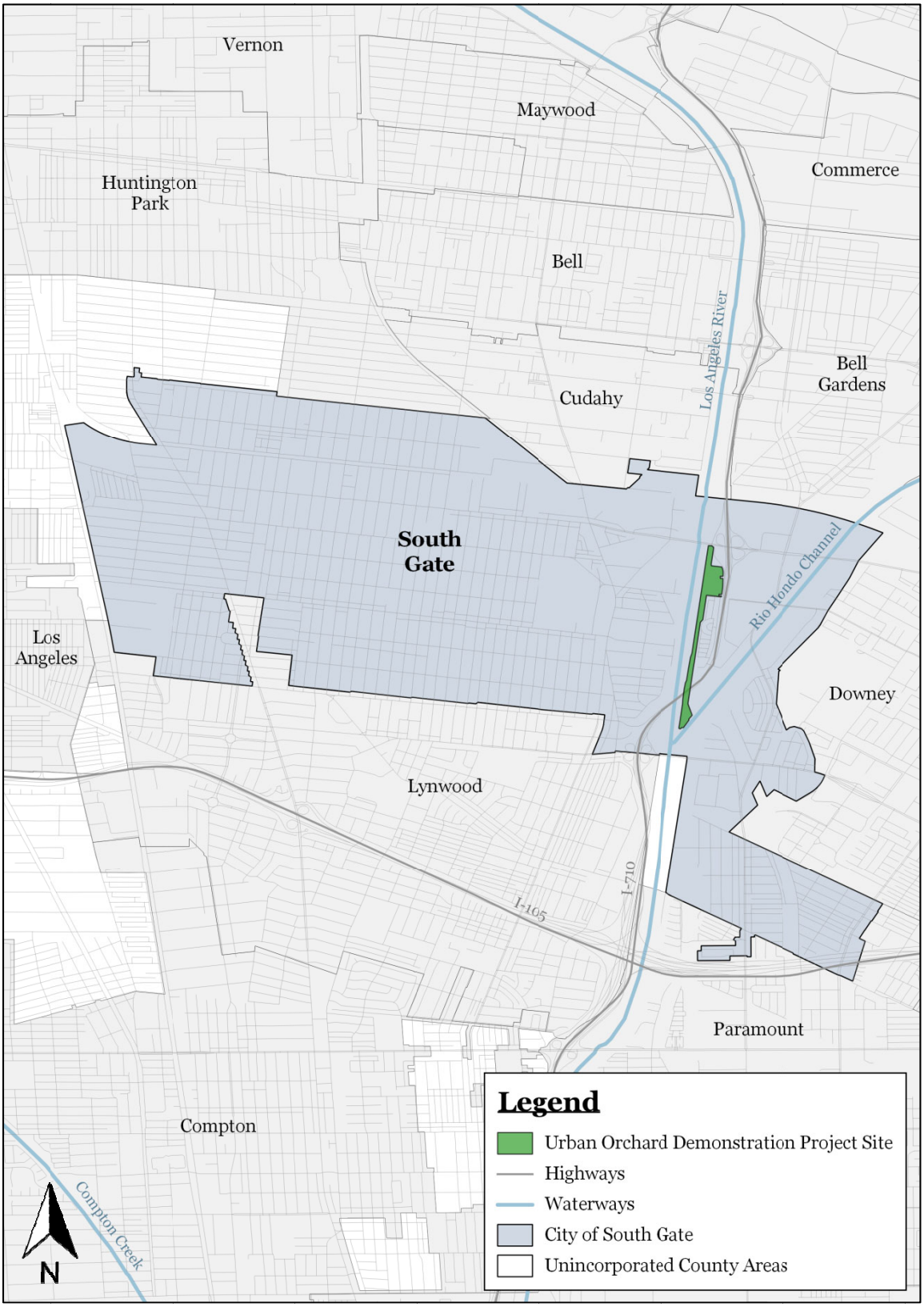


EXHIBIT 2
CITYWIDE MAP

SOURCE: QUANTUM GIS

EXHIBIT 3
LOCAL MAP
SOURCE: QUANTUM GIS

(APNs): 6222-001-916, 6222-001-906, 6222-001-277, 6222-001-003, 6222-001-908, 6222-001-278, 6222-001-904, 6222-001-907,6222-001-901, 6222-001-801, 6222-001-020, 6222-001-21, 6222-041-270, 6222-042-900, 6222-040-912, 6233-001-272, 6233-002-900, 6233-002-901, 6233-001-901, 6233-001-903, 6233-001-275, 6233-001-902.

The proposed project site is located among industrial and residential uses and has previously been heavily modified and graded to accommodate previous uses including a solid waste landfill and a plant nursery. The majority of the project area is underutilized and covered-over in grass, dirt, and weedy vegetation. Five trees are located on-site and include palm trees and deciduous trees. The segment in between the Thunderbird Villa Mobile Home Park and the I-710 Freeway is covered-over in asphalt pavement. Also located on-site are four static billboards, a cellular telephone tower, eight electrical transmission towers and the Bandini Channel, which extends along the northern portion of the project site, along the east side of the Los Angeles River. In addition, a Union Pacific railroad track and part of the Old South Gate Train Bridge traverse a small portion of the project area. The Old South Gate Train Bridge was constructed in 1932 and currently handles very little train traffic. However, the on-site railroad track will be widened and a train station will be built on-site in the future to accommodate the proposed West Santa Ana Branch Line. The West Santa Ana Branch Line is a project by The Los Angeles County Metropolitan Transportation Authority (Metro) that involves the construction and operation of a light rail transit line that would connect downtown Los Angeles to southeast LA County. It is important to note that the widening of the railroad track and the construction of the train station for the West Santa Ana Branch Line are not a part of this environmental analysis. An aerial image for Phases I through III is shown in Exhibit 4. The project site is shown in Exhibits 5 through 7.

SECTION 4.0
DESCRIPTION OF ALTERNATIVES

4.1 ALTERNATIVE A—NO ACTION

The proposed project site is located among industrial and residential uses and has previously been heavily modified and graded to accommodate previous uses including a solid waste landfill and a plant nursery. The majority of the project area is underutilized and covered-over in grass, dirt, and weedy vegetation. The segment in between the Thunderbird Villa Mobile Home Park and the I-710 Freeway is covered-over in asphalt pavement. Also located on-site are four static billboards, a cellular telephone tower, eight electrical transmission towers and the Bandini Channel, which extends along the northern portion of the project site, along the east side of the Los Angeles River. In addition, a Union Pacific railroad track and part of the Old South Gate Train Bridge traverse a small portion of the project area.

Under the "No Action" Alternative (Alternative A), the existing project site would remain, and the 30-acre passive recreational park area with recreational amenities would not be constructed (refer to Exhibit 8). This alternative was not selected as the proposed alternative because without the construction of the recreational park area, the City's needs would not be met and the project site would continue to be underutilized.

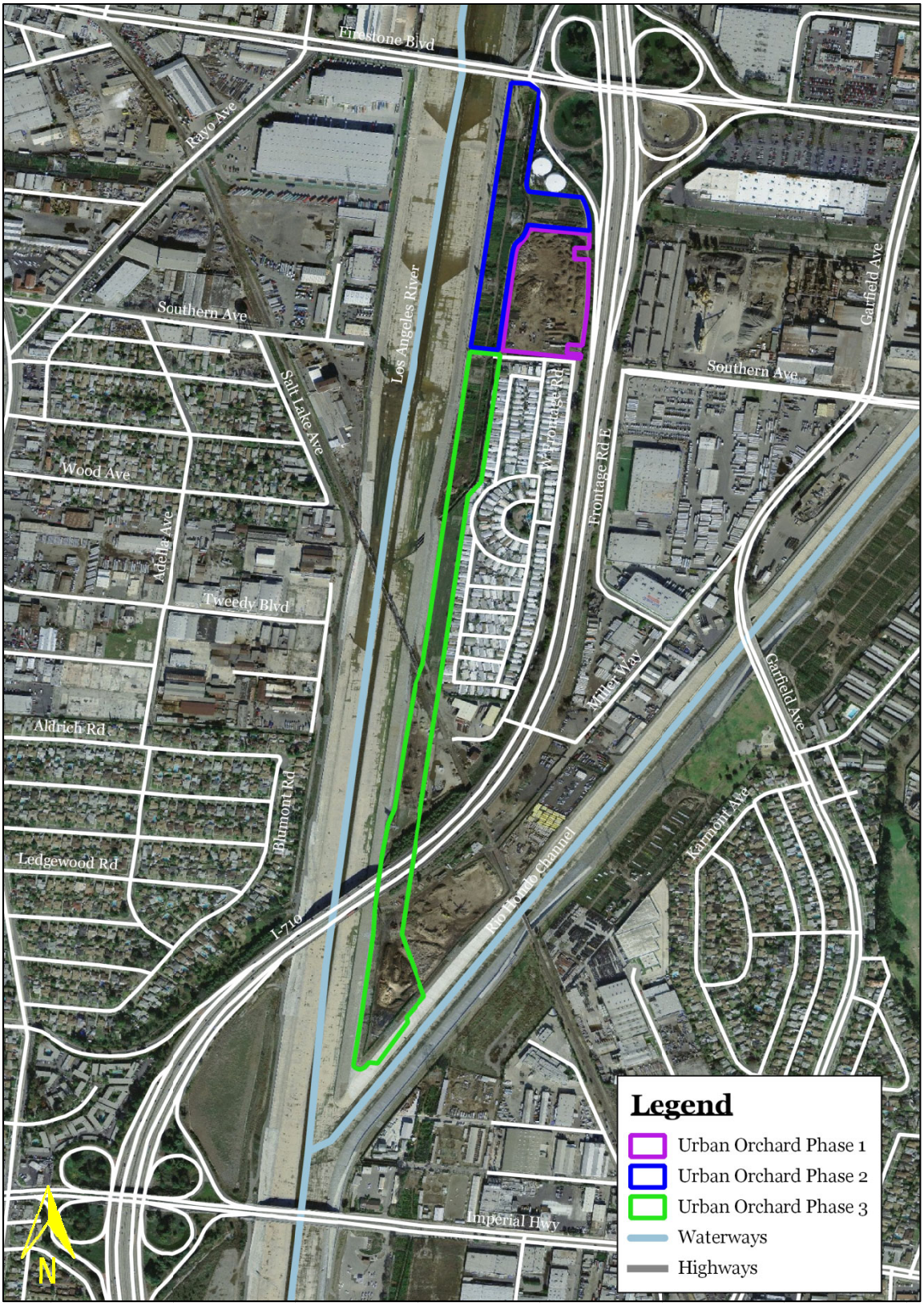
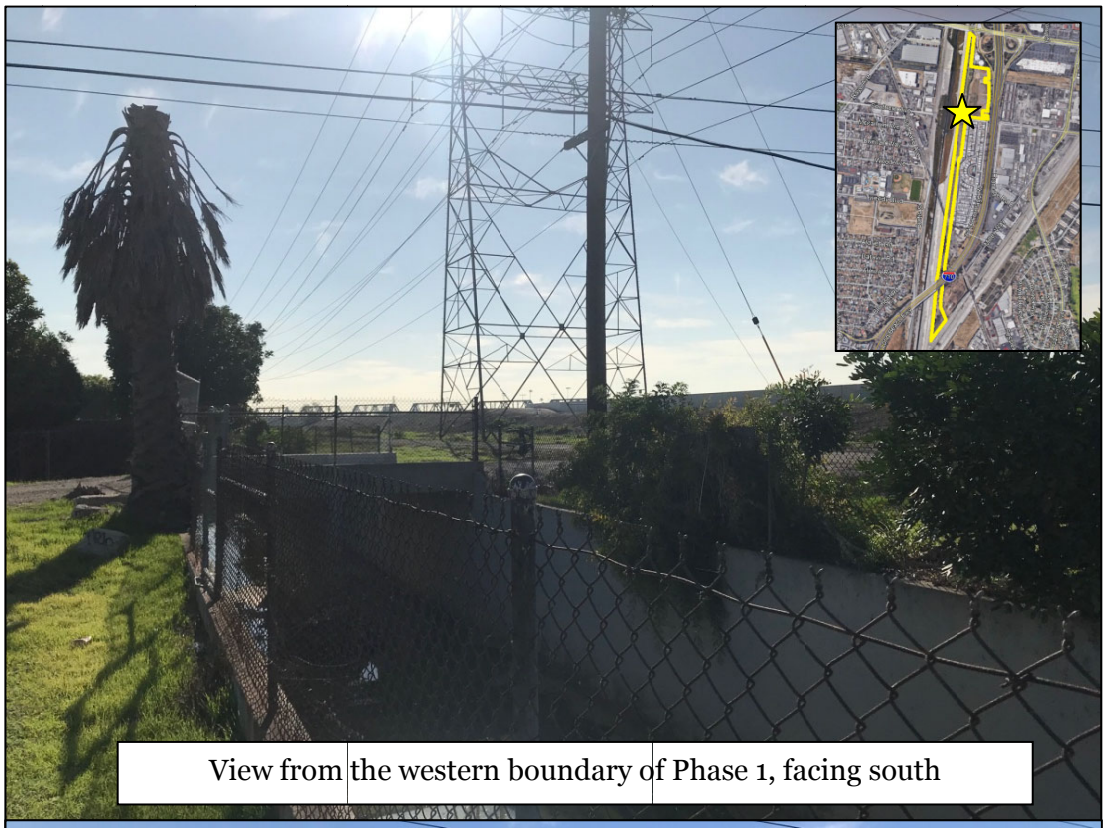


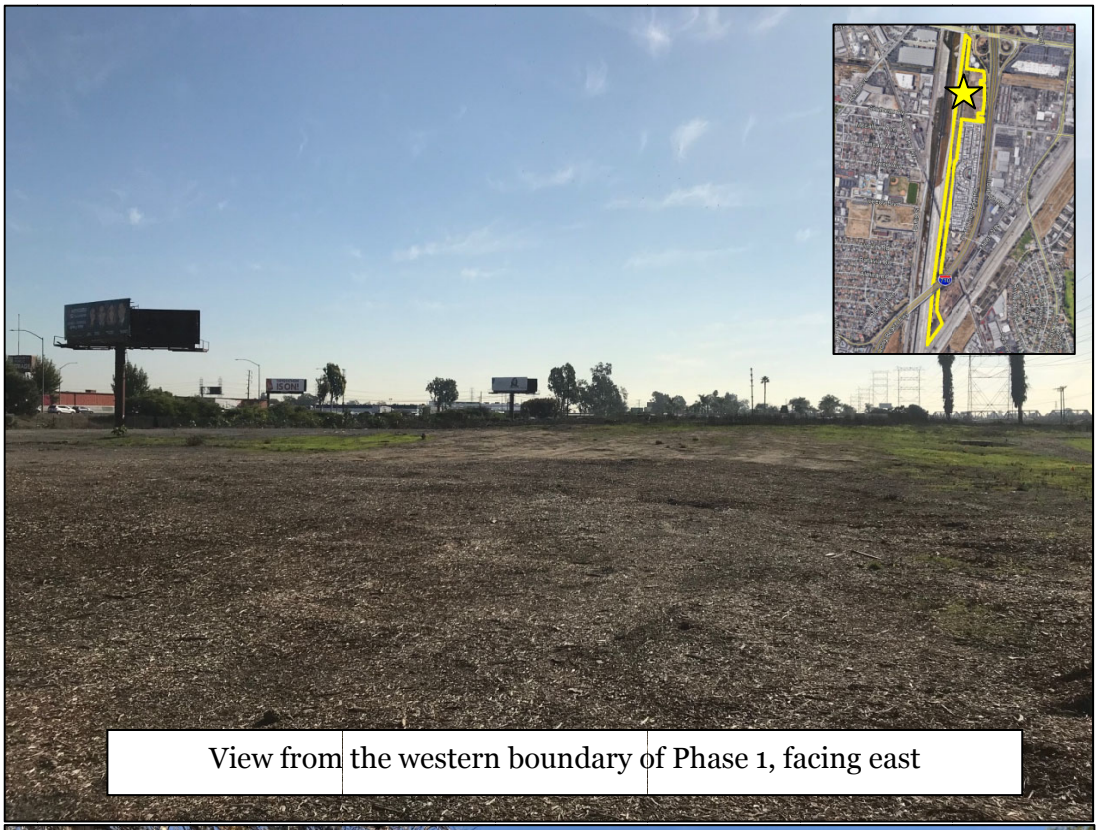
EXHIBIT 4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE EARTH



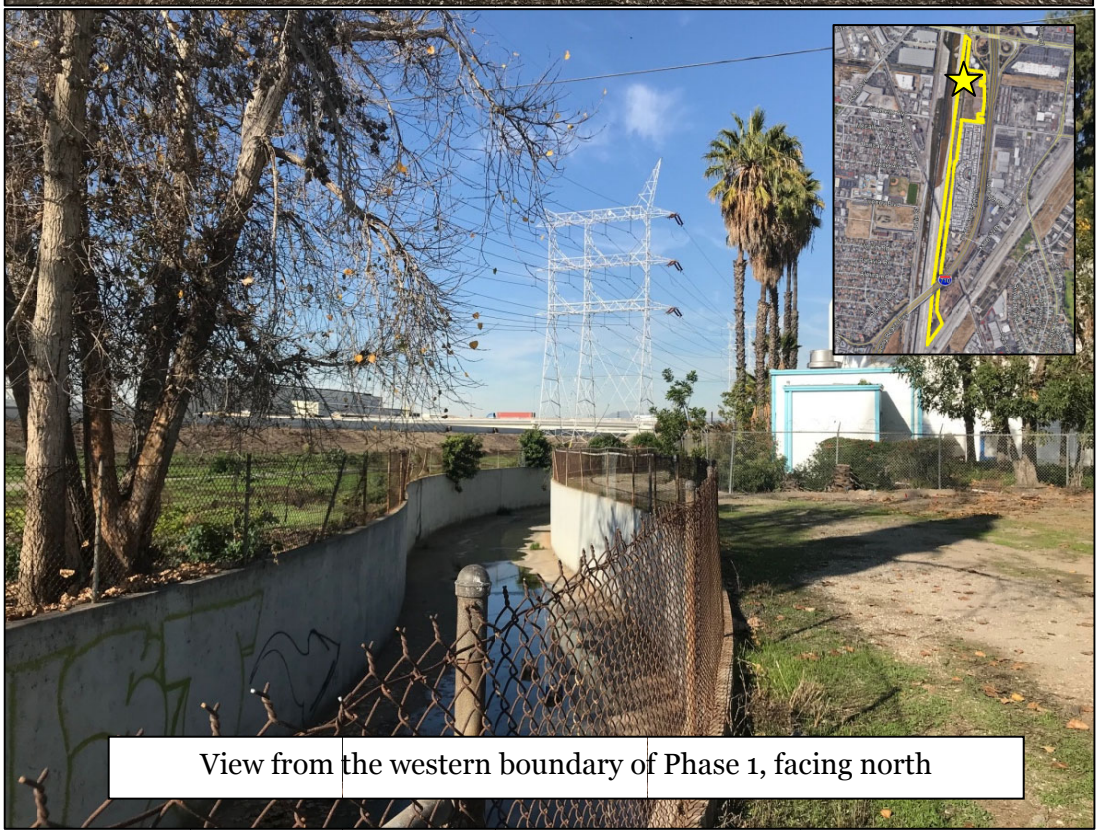
View from the western boundary of Phase 1, facing south

View from the western boundary of Phase 1, facing west

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



View from the western boundary of Phase 1, facing east



View from the western boundary of Phase 1, facing north

EXHIBIT 6
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

View from the western boundary of Phase 1, facing the mobile home park to the south

View from the northwestern corner of Phase 1, facing the water tanks to the north

EXHIBIT 7
PHOTOGRAPHS OF THE SURROUNDING USES

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

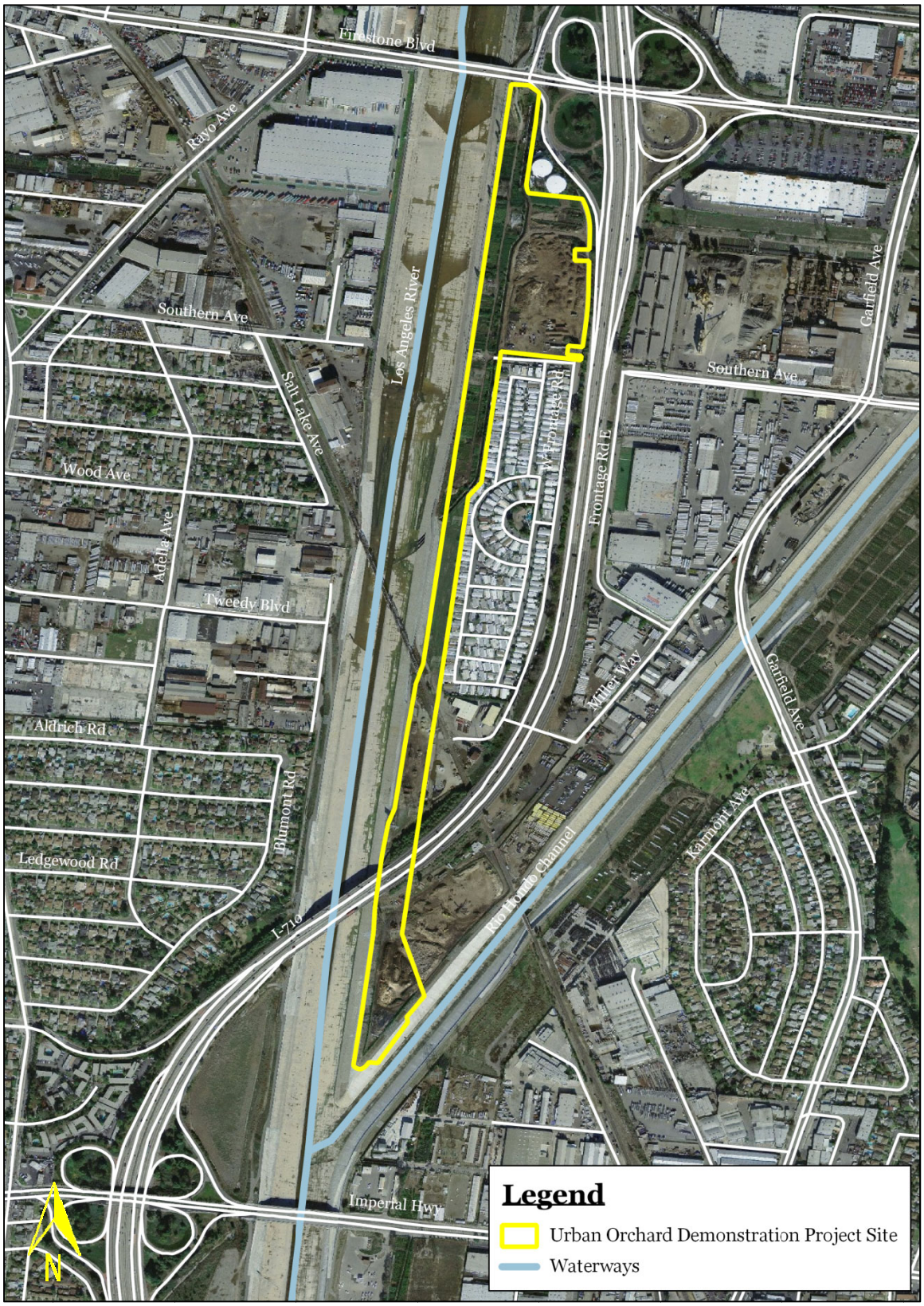


EXHIBIT 8
EXISTING CONDITIONS

SOURCE: GOOGLE EARTH

4.2 ALTERNATIVE B—PROPOSED ALTERNATIVE

The Urban Orchard Demonstration Project is a 30-acre passive recreational park area that will extend along the east side of the Los Angeles River between Firestone Boulevard (on the north), the confluence where the Los Angeles River connects with the Rio Hondo Channel (on the south), the Los Angeles River (on the west) and Interstate 710 (on the east). The project area includes 23 acres which extend for approximately 1.1 miles along the east side of the Los Angeles River; and the Bandini Channel, which extends along the northern portion of the project site and along the east side of the Los Angeles River. The project area will be anchored by a 7-acre City-owned parcel, located to the north of the Thunderbird Villa Mobile Home Park. The final concept site plan for Phase 1 and Phase 2 is shown in Exhibit 9.

The proposed project will be completed in three phases. Phase 1 will involve seven acres owned by the City of South Gate (and the Los Angeles County Flood Control District [LACFCD] access road). Phase 1 will involve the construction of the following elements:

- Educational Garden;
- Natural play area;
- Fruit tree orchards;
- Tree screen buffer along the I-710 Freeway;
- Parking lot;
- Community building, which will include restrooms and offices to support maintenance of the site;
- Plaza and picnic area;
- Wetland overlook plaza with educational signage and appropriate cultural representations selected by the community;
- Water well (which will require excavation beyond 1,350 feet) and water building;
- Channel diversion structure and pumping system to take water from the Bandini Channel to the constructed treatment wetland and subsurface storage structure;
- Water quality pre-treatment hydrodynamic separator with an operational flow capacity of up to five cubic feet per second;
- Stormwater harvesting system includes additional filtration and a pump to provide irrigation for the orchard and buffer trees;
- Sub-surface storage reservoir with minimum storage volume of two acre-feet;
- Exercise equipment located at various stages along the walking and bicycle paths; and,
- Emergency access road to provide a security route through the project site to Firestone Boulevard.

EXHIBIT 9
FINAL CONCEPT SITE PLAN FOR PHASES 1 AND 2

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

Phases 2 and 3 of the project will involve the remaining 23 acres, which are located on land owned by the Los Angeles County Flood Control District (LACFCD), Metropolitan Water District, Southern California Edison, the Los Angeles Department of Water & Power, and the City of South Gate. Phases 2 and 3 will include:

- 1.1 miles of walking and bicycle paths made of decomposed granite;
- Community-based artwork including murals, mosaics and sculptures;
- Native plant educational loop; and,
- Permeable pavement, which will capture and clean dry-weather flow and stormwater which will be used to water the urban orchard.

The construction for Phase 1 of the proposed project would take approximately 18 months to complete. Phases 2 and 3 will also take approximately the same amount of time to construct. None of the three phases will be constructed concurrently with each other. A start time is not yet known for the construction of Phases 2 and 3.

A search of the National and State Historic Register indicated that no historical resources are located on or near the project site. There are known contaminants on-site. The contaminants are further discussed in the "Hazardous Materials" section herein.

More than 300 community members have participated in outreach efforts for the concept and design process. To date, outreach has included two public meetings, three focus groups, and engagement of the community on four occasions, including tabling at the LA River Clean Up and Earth Day events. The Concept Level Site Plan was developed from this outreach effort. Three larger community meetings are planned.

4.3 OTHER ALTERNATIVES

Due to the limited sites available within the developed City center, the development of the project site is needed to meet planning goals. Alternatives to the currently proposed project site would involve building on currently developed lands and/or acquiring property not currently owned by the City. In addition, an industrial use would not be ideal at the project site because it is located next to a residential use and the Los Angeles River. A residential use would not be ideal at the project site because the project site is located in an area that is land locked and there are electrical transmission towers that run parallel and perpendicular to the project site. Finally, a commercial use would not be ideal at the project site because the project site is located in an area that is not readily accessible from a major arterial road.

SECTION 5.0
AFFECTED ENVIRONMENT AND ENVIRONMENTAL IMPACTS

According to the NPS Environmental Screening Form, each resource below addresses both the affected environment and the environmental consequences. The affected environment portion describes the existing characteristics of each resource within the project area that would be affected by the alternatives. The description is based on the best available data.

5.1 GEOLOGICAL RESOURCES

5.1.1 Affected Environment

The City of South Gate is located in a seismically active region. The Avalon-Compton Fault is the closest known fault to the project site. This fault is located approximately 4.65 miles to the southwest. The project site is not located within the fault zone of the Avalon-Compton Fault (refer to Exhibit 10). According to the United States Geological Survey (USGS), the project site is located in an area that is subject to liquefaction (refer to Exhibit 10). Lateral spreading could be liquefaction-induced or can be the result of excess moisture within the underlying soils. There are no hills or mountains within the vicinity of the project site, therefore the project site is not subject to the risk of landslides (refer to Exhibit 10). According to the United States Department of Agriculture's (USDA) Web Soil Survey, the site is underlain by soils of the Urban land–Metz–Pico complex association, 0 to 2 percent slopes. These soils have a moderate runoff and erosion hazard. Subsidence occurs via soil shrinkage, which is influenced by the amount of clay present in the underlying soils. The Urban land–Metz–Pico soils that underlie the project site are composed of small amounts of clay, therefore a slight subsidence potential may exist.

5.1.2 Environmental Effects

Alternative A

No/Negligible Impacts—The project site will not be altered under Alternative A; therefore, no impacts related to geological resources will occur under Alternative A.

Alternative B

Minor Impacts—The potential impacts in regards to ground shaking, fault rupture, liquefaction and subsidence are less than significant since the risk is no greater in and around the project site than for the rest of the area. In addition, the proposed project involves the construction and operation of a 30-acre

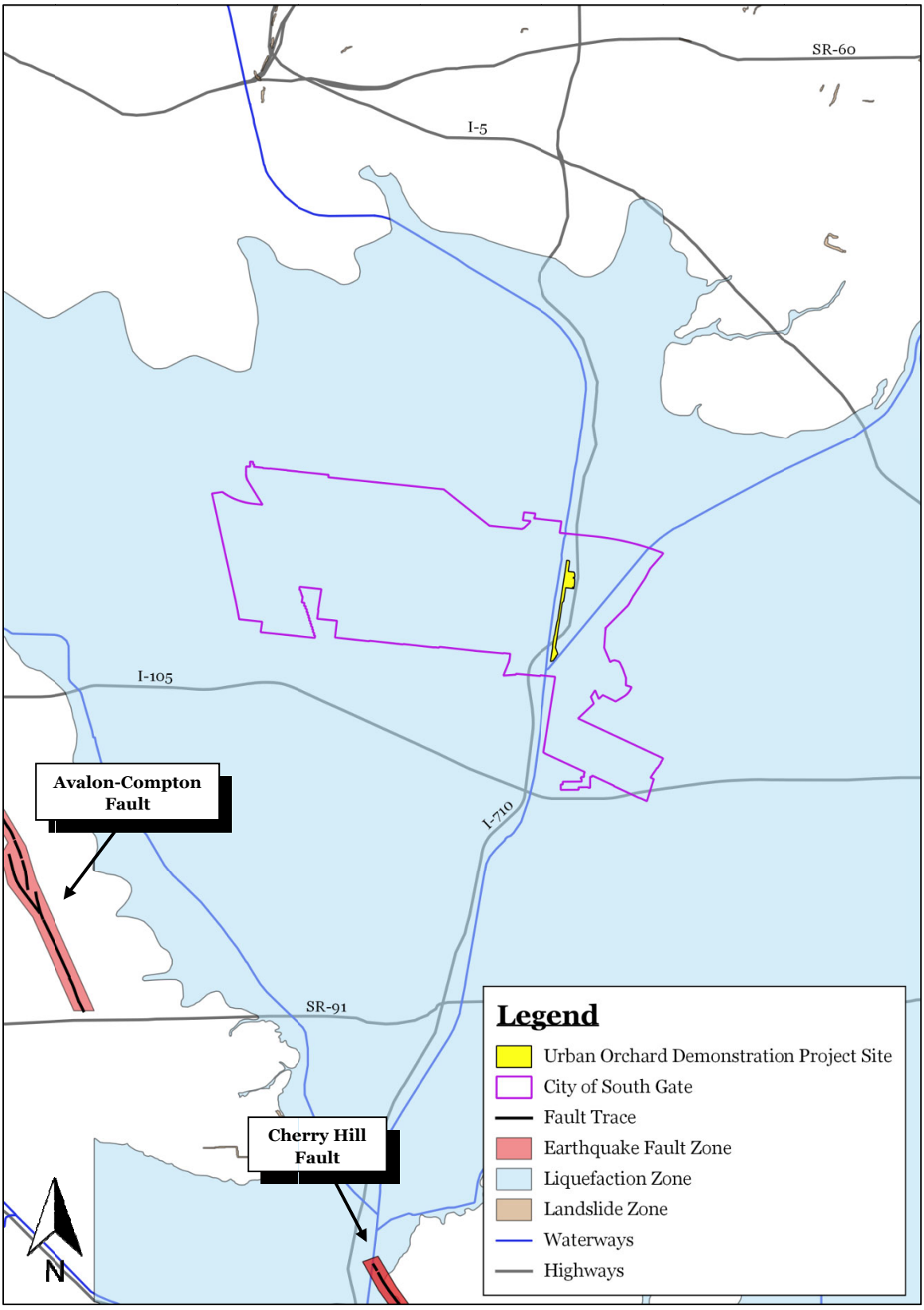


EXHIBIT 10
SEISMIC HAZARDS MAP
SOURCE: UNITED STATES GEOLOGICAL SURVEY

passive recreational park area and will only introduce a one-story community building and a one-story water building. The project site is not subject to the risk of landslides because there are no hills or mountains within the vicinity of the project site. The Urban land–Metz–Pico soils that underlie the project site have a moderate runoff and erosion hazard; however, construction activities and the placement of permanent vegetative cover will reduce the soil's erosion risk. Furthermore, the proposed project involves the construction and operation of a 30-acre passive recreational park area and will only introduce a minimal amount of impermeable surfaces.

5.2 AIR QUALITY

5.2.1 Affected Environment

The South Coast Air Quality Management District (SCAQMD) is the main regulatory authority in the region (the South Coast Air Basin, which includes the City of South Gate) with regard to air quality issues. The primary criteria pollutants that remain non-attainment in the local area include $PM_{2.5}$ and ozone. The nearest sensitive receptors to the project site include the mobile home park located adjacent to the project site to the east; residential uses located 600 feet west of the project site just west of the Los Angeles River; residential uses located approximately one-quarter mile east of the southern portion of the project site; and, Legacy Visual and Performing Arts High School, located 600 feet west of the center portion of the project site just west of the Los Angeles River. These nearby sensitive receptors are shown in Exhibit 11.

5.2.2 Environmental Effects

Alternative A

No/Negligible Impacts—The project site will not be altered under Alternative A; therefore, no impacts to air quality will occur under Alternative A.

Alternative B

Impacts Exceed Minor—The potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod (V.2016.3.2) developed for the SCAQMD. Since none of the three phases will be constructed simultaneously and a start time is not yet known for the construction of Phases 2 and 3, Phase 1 construction will be analyzed alone for air quality analysis purposes. The construction period for Phase 1 is expected to last for approximately 18 months.

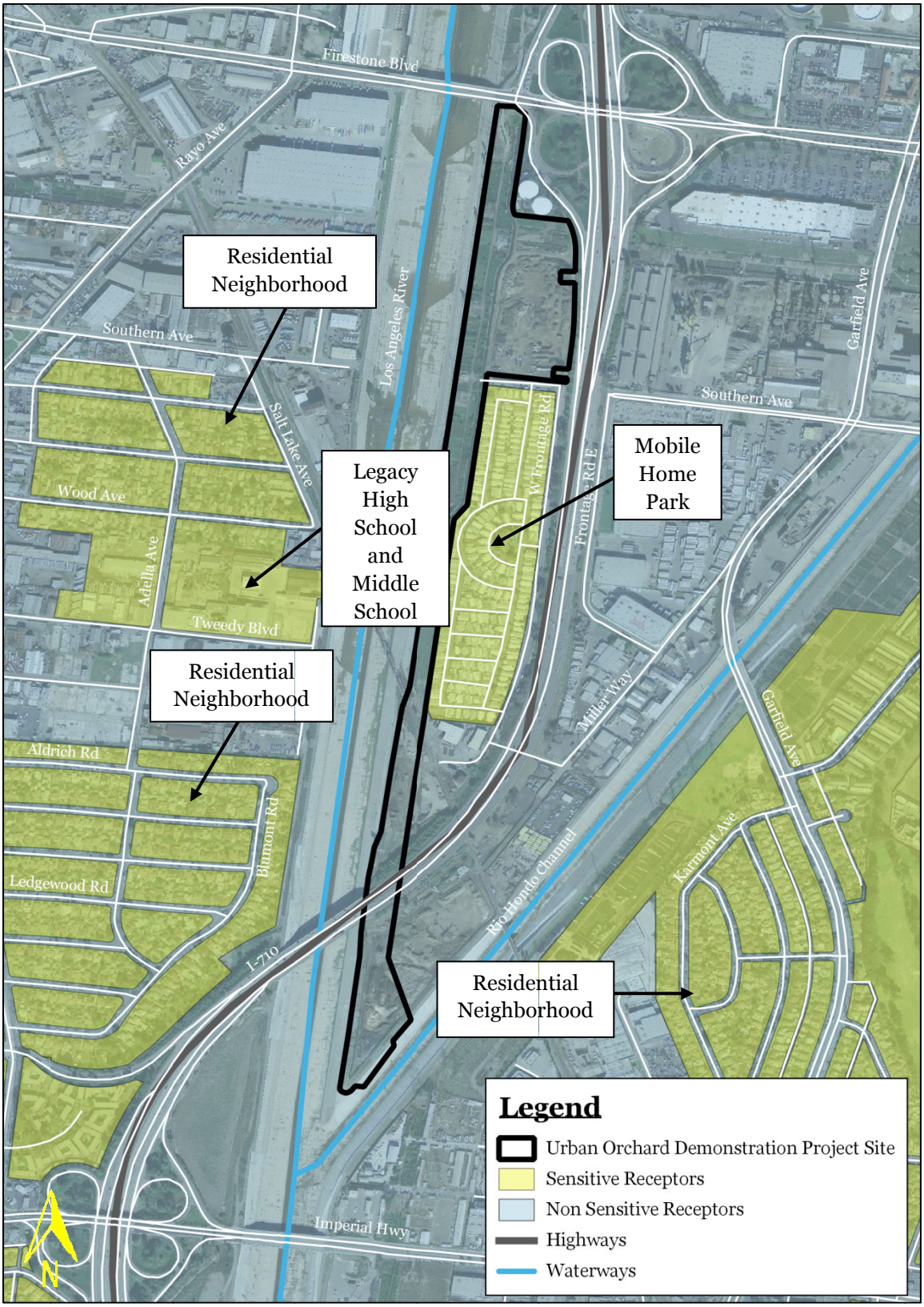


EXHIBIT 11
NEARBY SENSITIVE RECEPTORS
SOURCE: QUANTUM GIS

Table 1
Estimated Daily Construction Emissions for Phase 1

Construction Phase	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition (on-site)	3.51	35.78	22.06	0.04	1.79	1.67
Demolition (off-site)	0.07	0.05	0.67	--	0.17	0.05
Total Demolition	**3.58**	**35.83**	**22.73**	**0.04**	**1.96**	**1.72**
Site Preparation (on-site)	4.34	45.57	22.06	0.04	20.46	12.13
Site Preparation (off-site)	0.10	0.06	0.81	--	0.20	0.05
Total Site Preparation	**4.44**	**45.63**	**22.87**	**0.04**	**20.66**	**12.18**
Grading (on-site)	2.58	28.35	16.29	0.03	7.67	4.62
Grading (off-site)	0.07	0.05	0.67	--	0.17	0.05
Total Grading	**2.65**	**28.40**	**16.96**	**0.03**	**7.84**	**4.67**
Building Construction (on-site)	2.12	19.19	16.85	0.03	1.12	1.05
Building Construction (off-site)	0.74	5.64	6.48	0.03	1.79	0.51
Total Building Construction	**2.86**	**24.83**	**23.33**	**0.06**	**2.91**	**1.56**
Paving	1.36	14.07	14.65	0.02	0.75	0.69
Paving	0.07	0.05	0.61	--	0.17	0.05
Total Paving	**1.43**	**14.12**	**15.26**	**0.02**	**0.92**	**0.74**
Architectural Coatings (on-site)	0.24	1.68	1.83	--	0.11	0.11
Architectural Coatings (off-site)	0.12	0.08	1.06	--	0.29	0.08
Total Architectural Coatings	**0.36**	**1.76**	**1.89**	**--**	**0.40**	**0.19**
Maximum Daily Emissions	**4.44**	**45.63**	**23.33**	**0.06**	**20.66**	**12.18**
Daily Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod V.2016.3.2.

As shown in Table 1, daily construction emissions will not exceed the SCAQMD thresholds of significance. Nevertheless, in order to ensure that all construction staging occurs on-site and that the proposed project does not cause off-site particulate emissions, the following mitigation measure was included in the Initial Study/Mitigated Negative Declaration (Blodgett Baylosis Environmental Planning, April 2019) prepared for the proposed project:

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

The two main sources of operational emissions include mobile emissions and off-site emissions related to the production and consumption of energy. As indicated in Table 2, the projected long-term operational emissions are well below thresholds considered to represent a significant impact.

Table 2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Area-wide (lbs/day)	0.02	--	--	--	--	--
Energy (lbs/day)	--	--	--	--	--	--
Mobile (lbs/day)	0.29	1.37	3.47	0.01	0.98	0.27
Total (lbs/day)	**0.29**	**1.37**	**3.47**	**0.01**	**0.98**	**0.27**
Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Significant Impact?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod V.2016.3.2.

The SCAQMD requires that air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to emissions at a fixed location and do not include off-site or area-wide emissions. The use of the "look-up tables" is permitted since each of the construction phases that include grading, site preparation, and building erection will involve the disturbance of less than five acres of land area on any given day. The receptor distance used was 25 meters since the nearest sensitive receptor (the mobile home park) is located adjacent to the project site.

Table 3
Local Significance Thresholds Exceedance SRA 12

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO_x	45.63	Construction	**98**	94	101	111	139
CO	23.33	Construction	**630**	879	1,368	2,514	7,389
PM_{10}	9.64	Construction	**13**	41	55	83	166
$PM_{2.5}$	6.13	Construction	**7**	10	15	27	86

Source: CalEEMod V.2016.3.2.

The figures for NO_x and CO within Table 3 are the emissions *before* mitigation and the figures for PM_{10} and $PM_{2.5}$ emissions are the emissions *after* mitigation. Since only one Rule 403 mitigation measure is included and calculated within the CalEEMod air quality model (watering of dirt surfaces three times daily), emissions will be lower than those listed in Table 3. As indicated previously, the project area is located in a larger non-attainment area for ozone and particulates ($PM_{2.5}$), therefore, the proposed project will be required to comply with the requirements of SCAQMD *Rule 403, Fugitive Dust*, which requires the implementation of Best Available Control Measures (BACM) for all fugitive dust sources, and the *2016 Air Quality Management Plan (AQMP)*, which identifies BACMs and Best Available Control Technologies (BACT) for area sources and point sources, respectively. According to SCAQMD *Rule 403, Fugitive Dust*, all unpaved demolition and construction areas shall be regularly watered up to three times per day during excavation, grading, and construction as required (depending on

temperature, soil moisture, wind, etc.). Watering could reduce fugitive dust by as much as 55 percent. Rule 403 also requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust. Finally, the contractors must comply with other SCAQMD regulations governing equipment idling and emissions controls. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD. In order to further reduce particulate emissions, the following mitigation measure was included in the Initial Study/Mitigated Negative Declaration (Blodgett Baylosis Environmental Planning, April 2019) to reduce localized PM_{10} and $PM_{2.5}$ impacts:

> *Contractors must use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater during project construction. Such equipment will be outlined with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filters (DPF). Level 3 DPFs are capable of achieving at least 85 percent reduction in particulate matter emissions.*

A list of CARB verified DPFs are available on the CARB website. These requirements shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. A copy of each unit's certified tier specification or model year specification and CARB or SCAQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. In the event that construction equipment cannot meet the Tier 4 engine certification, the project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by the Lead Agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the project, using cleaner vehicle fuel, and/or limiting the number of individual construction project phases occurring simultaneously. Furthermore, the non-fruit bearing tree species that are proposed to be planted on-site have been selected to sequester carbon thereby improving air quality for sensitive receptors in the region.

5.3 NOISE

5.3.1 Affected Environment

Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. The ambient noise environment in the vicinity of the proposed project is dominated by noise

emanating from vehicles traveling on the I-710 Freeway and noise typically associated with the adjacent uses, which are residential and industrial uses.

5.3.2 Environmental Effects

Alternative A

No/Negligible Impacts—No changes in noise levels will occur under Alternative A. Noise levels can be expected to remain the same as existing conditions.

Alternative B

Impacts Exceed Minor—During construction, the project may result in a substantial temporary increase in ambient noise levels in the absence of mitigation. Composite construction noise is best characterized by Bolt, Beranek, and Newman. In this study, the noisiest phases of construction for non-residential development is presented as 89 dBA as measured at a distance of 50 feet from the construction effort. As previously mentioned, the nearest residential use to the project site is the mobile home park located adjacent to the project site to the east. In order to ensure that the mobile home park use is shielded from construction noise, the following mitigation measures were included in the Initial Study/Mitigated Negative Declaration (Blodgett Baylosis Environmental Planning, April 2019):

> *The project contractors must notify residents in the area regarding construction times and local contact information. This notice must be placed along the east side of the project site and shall include the name and phone number of the local contact person residents may call to complain about noise. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Municipal Code requirements. In addition, all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Public Works Department.*
>
> *The project contractors shall use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.*
>
> *The project contractor will be responsible for making any repairs or replacements to facilities or structures damaged due to the use of heavy construction equipment.*

Future sources of noise generated on-site will include noise typically associated with recreational uses. Noise emanating from the project site will be minimal and will not affect the residential mobile home uses located along the east side of the project site.

5.4 WATER QUALITY/QUANTITY AND STREAM FLOW

5.4.1 Affected Environment

The proposed project site is located among industrial and residential uses and has previously been heavily modified and graded to accommodate previous uses including a solid waste landfill and a plant nursery. The majority of the project area is underutilized and covered-over in grass, dirt, and weedy vegetation. The segment in between the Thunderbird Villa Mobile Home Park and the I-710 Freeway is covered-over in asphalt pavement. The portions of the Los Angeles River and the Rio Hondo Channel that are near to the project site are fully channelized with concrete.

According to the Los Angeles County Department of Public Works map provided in Exhibit 12, the project site is not located within a designated 500-year flood hazard area, as defined by the Federal Emergency Management Agency (FEMA). According to the map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X (0.2%) (refer to Exhibit 12). Zones designated as X (0.2%) are not considered zones with a significant flood risk.

The City of South Gate operates a municipal water utility located in an adjudicated water basin. The City uses groundwater from the City wells as its primary source. The total capacity of both active and stand-by wells is 32.97 million gallons per day (mgd), or 101.19 acre-feet per day. This represents a surplus over the City's average daily demand of 9.32 mgd, and the City's maximum daily demand of 16.78 mgd. The City of South Gate is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to South Gate is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP has a design capacity of 37.5 mgd and currently processes an average flow of 20.36 mgd.

5.4.2 Environmental Effects

Alternative A

No/Negligible Impacts—The project site will not be altered under Alternative A; therefore, no hydrology impacts will occur under Alternative A.

Alternative B

Minor Impacts—Upon project completion, the majority of the project site will be covered-over in pervious surfaces (grass and landscaping). The majority of the paved areas will be covered-over in permeable pavement. The project contractors would be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices (BMPs) to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction BMPs that will be the responsibility of the City to implement over the life of the project. As part of the permitting process, the paving contractors will be required to adhere to all pertinent Clean Water Act regulation.

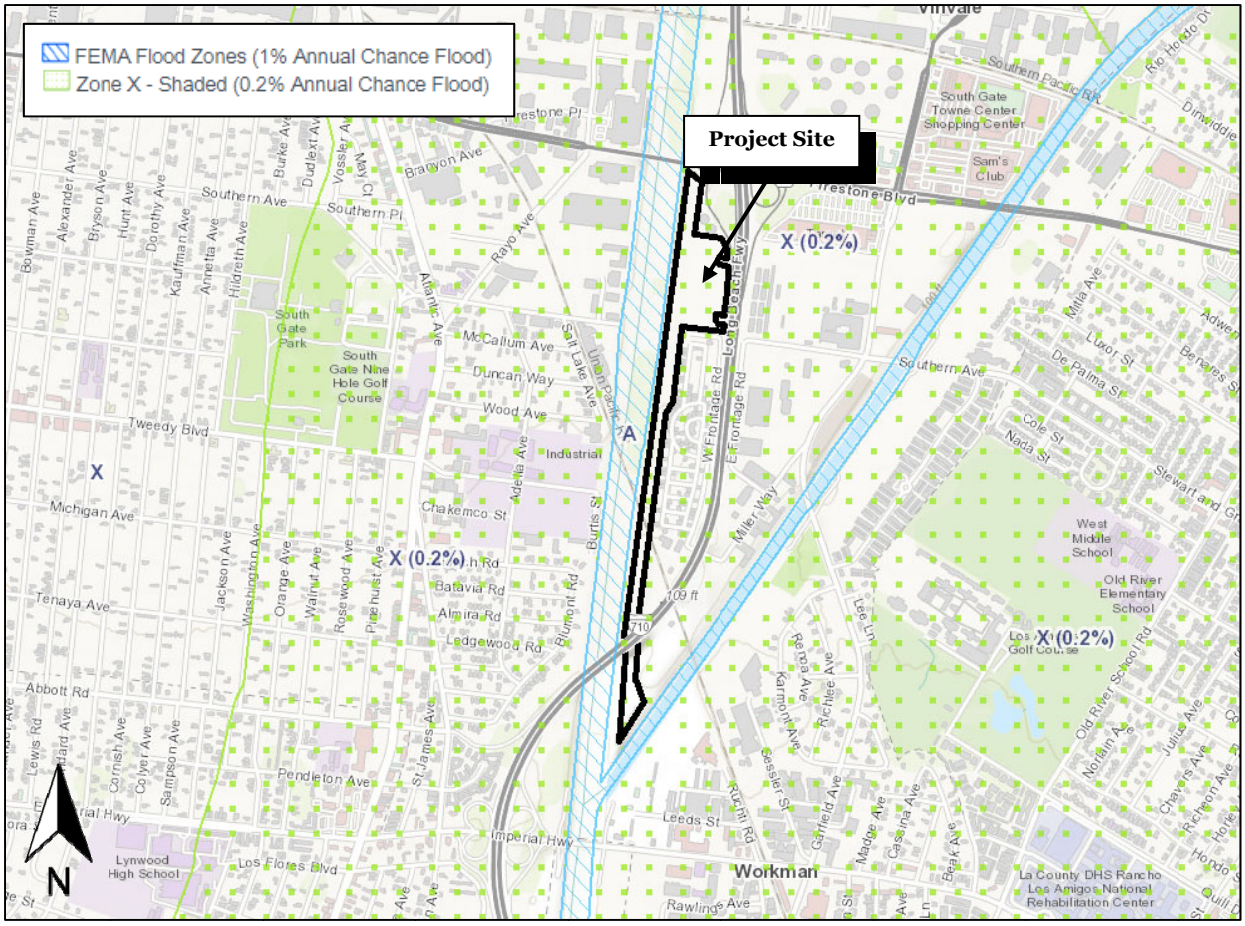


EXHIBIT 12
FLOOD HAZARDS MAP

SOURCE: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS AND FEMA

Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the contractors will be required to demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. In addition, the contractors will be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit.

Aside from the recreational features, the proposed project will provide other features which will include a channel diversion structure and pumping system to take water from the Bandini Channel to the constructed treatment wetland and subsurface storage reservoir; a water quality pre-treatment hydrodynamic separator; and, a stormwater harvesting system including additional filtration and a pump to provide irrigation for the orchard and buffer trees; and, permeable pavement. These new hydrological features will greatly improve water quality by cleaning, treating and re-using stormwater. All these combined elements will ensure that the project will be properly drained and will not result in erosion or siltation on- or off-site.

The proposed project would create beneficial impacts to native species in the creation of native habitat historically found throughout the Los Angeles River and Rio Hondo watersheds such as southern willow scrub, oak and sycamore woodland, coastal sage scrub, and native wetland ponds, stream, and riparian habitat. The Bandini Channel diversion will cause the channel within the project boundaries to become dry during the dry weather periods. However, birds and wildlife species would benefit from the proposed project's native wetland ponds, stream, and riparian habitat described above. The Bandini Channel diversion will be reviewed by the RWQCB 401, CDFW 1600, and Corps 404 permitting process. Furthermore, the project site is not located within a flood zone and the proposed project will be restricted to the project site and will not alter the course of the Los Angeles River or the Rio Hondo Channel, which are both concrete-lined.

The City of South Gate operates a municipal water utility (Utility) located in an adjudicated water basin. The Utility has annual pumping rights of 11,183 acre-feet of water. Using an annual irrigation formula and taking into account the different types of irrigation that will be needed on-site (moderate irrigation for the orchard areas and light irrigation for the rest of the project site), approximately 41,788 gallons of water will be used for irrigation per day.

Orchard Area
Annual irrigation factor = 20.14 (moderate water requirement)
Area = 304,920 square feet (7 acres)
Irrigation System Efficiency = 85% (high efficiency)

$$20.14 \left(\frac{\text{gallons}}{square\ feet-year}\right) \times 304{,}920 \text{ square feet} \div 0.85$$

$$= 7{,}224{,}810 \text{ gallons/year or } 19{,}794 \text{ gallons/day}$$

Rest of Project Site
Annual irrigation factor = 6.81 (low water requirement)
Area = 1,002,000 square feet (23 acres)
Irrigation System Efficiency = 85% (high efficiency)

$$6.81 \left(\frac{\text{gallons}}{square\ feet-year}\right) \times 1{,}002{,}000 \text{ square feet} \div 0.85$$

$$= 8{,}027{,}788 \text{ gallons/year or } 21{,}994 \text{ gallons/day}$$

Total Daily Water Consumption = 19,794 + 21,994 = 41,788 gallons/day

Adding the amount of water that will be used for restrooms (570 gallons per day), the daily projected water consumption will be approximately 42,358 gallons per day. The existing water supply facilities can accommodate this additional demand. In addition, a potable water well and water building will be located on-site in the future. The new water well and water building will be owned and operated by the City's Water Division. Furthermore, as noted in the previous subsection, the project will include hydrological features which will facilitate stormwater capture and reuse. Therefore, the project will have sufficient water supplies available to serve the project.

The nearest wastewater treatment plant to South Gate is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP has a design capacity of 37.5 mgd and currently processes an average flow of 20.36 mgd. The on-site wastewater generation will primarily be a result of the restroom usage. As previously indicated, the proposed project will generate 57 vehicle trips per day (28.5 vehicles, two in and out trips per vehicles). Therefore, for purposes of this analysis, we can assume four persons per vehicle. As indicated in Table 4, the future development is projected to generate 570 gallons of effluent on a daily basis which is well under the capacity of the aforementioned WRPs.

Table 4
Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Park restroom	114 persons	5 gals/person/day	570 gals/day
Total Generation			570 gals/day

Source: Blodgett Baylosis Environmental Planning.

5.5 FLOODPLAINS AND WETLANDS

5.5.1 Affected Environment

The proposed project site is located among industrial and residential uses and has previously been heavily modified and graded to accommodate previous uses including a solid waste landfill and a plant nursery. The majority of the project area is underutilized and covered-over in grass, dirt, and weedy vegetation. The segment in between the Thunderbird Villa Mobile Home Park and the I-710 Freeway is covered-over in asphalt pavement. The portions of the Los Angeles River and the Rio Hondo Channel that are near to the project site are fully channelized with concrete. According to the Los Angeles County Department of Public Works map provided in Exhibit 12, the project site is not located within a designated 500-year flood hazard area, as defined by the Federal Emergency Management Agency (FEMA). According to the map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X (0.2%) (refer to Exhibit 12). Zones designated as X (0.2%) are not considered zones with a significant flood risk.

5.5.2 Environmental Effects

Alternative A

No/Negligible Impacts—The project site will not be altered under Alternative A; therefore, no impacts to floodplains or wetlands will occur under Alternative A.

Alternative B

No/Negligible Impacts—Upon project completion, the majority of the project site will be covered-over in pervious surfaces (grass and landscaping). The majority of the paved areas will be covered-over in permeable pavement. The proposed project would create beneficial impacts to native species in the creation of native habitat historically found throughout the Los Angeles River and Rio Hondo watersheds such as southern willow scrub, oak and sycamore woodland, coastal sage scrub, and native wetland ponds, stream, and riparian habitat. The Bandini Channel diversion will cause the channel within the project boundaries to become dry during the dry weather periods. However, birds and wildlife species would benefit from the proposed project's native wetland ponds, stream, and riparian habitat described above. The Bandini Channel diversion will be reviewed by the RWQCB 401, CDFW 1600, and Corps 404 permitting process. Furthermore, the project site is not located within a flood zone

and the proposed project will be restricted to the project site and will not alter the course of the Los Angeles River or the Rio Hondo Channel, which are both concrete-lined.

5.6 LAND USE AND PLANNING

5.6.1 Affected Environment

The southern portion of the project site and the seven-acre portion of the project site on the northern side (Phase 1) are currently zoned as M2 (*Light Manufacturing*). A small portion of the northern portion of the project site is zoned as CV (*Civic*). The remainder of the project site is not zoned (refer to Exhibit 13). The General Plan Existing Land Uses Map indicates that the majority of the project site has an existing land use designation of *Water Bodies, Easements and Public Works*. The northern portion of the project site (Phase 1) also has existing land use designations of *Civic and Institutional* and *Vacant Land* (refer to Exhibit 14).

5.6.2 Environmental Effects

Alternative A

No/Negligible Impacts—Zoning designations and land uses will remain the same under Alternative A.

Alternative B

No/Negligible Impacts—The proposed project will not require a zone change or general plan amendment, as the proposed use is permitted within the project site. The City's Municipal Code states that Public/Community Garden uses are permitted within the M2 (Light Manufacturing) zone. Since a significant portion of the Phase 1 site will include orchards and gardens, the proposed use will be permitted within the site. In addition, an industrial use would not be ideal at the project site because it is located next to a residential use and the Los Angeles River.

5.7 CIRCULATION, TRANSPORTATION AND ACCESSIBILITY

5.7.1 Affected Environment

Regional access to the proposed project will be provided by the existing Los Angeles River Trail, which is located along the west side of the Los Angeles River; and the Rio Hondo River Trail, which is located along the east side of the Rio Hondo Channel. Along their courses, these two existing trails provide access to several community parks, nearby schools, and other recreational sites. Three future potential bridges will be constructed to connect the proposed project to the Los Angeles River Trail and the Rio Hondo River Trail (it is important to note that these bridges are not part of this environmental analysis). One bridge would be located near the southern boundary of the seven-acre parcel (Phase 1) and would connect to the Los Angeles River Trail; the second bridge would be located near the southern end of the project site and would connect to the Los Angeles River Trail; the third bridge would also be located near

EXHIBIT 13
ZONING MAP

SOURCE: QUANTUM GIS AND CITY OF SOUTH GATE

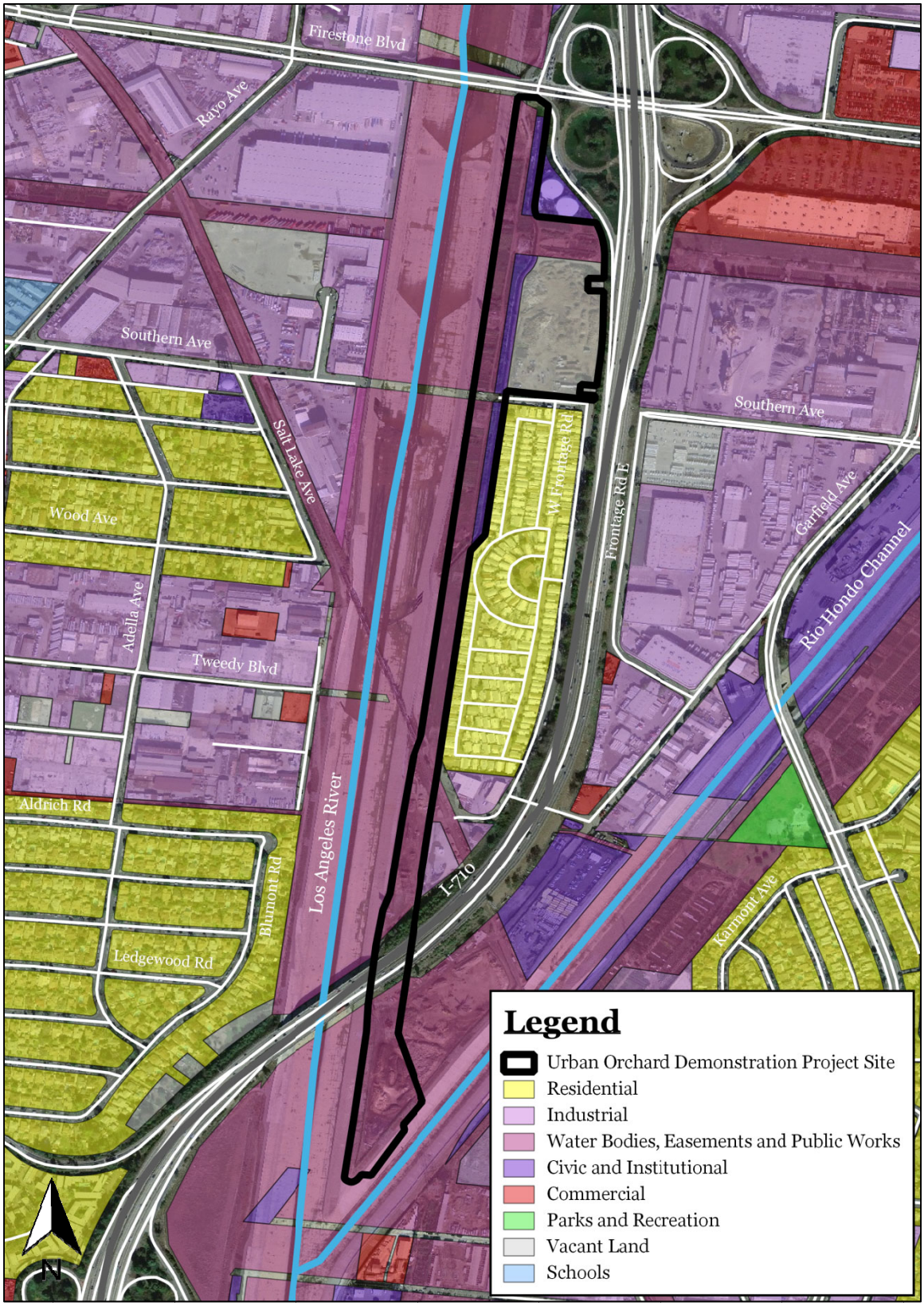


EXHIBIT 14
GENERAL PLAN EXISTING LAND USES MAP
SOURCE: QUANTUM GIS AND CITY OF SOUTH GATE

the southern end of the project site and would connect to the Rio Hondo River Trail. Therefore, a portion of the Los Angeles River Trail and the Rio Hondo River Trail patrons will potentially have the ability to access the Urban Orchard recreational park area. Vehicular access to the project site is currently provided by a driveway located near the southeast corner of the seven-acre site (Phase 1).

5.7.2 Environmental Effects

Alternative A

No/Negligible Impacts—The project site will not be altered under Alternative A; therefore, no impacts to circulation, transportation or accessibility will occur under Alternative A.

Alternative B

Minor Impacts—The proposed project will include pedestrian walkways and bicycle trails which will be located along the east side of the Los Angeles River. Many of the visitors to the proposed project will be local residents, commuters on bicycles and recreational bicyclists and pedestrians. The project would have a beneficial impact on the City's circulation system by providing an additional method of transportation. The project, therefore, has the potential to reduce the existing traffic within the City and the surrounding areas. Due to the location and the fact that the project would be regionally connected to the Los Angeles River Trail and the Rio Hondo River Trail, it is unlikely that many of the visitors to the project will arrive by vehicles. However, fifteen parking spaces will be provided on a surface parking area at the entrance of the site. Table 5 shows a summary of trip generation estimates for the project.

Table 5
Trip Generation Estimates

ITE Land Use/Project Scenario	ITE Code & Unit	Unit	Daily	PM Peak Hour Total
City Park (Trip Rates)	411	Acres	1.90	0.19
Total	**30**	**Acres**	**57**	**6**

Source: ITE Trip Generation Manual, 10th Edition

Approximately 57 vehicle trips will occur at the project site every day and six vehicle trips will occur during the AM and PM peak hour. This low volume of traffic is not expected to cause any significant street delays or long queues. The proposed project will be located in an area that is not readily accessible from a major arterial road. Therefore, the street that leads to the project entrance (West Frontage Road) will not handle a significantly larger amount of traffic. Vehicular access to the project site will be provided by one full-access driveway which will be located near the southeast corner of the seven-acre site (Phase 1).

5.8 WILDLIFE HABITAT AND BIOLOGICAL RESOURCES

5.8.1 Affected Environment

The proposed project site is located among industrial and residential uses and has previously been heavily modified and graded to accommodate previous uses including a solid waste landfill and a plant nursery. The majority of the project area is underutilized and covered-over in grass, dirt, and weedy vegetation. Five trees are located on-site and include palm trees and deciduous trees. All five trees are of species commonly used in urban landscaping and are not protected by any regional or local policy or ordinance. The segment in between the Thunderbird Villa Mobile Home Park and the I-710 Freeway is covered-over in asphalt pavement. Also located on-site are four static billboards, a cellular telephone tower, eight electrical transmission towers and the Bandini Channel, which extends along the northern portion of the project site, along the east side of the Los Angeles River. In addition, a Union Pacific railroad track and part of the Old South Gate Train Bridge traverse a small portion of the project area. The project site is partially enclosed with chain-link fencing and is bounded to the west by the Los Angeles River.

There are no local or regional plans, policies, or regulations that identify candidate, sensitive, or special status species except those identified by the California Department of Fish and Wildlife. The South Gate General Plan 2035 states that "there are no known threatened or endangered species and very sparse wildlife, though migratory or native birds may be found in natural areas such as South Gate Park or areas around the Los Angeles River." A review of the California Department of Fish and Wildlife Bios Viewer for the South Gate Quadrangle indicated that there are five threatened or endangered species located within the South Gate Quadrangle. These species include the *coastal California gnatcatcher,* the *southwestern willow flycatcher,* the *least Bell's vireo,* the *western yellow-billed cuckoo,* and *California Orcutt grass.*

There are no local or regional plans, policies, or regulations that identify any riparian habitat or other sensitive natural community, nor does the California Department of Fish and Wildlife identify any such habitat. A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper classifies the Los Angeles River and the Rio Hondo Channel as riverines but does not identify any wetlands in the vicinity of the project site (refer to Exhibit 15).

5.8.2 Environmental Effects

Alternative A

No/Negligible Impacts—The project site will not be altered under Alternative A; environmental effects to wildlife habitat and biological resources will not occur under Alternative A.

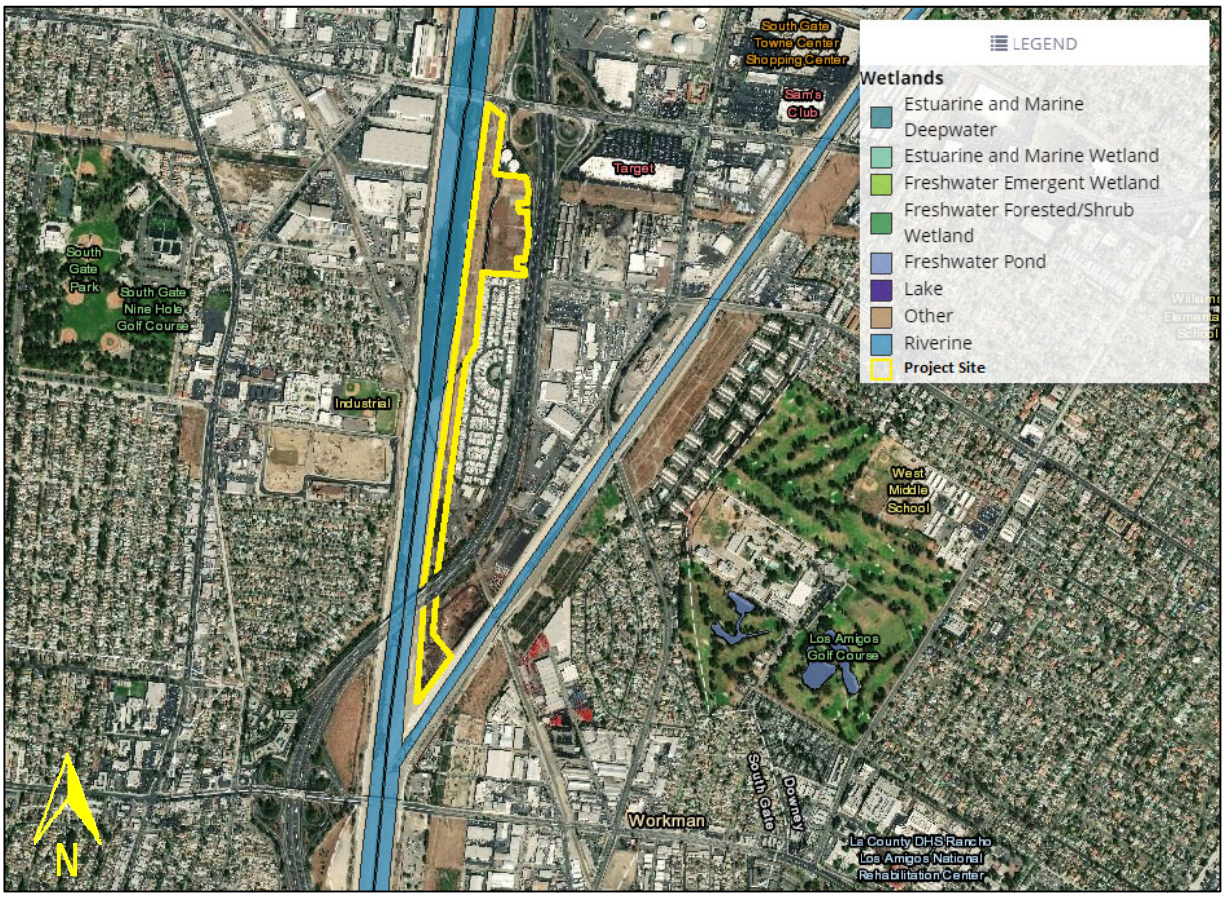


EXHIBIT 15
WETLANDS MAP
SOURCE: NATIONAL WETLANDS INVENTORY

Alternative B

Impacts Exceed Minor—Due to the current state of the project site and the level of development in the surrounding area, the project site is not a suitable environment for any candidate, sensitive, or special status species. The proposed project will not have an impact on the aforementioned species because the project site is located in the midst of an urban area. The portions of the Los Angeles River and the Rio Hondo Channel that are near to the project site are fully channelized with concrete and do not offer suitable riparian vegetation for the aforementioned species. Furthermore, constant disturbance (noise and vibration) from vehicles traveling on the adjacent roadways and the I-710 freeway limits the site's utility as a migration corridor.

The proposed project would create beneficial impacts to native species in the creation of native habitat historically found throughout the Los Angeles River and Rio Hondo watersheds such as southern willow scrub, oak and sycamore woodland, coastal sage scrub, and native wetland ponds, stream, and riparian habitat. The Bandini Channel diversion will cause the channel within the project boundaries to become dry during the dry weather periods. However, birds and wildlife species would benefit from the proposed project's native wetland ponds, stream, and riparian habitat described above. Approximately five on-site trees will be removed and replaced. In order to reduce any potential impact to avian species, the following mitigation measure was included in the Initial Study/Mitigated Negative Declaration (Blodgett Baylosis Environmental Planning, April 2019):

> *If clearing and/or construction activities will occur during the raptor or migratory bird nesting season (February 15–August 15), the project contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before construction activities. The qualified biologist shall survey the construction zone and a 500-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.*

5.9 RECREATION

5.9.1 Affected Environment

The proposed project site is located among industrial and residential uses and has previously been heavily modified and graded to accommodate previous uses including a solid waste landfill and a plant nursery. The majority of the project area is underutilized and covered-over in grass, dirt, and weedy vegetation. Regional access to the proposed project will be provided by the existing Los Angeles River Trail, which is located along the west side of the Los Angeles River; and the Rio Hondo River Trail, which is located along the east side of the Rio Hondo Channel. Three future potential bridges will be

constructed to connect the proposed project to the Los Angeles River Trail and the Rio Hondo River Trail (it is important to note that these bridges are not part of this environmental analysis). One bridge would be located near the southern boundary of the seven-acre parcel (Phase 1) and would connect to the Los Angeles River Trail; the second bridge would be located near the southern end of the project site and would connect to the Los Angeles River Trail; the third bridge would also be located near the southern end of the project site and would connect to the Rio Hondo River Trail.

5.9.2 Environmental Effects

Alternative A

No/Negligible Impacts—The project site will not be altered under Alternative A; therefore, no changes in recreation would be made under Alternative A.

Alternative B

No/Negligible Impacts—The proposed project involves the construction and operation of a recreational park area that will offer many recreational activities including pedestrian walkways, bicycle paths, an educational garden, and outdoor fitness equipment among various other elements. Since the proposed project will involve the introduction of a new recreational space, the proposed project will not adversely impact any existing park or other recreational facility. The future potential bridges from the proposed project to the Los Angeles River Trail and the Rio Hondo River Trail will facilitate access to other parks in the region, though the impact will not be significant and will not be enough to cause substantial physical deterioration in other parks or recreational facilities.

5.10 AESTHETICS

5.10.1 Affected Environment

The proposed project site is located among industrial and residential uses and has previously been heavily modified and graded to accommodate previous uses including a solid waste landfill and a plant nursery. The majority of the project area is underutilized and covered-over in grass, dirt, and weedy vegetation. The segment in between the Thunderbird Villa Mobile Home Park and the I-710 Freeway is covered-over in asphalt pavement. Also located on-site are four static billboards, a cellular telephone tower, eight electrical transmission towers and the Bandini Channel, which extends along the northern portion of the project site, along the east side of the Los Angeles River. In addition, a Union Pacific railroad track and part of the Old South Gate Train Bridge traverse a small portion of the project area.

Approximately five trees are located on-site and include palm trees and deciduous trees. There are neither rock outcroppings nor historic buildings located on-site. According to the California Department of Transportation, none of the surrounding roadways are designated scenic highway and there are no State or County designated scenic highways in the vicinity of the project site.

5.10.2 Environmental Effects

Alternative A

No/Negligible Impacts—The project site will not be altered under Alternative A; therefore, no impacts to aesthetics will occur under Alternative A.

Alternative B

No/Negligible Impacts—Once complete, the proposed project will not negatively impact any scenic vistas because the proposed project does not involve the construction of any structures that will obstruct scenic views. The existing trees will be removed and replaced as part of the proposed project. The proposed plan calls for installation of grass, native and fruit-bearing trees and other landscaping and, therefore, will not damage trees as a scenic resource.

Once constructed, the proposed project will improve the quality of the site and the surrounding areas because the recreational park area will provide natural and artistic elements that will be aesthetically pleasing. The proposed project will represent an improvement over the existing conditions. Furthermore, the project site is located in an urbanized area and would not conflict with applicable zoning and other regulations governing scenic quality.

A mobile home park is located adjacent to the project site to the east. The mobile home park will not be affected by the introduction of additional sources of light because the lighting will be used to illuminate the parking area and the pedestrian and bicycle trails and will be directed downward. In addition, the majority of the lighting will be off when the park is closed after sundown. Only a portion of the security lighting will remain after park closure.

5.11 HISTORICAL AND CULTURAL RESOURCES

5.11.1 Affected Environment

A search of the National and State Historic Register indicated that no historical resources are located within the immediate area. In addition, the project site does not meet, or contain any structures that meet, any of the aforementioned criteria. The project site is located within an urbanized area of the City that has been disturbed due to past development and there is a limited likelihood that artifacts will be encountered. In addition, the project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Although parts of the project site have been subject to disturbance to accommodate the existing structures, the project site is situated in an area of high archaeological significance.

The likelihood of discovering near surface paleontological resources is considered remote. According to the State of California Geological Survey, the site's geology is classified as "Alluvium" (Qal). Alluvium

soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales.

There are no dedicated cemeteries located within or adjacent to the project site project site boundaries. The nearest potential cemetery location is located on the east side of the Rio Hondo Channel approximately 1,700 feet to the east of the project site. This cemetery was affiliated with the "Poor Farm" which did have its own cemetery. Most references indicated the burials had been moved following a major flood along the Rio Hondo through there was one reference that stated the following, "When many patients died, they were buried in paupers' graves at the southwest corner of what is now Downey, between Garfield Avenue and the Union Pacific Railroad tracks." This area generally includes the Los Angeles County Public Works facility. Two potential village sites are found in the area: Chokiishnga and Huutnga. Often, the Europeans burials were in close proximity to older Indian burial sites. Finally, the 1888 and 1902 topographic maps did not identify any cemetery.

5.11.2 Environmental Effects

Alternative A

No/Negligible Impacts—The project site will not be altered under Alternative A; therefore, no impacts to historical and cultural resources will occur under Alternative A.

Alternative B

Impacts Exceed Minor—The proposed project will be limited to the project site and will not affect any existing resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. The Trust for Public Land conducted Native American consultation on behalf of the City of South Gate under Section 106 of the National Historic Preservation Act. Responses were received from four of the five tribal members contacted, summarized below:

> Andy Salas, Chairperson of Gabrieleno Band of Mission Indians - Kizh Nation responded via email on November 27, 2017 requesting consultation, which took place on January 11, 2017. Because the project is located within a highly culturally sensitive area and in order to protect resources, Mr. Salas is requesting that a Native American Monitor be present on site during all ground disturbances.
>
> Anthony Morales, Chairperson, Gabrielino/Tongva San Gabriel Band of Mission Indians, stated that he has no problem with open space/recreational use of the park by the public; however, the area along the river is sensitive for the presence of cultural resources, as encampments or villages are known to have existed along rivers. Therefore, if an archaeological survey is being conducted for the project, Mr. Morales would like one of his representatives to be present during the field work. On December 21, 2017, The Trust for Public Land again spoke to Mr. Morales to ensure him that one of his representatives would be invited to participate in the survey. Adrian Morales participated in the archaeological survey of the project site along with the Native American representative on January 18, 2018.

Robert F. Dorame, Chairperson, Gabrielino Tongva Indians of California Tribal Council spoke with The Trust for Public Land via telephone on several occasions. Mr. Dorame strongly recommended monitoring of grading because of his knowledge of a village site being located nearby. Mr. Dorame named two villages—Tibahena and Ahau—the tribe believes are located within one mile of the project. He emphasized that human remains have also been recovered within a mile from where the river flowed. For these reasons he also requested that a monitor be retained to conduct Native American monitoring during all ground disturbance.

Charles Alvarez, Gabrielino-Tongva Tribe notified The Trust for Public Land that he "okayed the project".

As indicated above, the project site is situated in an area of high archaeological significance. As a result, the following mitigation measure was included in the Initial Study/Mitigated Negative Declaration (Blodgett Baylosis Environmental Planning, April 2019):

> *The project contractor will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground-disturbing activities.*

Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Project construction will involve excavation for the constructed wetland (three to four feet in depth), for the foundation and footings for the one-story community building and one-story water building (three to four feet), and for the hydrology substructures (24 feet). The water well will require excavation beyond 1,350 feet but will be concentrated in a small area. Ground disturbance will also involve grading and earth-clearing activities for the installation of the grass and landscaping and other on-site improvements. Furthermore, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. The likelihood of the discovery of such materials will increase where the excavations will extend into the Older Quaternary Alluvium. In the event that intact paleontological resources are located within the project site, ground-disturbing activities such as grading and excavation have the potential for destroying a unique paleontological resource or site. Therefore, the following mitigation measure was included in the Initial Study/Mitigated Negative Declaration (Blodgett Baylosis Environmental Planning, April 2019):

> *Prior to commencement of any grading activity on site, the contractor shall retain a qualified paleontologist, subject to the review and approval of the City's Engineer, or designee. The qualified paleontologist shall be on-site during grading and other significant ground disturbance activities that impact Pleistocene alluvial deposits, which could occur at depths*

below six feet. The monitoring shall apply to the areas of the site where excavation shall extend at depths of six feet or more.

The proposed project will be restricted to the designated project site and will not affect any dedicated cemeteries. In addition, the proposed construction is not likely to neither discover nor disturb any on-site burials due to the level of urbanization present and the amount of disturbance sustained to accommodate the surrounding development. Notwithstanding, in the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the City of South Gate Police Department will be contacted (the Department will then contact the County Coroner).

5.12 SOCIOECONOMICS AND MINORITY/LOW INCOME POPULATIONS

5.12.1 Affected Environment

South Gate is an underserved community; according to the Community Fact Finder report, the project site is located in a neighborhood where there are no parks or preserved areas within a half-mile of the project site. Citywide, according to the Park Access Tool, 31 percent of South Gate residents live further than a half-mile from a park (more than the state average of 24 percent) and 86 percent of South Gate's residents live in areas with less than 3 acres of parks or open space per thousand residents (above state average of 62 percent). According to the Project's Community Fact Finder report, the annual median household income is $35,145. Finally, according to the 2017 American Fact Finder (developed by the United States Census Bureau), 95.2 percent of South Gate residents are of Hispanic or Latino origin.

5.12.2 Environmental Effects

Alternative A

No/Negligible Impacts— The project site will not be altered under Alternative A; therefore, Alternative A would not impact the socioeconomic environment.

Alternative B

No/Negligible Impacts—The proposed project will serve the park-deficient and economically-disadvantaged residents of South Gate. The proposed project will provide a new, safe seven-acre community recreational space that promotes healthy lifestyles, includes structured and imaginative children's play areas, and offers cultural and other community activities. It will promote active recreation, physical activity, and healthy living through multilingual educational/interpretive signage, 0.5 miles of new walking/biking trails, and an orchard that provides easier access to healthy, local food in an area with high incidence of obesity and asthma. The proposed project includes creative play elements, creating safe places for children to play. By planting native trees and shrubs and incorporating green infrastructure elements, the proposed project addresses environmental justice by improving air quality, water quality, and increasing climate change resilience. The proposed project will

include space for cultural activities and neighborhood events, serving as a catalyst for local community-building.

5.13 ENERGY RESOURCES

5.13.1 Affected Environment

Utilities are available with sufficient capacities for most conceivable uses. The California Public Utilities Commission prepared an updated Energy Efficiency Strategic Plan in 2011 with the goal of promoting energy efficiency and a reduction in Greenhouse Gases (GHG). Assembly Bill 1109, which was adopted in 2007, also serves as a framework for lighting efficiency. This bill would require the State Energy Resources Conservation and Development Commission to adopt minimum energy efficiency standards structured to reduce average statewide electrical energy consumption by not less than 50 percent from the 2007 levels for indoor residential lighting and not less than 25 percent from the 2007 levels for indoor commercial and outdoor lighting by 2018. According to the Energy Efficiency Strategic Plan, lighting comprises approximately one-fourth of California's electricity use while non-residential sector exterior lighting (parking lot, area, walkway, and security lighting) usage comprises 1.4 percent of California's total electricity use, much of which occurs during limited occupancy periods.

5.13.2 Environmental Effects

Alternative A

No/Negligible Impacts—Energy resources would not be impacted under Alternative A since the project site will not be developed under Alternative A.

Alternative B

Minor Impacts—The project will include new light standards and fixtures that will be used as operational and security lighting. The lighting will be used to illuminate the parking area and the pedestrian and bicycle trails and will be directed downward. In addition, the majority of the lighting will be off when the park is closed after sundown. Only a portion of the lighting will remain after park closure. In order to prevent inefficient consumption of energy, the following mitigation measure was included in the Initial Study/Mitigated Negative Declaration (Blodgett Baylosis Environmental Planning, April 2019):

> *The project contractor must install ENERGY STAR rated light emitting diodes (LEDs) for outdoor and parking lot lighting.*

5.14 HAZARDOUS MATERIALS

5.14.1 Affected Environment

Based on a review of historical documents, Southeastern Disposal and By-Products (SDBP) operated a solid waste landfill on the project site until December 1949. SDBP operated as an unpermitted solid waste disposal facility that reportedly accepted commercial, hazardous liquid, inert, and residential waste streams. Remediation occurred in May 1984. According to the 2007 Closed Disposal Site Inspection Report, an August 29, 1984 letter from Department of Health Services (DHS), Toxic Substances Control Division concluded that "the cleanup effectively mitigated waste constituents." No additional information regarding the cleanup assessment was provided. The project site was also used by GWS Nursery & Supplies (9475 West Frontage Road) from at least 2009 to 2012.

A technical memorandum was prepared by Tetra Tech, Inc. in March 2019 for the City of South Gate regarding the project site. The technical memorandum provided supplemental environmental soil characterization services for the project site and evaluated other soil studies that had previously been conducted on-site, including the Targeted Brownfields Assessment Report (TBA) prepared by Weston Solutions, Inc. in 2018 and the Infiltration Study prepared by Albus-Keefe and Associates in June 2016. As part of the Targeted Brownfields Assessment Report (TBA) prepared by Weston Solutions, Inc. in 2018, a Phase I/II Environmental Site Assessment (ESA) was completed to evaluate potential environmental impacts that may have resulted from the former landfill and/or nursery activities at the project site.

In May 2018, a total of 50 soil samples were collected by Weston Solutions from surface and subsurface locations throughout the project site. Weston Solutions found fill material in project site borings at depths from 6 to 13 feet below ground surface (bgs) consistent with previous investigations. The collected subsurface soil samples were submitted for laboratory analysis of total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and California Title 22 metals. The collected surface soil samples were submitted for laboratory analysis of TPH-diesel range (TPH-d), TPH-motor oil range (TPH-mo), semi-volatile organic compounds (SVOCs), metals, and asbestos. Weston Solutions evaluated and compared the analytical results to the more conservative regulatory screening levels for residential properties.

Based on the results of the analysis, the Phase II identified the contaminants of concern (COCs) for the project site to be TPH-d, SVOCs, antimony, arsenic, lead, and thallium, all of which were observed in at least one soil samples at concentrations above regulatory screening levels for residential reuse. Contaminants of concern in surface soils at the project site were identified at eight locations, and in subsurface soils at two locations. With the exception of arsenic exceedances in deep soils (approximately 20 feet below ground surface), contamination appears to be confined to near-surface soils. Contaminants of Concern in surface soils at the project site were identified at eight locations, and in subsurface soils at two locations. The subsurface soils with arsenic concentrations exceeding screening levels at two locations are found below the anthropogenic fill at both locations. It is unclear whether

these are naturally occurring or leached from an unknown source; however, the lack of on-site source suggests the former.

Tetra Tech evaluated Weston's 2018 analytical data based on the anticipated redevelopment of the project site for non-residential use and determined that regulatory screening levels for commercial/industrial properties are more appropriate for the project site. As such, only benzo(a)pyrene, antimony, arsenic, and lead were observed in soil samples at concentrations exceeding their respective regulatory screening levels.

On January 21, 2019, Tetra Tech conducted a Supplemental Investigation at the project site by advancing ten soil borings to a terminal depth of 20 feet bgs and collecting soil samples. Five of the boring locations were selected based on evaluating areas of potential data gaps within the grid of the previous Phase II to further characterize the extent of potential COC impacts at the project site. The remaining five soil borings and the surface soil samples were step-out locations based on elevated detections of COC that were observed in the soil samples collected as part of the Weston Solutions 2018 TBA. At each of these previous soil borings, three step-out surface soil samples were collected in a triangular pattern around the original boring to delineate chemical impacts. Soil samples were collected from the soil borings and were submitted for laboratory analysis of TPH-g, TPH-d, SVOCs, metals, and organochlorine pesticides (OCPs).

Based on the data from the Supplemental Investigation, it appears that isolated pockets of soil contain TPH-d and lead at concentrations at or above their respective regulatory screening levels. Additional STLC analysis identified lead present in the soil between 0 and 1-foot bgs in the vicinity of samples SG-03, SG-05B, and SG-14A at concentrations exceeding the leachate threshold. Consequently, the soil in these areas will be characterized as California hazardous once excavated.

5.14.2 Environmental Effects

Alternative A

No/Negligible Impacts—The project site will not be altered under Alternative A; therefore, no impacts regarding hazardous materials will occur under Alternative A.

Alternative B

Impacts Exceed Minor—The proposed project will not be involved in the transport, use, storage, and disposal of hazardous materials other than common commercial products used in routine landscaping, maintenance, and cleaning. Based on the results of these data identified as part of the Phase I/II TBA Report, the Applicant may choose to remove the soil or perform other remedial actions. Leachate tests should be done as a waste characterization test on stockpiles of soil to be removed; this could potentially save cost and effort by not defining a large chunk of soil as "hazardous waste" prematurely. At a minimum, the Contaminants of Concern should be considered when evaluating redevelopment or reuse of the project site. The subsurface soils with arsenic concentrations exceeding screening levels at two

locations are found below the anthropogenic fill at both locations. It is unclear whether these are naturally occurring or leached from an unknown source; however, the lack of on-site source suggests the former. Given the depth and nature of the contaminant, Weston Solutions recommends no further action for this contaminant. Based on evaluation of the Phase II results, Tetra Tech recommended the preparation of a soil management plan (SMP) as a result of any COCs identified at concentrations exceeding their respective industrial/commercial screening criteria. The SMP should identify the contaminant impacts and locations and describe procedures to implement when performing intrusive work at the project site to address worker health and safety, soil handling and reuse, and disposal.

While Tetra Tech does not recommend further investigatory action at this time, it is recommended that the lead-impacted soil in the vicinity of soil samples SG-03, SG-05B, and SG-14A, as well as the benzo(a)pyrene-, antimony-, arsenic-, and/or lead-impacted soil in the vicinity of former soil samples CSG-CS-005, CSG-CS-007, and CSG-CS-014 be properly removed as part of the redevelopment activities for the proposed Urban Orchard Demonstration Project. Additionally, Tetra Tech recommends that a SMP be prepared in support of the proposed Urban Orchard Demonstration Project. The SMP will provide specific guidelines to identify the contaminant impacts, depths, and locations and describe procedures to implement when performing intrusive work at the project site to address worker health and safety, soil handling and reuse, and disposal. Due to the previously described soil contamination, the following mitigation measure was included in the Initial Study/Mitigated Negative Declaration (Blodgett Baylosis Environmental Planning, April 2019):

> *The Applicant (City of South Gate) will be required to prepare a soil management plan (SMP), as recommended by Tetra Tech, Inc. The project contractors will then be required to adhere to the recommendations listed within the SMP. The project contractors must also adhere to the recommendations listed within the Infiltration Study for Proposed Water Quality Improvements, Urban Orchard Project prepared by Albus-Keefe & Associates, Inc.*

SECTION 6.0
COORDINATION AND CONSULTATION

6.1 AGENCIES AND PERSONNEL CONSULTED

The following agency personnel were consulted during the preparation of this document:

- Gladis Deras, Senior Engineer, City of South Gate
- Clint Herrera, Deputy City Engineer, City of South Gate
- Chris Castillo, Water Manager, City of South Gate

6.2 PUBLIC INVOLVEMENT

The Environmental Assessment will be released for a 30-day comment period commencing when the Draft EA is submitted to California Department of Parks and Recreation for review. The public will be able to review the Draft EA by accessing it on the City's website or via hard copes that will be placed in the South Gate City Offices within three days of submitting the conversion package to California Department of Parks and Recreation for review. The hard copy documents will be available for review for the duration of the comment period. The public will be alerted to the opportunity to comment via the South Gate website and the local newspaper. Comments will be collected via the website and by mail sent to the City's offices. All public comments posted within 30 days of first publication will be reviewed and considered in the Final EA and will be included in the Appendix of the Final EA.

The proposed project, part of a larger effort to restore the lower Los Angeles (LA) River, has been in the public arena since 2015. From Lot to Spot, a locally-based community-organizing nonprofit, has begun implementing a bilingual community outreach program to engage and co-power the local community, including the adjacent Thunderbird Villa Mobile Home Park and other local residential neighborhoods. Three interactive public meetings (September 28, 2015, May 9, 2016, and March 18, 2017) and three focus groups have taken place (between February 22, 2017 and April 3, 2017) to gather public input on the project design and concept. Additionally, the community was engaged at four community events (between January 14, 2017 and April 22, 2017) providing the community an opportunity to weigh in on the concept design and voice questions or concerns about the Project. The community priorities presented at these meetings are included in the Project's Concept Level Site Plan. The interested public and community partners were notified of the engagement opportunities via a combination of social media, door-to-door outreach, a City-wide newsletter, announcements through the management at the Thunderbird Villa Mobile Home Park, and tabling at popular sites within City of South Gate, such as Hollydale Community Park.

Two initial community meetings were conducted by the City on September 28, 2015 and May 9, 2016 to gather resident and other stakeholder feedback on the proposed project. Both meetings were held in the conference room at the Thunderbird Villa Mobile Home Park. City officials provided an overview of the

proposed Urban Orchard concept and provided ample time for questions. The City advertised the community meetings via flyers, the City's website, and other methods. Residents were in strong support of the project at both meetings.

An interactive community engagement workshop was held on March 18, 2017 at the City of South Gate Civic Center to gather additional details on the community's highest priorities for amenities at the park. The most popular park element was the community garden, followed by an amphitheater, cultural/historic landmarks, native plants, and fruit orchard. Three focus groups have been completed to-date: Focus Group #1 (February 22, 2017), 1.5 hours of input from the Native American Veteran Association (NAVA); Focus Group #2 (February 23, 2017), 1.5 hours of input from Thunderbird Villa Mobile Home Park; and Focus Group #3 (April 3, 2017), 1.5 hours of input from community youth.

In addition, to broaden the scope of community input, a series of sidewalk engagements took place on January 14, 2017 (City of South Gate Civic Center), January 21, 2017 (Hollydale Community Park), March 11, 2017 (LA River Clean Up), and April 22, 2017 (Earth Day). Locations with high foot traffic were selected in order to engage community members who may not normally attend public meetings. At these events, community members who may not have heard of the project through other means had a chance to provide their input on the concept plan and include their name on a sign-in sheet to be alerted of project updates.

At the public meetings there was much interest in exercise benches, courts/tracks/paths, water features, and access to the LA River. The community garden, orchard, and general increase of greenery ranked high in the responses. Overall the public was excited about increased safety in the area. There was much priority placed on fencing, lighting, and keeping the park clean to attract people to use the space. Maintenance and sustainability also rounded out the concerns. Community programs and educational classes were noted, but not high on the priority list.

At the focus groups, participants were able to comment on the preliminary design in an intimate setting. The participants at the NAVA were asked about what they hoped the project would bring to the South Gate community, where they currently go to recreate, and their reaction to the preliminary design. They expressed an interest in providing river revitalization and a new place of hope for the City of South Gate. Specific amenities that gained support included incorporating indigenous history; providing a health center and historical markers to honor the original settlers of the area, the Tongva Tribe; and community access to the orchard. NAVA offered to be a resource for activating the space. It was suggested that elements for providing entertainment, such as an amphitheater for local events, would be desirable. Concerns focused on safety and the need to address homelessness and wildlife, such as raccoons and coyotes. The participants from the Thunderbird Villa Mobile Home Park expressed excitement about transforming the vacant lot into a safe park; the more active the space is, the safer they will feel. They supported the walking trails and liked the concept of the community garden and fruit trees. The community wants lighting at night to promote safety, but doesn't want the lighting to be too disruptive. Youth were interested in having a place to gather and access to a beautiful park space. They liked the community garden concept, the walking and biking paths, and expressed support for a youth center and police patrols.

6.3 List of Preparers

Alejandra Rocha – Project Manager, Blodgett Baylosis Environmental Planning
Marc Blodgett – Project Principal, Blodgett Baylosis Environmental Planning
Liesl Sullano – Project Planner, Blodgett Baylosis Environmental Planning

Section 7.0 References

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APPENDIX A
ENVIRONMENTAL SCREENING FORM

A. ENVIRONMENTAL RESOURCES Indicate potential for adverse impacts. Use a separate sheet to clarify responses per instructions for Part A on page 9.	**Not Applicable-** Resource does not exist	**No/Negligible Impacts-** Exists but no or negligible impacts	**Minor Impacts**	**Impacts Exceed Minor** EA/EIS required	**More Data Needed to Determine Degree of Impact** EA/EIS required
1. Geological resources: soils, bedrock, slopes, streambeds, landforms, etc.	☐	☐	☒	☐	☐
2. Air quality	☐	☐	☐	☒	☐
3. Sound (noise impacts)	☐	☐	☐	☒	☐
4. Water quality/quantity	☐	☐	☒	☐	☐
5. Stream flow characteristics	☐	☐	☒	☐	☐
6. Marine/estuarine	☐	☒	☐	☐	☐
7. Floodplains/wetlands	☐	☒	☐	☐	☐
8. Land use/ownership patterns; property values; community livability	☐	☒	☐	☐	☐
9. Circulation, transportation	☐	☐	☒	☐	☐
10. Plant/animal/fish species of special concern and habitat; state/ federal listed or proposed for listing	☐	☒	☐	☐	☐
11. Unique ecosystems, such as biosphere reserves, World Heritage sites, old growth forests, etc.	☐	☒	☐	☐	☐
12. Unique or important wildlife/ wildlife habitat	☐	☐	☐	☒	☐
13. Unique or important fish/habitat	☐	☒	☐	☐	☐
14. Introduce or promote invasive species (plant or animal)	☐	☒	☐	☐	☐
15. Recreation resources, land, parks, open space, conservation areas, rec. trails, facilities, services, opportunities, public access, etc. *Most conversions exceed minor impacts. See Step 3.B*	☐	☒	☐	☐	☐
16. Accessibility for populations with disabilities	☐	☒	☐	☐	☐
17. Overall aesthetics, special characteristics/features	☐	☒	☐	☐	☐
18. Historical/cultural resources, including landscapes, ethnographic, archeological, structures, etc. Attach SHPO/THPO determination.	☐	☐	☐	☒	☐
19. Socioeconomics, including employment, occupation, income changes, tax base, infrastructure	☐	☒	☐	☐	☐
20. Minority and low-income populations	☐	☒	☐	☐	☐
21. Energy resources (geothermal, fossil fuels, etc.)	☐	☐	☒	☐	☐
22. Other agency or tribal land use plans or policies	☐	☒	☐	☐	☐
23. Land/structures with history of contamination/hazardous materials even if remediated	☐	☐	☐	☒	☐
24. Other important environmental resources to address.	☐	☒	☐	☐	☐

B. MANDATORY CRITERIA If your LWCF proposal is approved, would it...	Yes	No	To be determined
1. Have significant impacts on public health or safety?	☐	☒	☐
2. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands, wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (E.O. 11990); floodplains (E.O 11988); and other ecologically significant or critical areas.	☐	☒	☐
3. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources [NEPA section 102(2)(E)]?	☐	☒	☐
4. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?	☐	☒	☐
5. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?	☐	☒	☐
6. Have a direct relationship to other actions with individually insignificant, but cumulatively significant, environmental effects?	☐	☒	☐
7. Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places, as determined by either the bureau or office.(Attach SHPO/THPO Comments)	☐	☒	☐
8. Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species.	☐	☒	☐
9. Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?	☐	☒	☐
10. Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898)?	☐	☒	☐
11. Limit access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007)?	☐	☒	☐
12. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area, or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112)?	☐	☒	☐

Environmental Reviewers

The following individual(s) provided input in the completion of the environmental screening form. *List all reviewers including name, title, agency, field of expertise. Keep all environmental review records and data on this proposal in state compliance file for any future program review and/or audit. The ESF may be completed as part of a LWCF pre-award site inspection if conducted in time to contribute to the environmental review process for the proposal.*

1. Gladis Deras, Senior Engineer, City of South Gate
2. Robin Mark, Program Manager, The Trust for Public Land
3. The Trust for Public Land
4. Studio MLA
5. Stillwater Sciences

The following individuals conducted a site inspection to verify field conditions.

List name of inspector(s), title, agency, and date(s) of inspection.

1. Alejandra Rocha, Project Manager, Blodgett Baylosis Environmental Planning, December 19, 2018
2. Marc Blodgett, Project Principal, Blodgett Baylosis Environmental Planning, December 19, 2018