

**INITIAL STUDY
FOR
SAN GABRIEL VALLEY WATER COMPANY
PLANT NO. 1 FACILITY IMPROVEMENTS
LOCATED AT 11802, 11810 AND
11822 RANCHITO STREET and 4626 LA MADERA
STREET, EL MONTE, CA**

Prepared by:

San Gabriel Valley Water Company

11142 Garvey Avenue
El Monte, California 91733

and

City of El Monte

11333 Valley Boulevard
El Monte, California 91731-3293

Preparation assistance by:

Tom Dodson & Associates

2150 North Arrowhead Avenue
San Bernardino, California 92405
(909) 882-3612

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LIST OF ABBREVIATIONS AND ACROYMNS

AB	Assembly Bill
APE	Area of Potential Effect
AQ	Air Quality Analysis
BACMs	Best Available Control Measures
BMPs	Best Management Practices
CCAR	California Climate Action Registry
CDFW	California Department of Fish and Wildlife
CDPH	California Department of Public Health
CEQA	California Environmental Quality Act
City	City of El Monte
CNEL	California Noise Equivalent Level
CO	Carbon Monoxide
CPUC	California Public Utilities Commission
dB	decibel
dBA	A-weighted decibel
EIR	Environmental Impact Report
EO	Executive Order
GHG	Greenhouse Gases
GLO	U.S. General Land Office
GPM	gallons per minute
HARSR	Historical/Archaeological Resources Survey Report
LACoFD	Los Angeles County Fire Department
LST	Local Significance Thresholds
LUST	Leaking Underground Storage Tank
MG	Million gallon
MND	Mitigated Negative Declaration
MW-HR	Megawatt-hour
MT	Metric Ton
NHPA	National Historical Preservation Act
NOx	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
PM-2.5	Small Diameter Particulate Matter
PM-10	Fine Particulate Matter
PRC	Public Resources Code
RACM's	Reasonably Available Control Measures
ROG	Reactive Organic Gas
RWQCB	Regional Water Quality Control Board, Los Angeles Region

LIST OF ABBREVIATIONS AND ACROYMNS (continued)

SB	Senate Bill
SCCIC	South Central Coastal Information Center
SCAQMD	South Coast Air Quality Management District
SGVWC	San Gabriel Valley Water Company
SoCAB	South Coast Air Basin
SOx	Sulfur Oxides
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TACs	Toxic Air Contaminants
TVMWD	Three Valleys Municipal Water District
UBC	Uniform Building Code
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UWMP	Urban Water Management Plan

PROJECT DESCRIPTION

Introduction

The San Gabriel Valley Water Company (SGVWC), is a privately owned water company that provides water service to customers located within its service area, which includes: Arcadia, Baldwin Park, El Monte, Industry, Irwindale, La Puente, Montebello, Monterey Park, Pico Rivera, Rosemead, San Gabriel, Santa Fe Springs, South El Monte, West Covina, Whittier and unincorporated portions of Los Angeles County, in the communities of Bassett, Hacienda Heights, Los Nietos and South San Gabriel.

The SGVWC provides this water service pursuant to the regulatory jurisdiction of the Public Utilities Commission of the State of California (CPUC). As a public utility water company, SGVWC is mandated to provide its customers a reliable supply of water that complies with state and federal safe drinking water standards. As a non-governmental entity SGVWC is not subject to California Environmental Quality Act (CEQA) unless its actions involve governmental participation, financing, discretionary permitting or approval (Section 15002(c) of the State CEQA Guidelines).

SGVWC operates its public water system under the terms and conditions of a Water Supply Permit issued by the California Department of Public Health (CDPH). Before new facilities can be connected to SGVWC's public water supply system, SGVWC must obtain an amended permit from CDPH to add new facilities to its system. CDPH has determined its action to revise SGVWC's permit to include a new water production well constitutes a project under CEQA (Sections 15377 and 15378 of the State CEQA Guidelines). As such, CDPH must comply with CEQA and make a determination on the potential effects of permitting a new water supply and distribution facility on the existing environment. However, the City of El Monte (City) will serve as the CEQA Lead Agency under its authority to review the proposed Project for a land development entitlement. Under this circumstance, the CDPH will serve as a CEQA Responsible Agency and issue its permits after the City has completed review and approves entitlements for implementing the Plant No. 1 Project.

SGVWC serves over 48,000 customer connections in its Los Angeles County division and over 44,500 customer connections in the Fontana Water Company division. The San Gabriel Valley Water Company's Los Angeles County division service area covers 45 square miles (San Gabriel Valley Water Company service area map). SGVWC operates 36 groundwater wells, 36 storage reservoirs, and 2.9 million feet (over 550 miles) of water distribution mains ranging up to 36-inches in diameter.

SGVWC is proposing the Plant No. 1 Facility Improvement Project in order to replace an existing well which has a damaged casing that cannot be repaired. The proposed project will also replace the existing 62 year old reservoir, as it is structurally damaged and does not meet any modern code requirements. Additional improvements include construction of 4 well buildings; a 5 foot high landscape berm; street improvements (roadway repairs after installing new facilities and connections and construction of a 5 -foot wide sidewalk); perimeter fences and walls; grading and drainage improvements; and installation of landscaping and irrigation.

Project Location

The Project site is located within an unsectioned portion of Township 1 South, Range 11 West, San Bernardino Base and Meridian of the USGS – El Monte, California Quadrangle, 7.5 Minute Series topographic map. The street address is 10802, 11810, AND 11822 Ranchito Street AND 4626 La Madera Street, El Monte, CA. Assessor Parcel Numbers for these properties are: 8547-022-001, 002, 003, and 004. Refer to Figure 1, *Regional Location Map* and Figure 2, *Vicinity Map*.

Environmental Setting

Overview

The San Gabriel Valley is located in southeastern Los Angeles County and is bounded on the north by the San Gabriel Mountains; on the west by the San Rafael and Merced Hills, on the south by the Puente Hills and the San Jose Hills, and on the east by a low divide between the San Gabriel River system and the Upper Santa Ana River system, as shown on Plate 2 of the SGVWC's 2010 Urban Water Management Plan (UWMP). A copy of the UWMP is available at the El Monte City Hall.

The San Gabriel River and its tributary, the Rio Hondo, drain an area of about 490 square miles upstream of Whittier Narrows. Whittier Narrows is a low gap between the Merced and Puente Hills, just northwest of the City of Whittier, through which the San Gabriel River and the Rio Hondo flow to the coastal plain of Los Angeles County. Whittier Narrows is a natural topographic divide and a subsurface restriction to the movement of groundwater between the Main Basin and the Coastal Plain. The approximately 490 square miles of drainage area upstream of Whittier Narrows consists of about 167 square miles of valley lands and about 323 square miles of mountains and foothills.

The Main Basin includes essentially the entire valley floor of the San Gabriel Valley with the exception of the Raymond Basin and Puente Basin. The boundaries of the Main Basin are the Raymond Basin on the northwest, the base of the San Gabriel Mountains on the north, the groundwater divide between San Dimas and La Verne and the lower boundary of the Puente Basin on the east, and the common boundaries between Upper District and Central District through Whittier Narrows on the southwest.

The Main Basin (administered by the Main Basin Watermaster) is a large groundwater basin replenished by stream runoff from the adjacent mountains and hills, by rainfall directly on the surface of the valley floor, subsurface inflow from Raymond Basin and Puente Basin, and by return flow from water applied for overlying uses. Additionally, the Main Basin is replenished with imported water. The Main Basin serves as a natural underground storage reservoir, transmission system and filtering medium for wells constructed therein.

There are three municipal wholesale water districts overlying and/or partially overlying the Main Basin. The three districts are Upper District, Three Valleys Municipal Water District (TVMWD) and SGVWC. The boundaries of these water districts are shown on Plate 3 of the SGVWC's 2010 Urban Water Management Plan.

Project Site

The existing Plant No. 1 site encompasses approximately 0.74 acres. Existing structures on the site include a steel water storage reservoir with a physical storage capacity of 400,000 gallons and a useable capacity of 270,000 gallons, a booster station, and electrical and chlorination storage building, electrical equipment, an Edison transformer, four ground water production wells and associated piping and equipment. A 6-foot high block wall and a 20-foot-wide wrought iron gate exist along the Ranchito Street frontage. A 5-foot 4-inch high block wall exists along the east, west and southerly property lines of the existing Plant No.1. Ground cover at the site consists of a concrete driveway and crushed rock. The site is landscaped with mature trees along the interior of all perimeters, and the parkway area along Ranchito Street consists of grass and hedges. All existing structures within the existing Plant No.1 site will remain, except the existing water storage reservoir that will be replaced. Refer to Figure 3, *Existing Site Conditions*.

The City of El Monte has designated the Project site as Low Density Residential (0.0-6.0 dwelling units per acre) on the General Plan. Refer to Figure 4, *City of El Monte General Plan*. Note that California Government Code Section 5309 exempts water supply facilities from local zoning restrictions. As such, water infrastructure facilities are considered compatible, if not essential, with all land uses. The project site has been developed with water supply facilities for more than 50 years.

All adjacent parcels (north, south, east and west) are designated as Low Density Residential (0.0-6.0 dwelling units per acre) on the City's General Plan.

The Project site is bounded to the west by low density residential properties and La Madera Avenue, to the north by Ranchito Street and low density residential properties, to the east by low density residential properties, and to the south by low density residential properties. See Figure 5, *Site and Immediate Project Area Photos*.

Project Characteristics

San Gabriel Valley Water Company (SGVWC) will expand the existing Plant No.1 facility by adding approximately 0.32 acres from the two parcels to the west of the existing Plant No.1 site. The two parcels are owned by SGVWC and the existing residential structures are proposed to be demolished and removed to accommodate the construction of the proposed improvements. It is San Gabriel's intent to disturb the area in the least way possible and to only demolish and remove items necessary for the construction of the proposed improvements. For this reason, SGVWC will protect in place the mature trees, landscaping and existing walls on the two parcels fronting La Madera Avenue.

The structures and facilities to be demolished include two existing residential structures (currently occupied), two concrete driveways, concrete paving and the existing 5-foot 4-inch block wall separating the existing Plant No.1 site from the western parcels. The mature trees along the western property line of the existing Plant No.1 site will be removed and re-planted on top of the proposed berm along La Madera Avenue. The project does not anticipate removal of any soil from the site.

SGVWC will also demolish the existing steel water storage reservoir and replace it in place. As mentioned in the introduction, the existing 62 year old reservoir is structurally damaged and does not meet any modern code requirements. It poses a major risk to the community in the event of an earthquake, and further damage could render it inoperable leaving the community without emergency water supply. It will be replaced by two steel reservoirs that will be designed to meet all seismic safety codes. Two existing on-site light poles will be relocated to the most westerly portion of the site and one existing on-site light pole will be re-oriented. The light poles will be directed within the project site. Refer to Figure 6, *Demo Plan*.

Proposed improvements to Plant No. 1 include construction of a new 0.7 million gallon (MG) steel water storage reservoir, a 0.29 MG replacement water storage reservoir (actual storage volumes), a new ground water production well, grading and drainage improvements, construction of perimeter fencing and concrete block walls, 4 concrete block well buildings, a 5-foot high landscape berm and extensive landscaping to screen the project site from residential properties and the public right of way. Refer to Figure 7, *Site Plan*.

The proposed project will require new block walls and perimeter fencing to be constructed to secure the site. The existing 5' high fence and wall combination along Ranchito Street and the existing 6-foot high block wall along La Madera Avenue will remain in place. SGVWC will modify the existing 5-foot high wall and fence by increasing the height to match the existing 6-foot high block wall. SGVWC will also construct a new 6-foot high block wall with wrought iron fence and masonry pilasters along La Madera Avenue to secure the western property line. The south property line will be secured by extending the existing 5-foot 4-inch block wall to La Madera Avenue. All proposed walls will match the existing color and materials of the existing walls to create compatibility with the residential neighborhood. The perimeter walls will also enhance security by serving to prevent unauthorized entry, vandalism to the on-site facilities and equipment and contamination of the water supply. The site will be accessed from the existing driveway on Ranchito Street.

The proposed welded steel water storage reservoirs will be 90-foot (west reservoir) and 55-foot (east reservoir) in diameter and 25' high. The west reservoir will have a physical capacity of 1.2 MG and the east reservoir will have a physical capacity of 0.45 MG. The new reservoirs at Plant No.1 will be designed in accordance with the California Building Code (CBC), the American Water Works Association (AWWA) and the Occupational Safety and Health Administration (OSHA) standards. The AWWA's design standards require that steel reservoirs be operated below their maximum level in order to prevent roof damage which may be caused by a "sloshing wave" during a seismic event. As a result, the usable capacity of the west and east reservoirs will be reduced to approximately 0.70 MG and 0.29 MG, respectively. The reservoirs will meet all modern building and design codes and will be designed with an importance factor of 1.5 (structures that should retain function after a major seismic event). Both reservoirs will be constructed with a decorative architectural accent (such as steel articulation to break up the reservoir exterior) to enhance the appearance of the reservoirs from the public right of way. The proposed reservoirs will be painted a light green color to blend with the proposed landscaping. The reservoirs will serve to store water produced from the groundwater production wells and to provide proper contact time for disinfection of the water supply prior to consumption by San Gabriel's Customers.

The proposed groundwater production well will be drilled on site to replace an existing well that has a damaged casing and has historically exhibited a loss of production due to the damaged

casing. It will be approximately 800 feet deep and will pump at a rate of approximately 1,500 gallons per minute (gpm) from the Main Basin. The new well will serve to provide the community with a reliable source of drinking water at a much higher efficiency than under current conditions. With the current drought situation that has been declared in the State of California, it will be a vital source of water to the community. The well will be equipped with a submersible motor on top of a 4-foot x 4-foot concrete pedestal.

The new and existing wells are proposed to be enclosed within a masonry block building to mitigate noise generated from the well motors. The buildings will be approximately 25 feet in length and 11 feet in width (275 square feet) and will serve to attenuate the noise generated by the mechanical equipment. All existing wells will remain in regular production that will be supported by the proposed new well.

In addition to decorative walls and the architectural accent on the steel reservoirs, the site will also be visually enhanced by installing drought tolerant landscaping along the north, west and south property lines. The frontage along Ranchito Street and La Madera Avenue will feature a 5-foot high landscape berm that will consist of a combination of mature trees and shrubs. The parkway area along La Madera Avenue will also feature mature landscaping to further screen the facility. The southern property line of Plant No.1 is currently landscaped with mature trees, however SGVWC will install Italian Cypress trees in between the existing trees to create a buffer between the project site and the residential property to the south. The mature trees along the west property line of the existing Plant No.1 site will be removed and relocated on top of the proposed 5-foot high berm.

Refer to Figure 7, *Site Plan* and Figure 8a through 8d, *Visual Simulations*.

Construction Scenario

The Project is expected to begin construction after approval of the project by the City of El Monte Planning Commission and the acquisition of construction permits. It is estimated that the project will be completed in approximately a year and a half.

Demolition, site preparation and grading will occur over an approximate 3-month period. It is estimated that a maximum of 0.75 acres would be disturbed on any one day. There is no estimated soil export hauling, but approximately 700 cubic yards of import will be required for the site berms.

Construction of perimeter walls and fencing will occur over a 2-month period and will commence after the site has been graded.

Well drilling will require approximately 30 days of active drilling and then another 30 days of completing the well for testing and installation of equipment. According to the engineers the period of 24-hour drilling will be approximately two five day periods.

Reservoir construction will begin directly after the Project site has been secured with the walls and fencing. It is estimated that it will take approximately 6 months to complete both reservoirs.

The well buildings will be constructed after the well has been drilled and both reservoirs have been completed. It is expected that construction of the well buildings will take approximately 2 months to complete.

Installation of piping and related appurtenances will be completed in approximately 1-month.

Construction at Plant No.1 will conclude with the installation of landscaping and construction of site improvements. It is estimated that the final phase will be completed in about 2 months. Operation of the Project would not require any shifts or employees as it will be monitored and controlled remotely. Plant No. 1 would also require up to 1.5 million KWH to operate per year. Chemicals used in the water production process will be chlorine (sodium hypochlorite) for disinfection.

**Table 1
CONSTRUCTION SCHEDULE**

Demolition	3 months
Fence and Wall	2 months
Well drilling	2 month
Well building	2 months
Reservoir Construction	5 months
Piping and Drainage Improvements	1 month
Landscaping	2 months

Public Outreach

At the request of the City, SGVWC conducted three public meetings with local residents in the month of March, 2014. Overall, 19 people attended the meetings and provided valuable comments regarding the project. The main concerns were issues regarding noise (during and after construction), glare from the reservoirs, aesthetics, dust control, the size of the reservoirs and the color of the reservoirs. SGVWC addressed the residents' concerns on the revised plan set by:

- Constructing a temporary noise enclosure for the well equipment to reduce the noise until the well buildings are constructed. *SGVWC will install a temporary noise barrier until the well buildings are constructed.*
- Including well buildings to enclose the existing and proposed wells to greatly reduce and possibly eliminate the noise from the pumps. *Install permanent enclosures at the proposed and existing well locations.*
- Proposing to construct a 25' high sound wall to buffer and reduce construction noise. SGVWC will install a 25' high sound wall along the southern and western perimeter of the site during well and reservoir construction.
- Changing the color of the proposed reservoirs from San Gabriel's standard tan color to green so that it would blend better with the landscaping and be more appealing from the public right of way. SGVWC will use a compatible green color for the new reservoirs.
- Proposing to use non-reflective paint to coat the reservoirs so that the glare would not create a nuisance to neighbors. SGVWC will utilize non-reflective paint on its reservoirs.

- Informing the public the site would be watered constantly during construction to prevent the creation of dust. SGVWC will require the site to be watered whenever fugitive dust is observed behind equipment at the project site. Recycled water is not presently available at this location, but if available when construction occurs it will be used.
- Reducing the diameter of the west reservoir so that the mountain view from the residence to the south was not fully obstructed. The west reservoir was reduced from 110 foot diameter to 90 foot diameter. This equates to a reduction in storage capacity of about 750,000 gallons.
- Changing from the original plan to demolish all existing walls, tress, landscaping and structures and proposing to protect in place mature trees and the existing walls in order to disturb the area in the least way possible. SGVWC has revised the design plan to preserve existing walls, trees and landscaping to the maximum extent feasible.

A fourth and final meeting was held in the month of August to explain to residents how their comments from the March meetings were addressed and to present the revised plans. The final meeting was held at the Plant No. 1 site to give residents an opportunity to visit the future construction site and to allow them to see the existing wells, storage reservoir and booster pumps. Photo montages were prepared to show the planning commission and the residents the changes that have been made to the project as a result of the public meetings. The photo montages are shown on Figures 8a through 8 d. The net result is a substantially modified site design by SGVWC based on this public outreach program.

Regulatory Considerations

As previously stated, unlike SGVWC, the City of El Monte (City) is a public agency which must comply with CEQA requirements. The City has determined that the granting of entitlements for the proposed water facilities at the Plant No. 1 site is a discretionary decision that requires compliance with the CEQA. The State Water Resources Control Board (SWRCB or Board) will also be required to revise SGVWC's permit to operate its public water system to include the water facilities. This is also a discretionary action that is subject to compliance with applicable CEQA requirements. SWRCB will function as a CEQA Responsible Agency in this instance. If the City grants the entitlements to SGVWC, such authorization provides SGVWC with the authority to construct and operate the facilities, while the SWRCB must approve the operation of the new Plant No. 1 facilities before they can be connected to the remainder of the SGVWC water supply system. It is the actual construction and operation of the Plant No. 1 facilities that will modify the existing physical environment. The City of El Monte will consider the potential impacts to the environment from implementing the Project and make a determination on the significance of potential impacts.

This concludes the Project description. If the City approves the Plant No. 1 entitlements (Conditional Use Permit), the Project will be implemented as outlined above. The remainder of this Initial Study consists of the most recent CEQA Environmental Checklist Form and the facts and findings required to substantiate the conclusions presented. Based on the findings and conclusions presented in the remainder of this Initial Study, the City has made a preliminary determination that a Mitigated Negative Declaration (MND) is the appropriate CEQA environmental determination for this Project. A final environmental determination will be made by the City following the close of a 30-day comment period. Any comments received on the Initial Study will be reviewed and considered by the City when making its environmental determination for the Project. As the CEQA Lead Agency, the City will make a final decision

regarding the appropriate environmental determination for this Project according to CEQA and the State CEQA Guidelines prior to making a decision on any entitlements that would allow SGVWC to install and operate the water facilities shown on Figure 7, *Site Plan*.

The Environmental Checklist follows.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that requires mitigation as indicated by the checklist on the following pages. After implementation of mitigation, no “Potentially Significant Impacts” have been identified for this Project based on the detailed evaluation contained in this Initial Study

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

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

Signature (on behalf of)
San Gabriel Valley Water Company

Date

Signature
For Lead Agency

Date

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?		X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X		
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

SUBSTANTIATION:

a-c. *Less Than Significant Impact With Mitigation Incorporation* – The Project site is bounded to the west by low density residential properties, to the north by Ranchito Street, to the east by low density residential properties, and to the south by low density residential properties. Existing structures on the site include a steel water storage reservoir with capacity of 400,000 gallons, one booster station building, an equipment storage building, electrical power equipment and electronic control equipment, four water production wells with associated piping and equipment, and underground pipelines. A 6-foot high block wall and a 20-foot-wide wrought iron gate exist along the front of the site. The east, west and south property lines are currently bounded by a 5-foot 4-inch concrete block wall. The site is covered with crushed rock. All existing structures will remain.

Proposed improvements to Plant No. 1 include construction of a new 0.7 MG water storage reservoir, replacing the existing 400,000 gallon storage reservoir, installing a new water production well, grading and drainage improvements, and new landscaping and perimeter fencing. The existing reservoir will be demolished and replaced with a 0.29 MG reservoir. The new reservoirs will be constructed at ground level and will be 25 feet high. The west reservoir will be 90-feet in diameter and the east reservoir will be 55-feet in diameter. The water production well will be equipped with a submersible well pump on a 4-foot by 4-foot concrete pedestal in a 10-foot by 10-foot by 6-inch thick concrete slab.

The Project is located within a residential neighborhood, and is not located within a state scenic highway corridor or within the viewshed of a scenic highway. No rock outcroppings or historic buildings exist on the site; therefore, none of these resources will be affected.

There are existing trees on the Project site. Approximately 4 trees will be removed from the site, but a large number of new trees will be relocated and/or planted at the site to increase the visual screening/buffering of the site. The existing 0.40 MG water reservoir is currently visible on the Project site from most vantage points within the immediate area. There is some existing screening of the existing reservoir along the Ranchito Street frontage along the easterly portion of the site (a combination of an 8-foot-high block wall and mature Brisbane Box trees).

The existing reservoir is also visible from the following vantage points in the immediate vicinity of the Project site: the intersection of Ranchito Street and La Madera Avenue, Whistler Avenue (above roofline of existing homes), La Madera Avenue where the two homes will be demolished (above the rooflines of these homes), Ranchito Street, westerly of the intersection of Ranchito Street and La Madera Avenue. It is anticipated with the removal of two existing homes and the construction of a new 0.7 MG reservoir will result in a different visual aesthetic in this residential neighborhood. The new 0.7 MG reservoir is about twice the size of the existing 0.4 MG reservoir, and in contrast to the 48-foot diameter of the 0.4 MG reservoir, the diameter of the 0.7 MG reservoir will be 90-feet or slightly less than two times larger. Based on feedback from local residents, the two new reservoirs have been separated to allow a visual corridor to be maintained between the two reservoirs, when construction is completed.

It has been demonstrated that the majority of the existing reservoir can be adequately screened from the adjacent roads. The visual simulations provided in Figures 8a through 8d illustrate the level of screening that will be included to minimize the intrusion of the new reservoir. The trees, when mature, can screen most of the upper portions of the reservoir (25 feet in height). Impacts in the short term will be more visible than those in the long-run, especially after the trees mature. However, the reservoir is a feature consistent with the existing visual setting and this change is not considered to be a significant adverse change in the visual setting. The Brisbane Box trees will be planted 15-20 feet on center. It is a drought tolerant evergreen tree that can grow up to 150 feet tall. The following mitigation measure has been added to ensure that mature trees will be grown and maintained in a manner to adequately screen the Project site within 5 years of final construction.

I-1 A planting and maintenance plan shall be developed prior to the first planting of landscaping used for screening the Project site. This planting and maintenance plan shall include the following: tree spacing, short- and long-term tree maintenance, tree replacement, and screening goals (height of the vegetation). The plan shall be reviewed annually, at which time the SGVWC shall determine if the screening goals outlined in the plan have been met.

- d. *Less Than Significant Impact* – Exterior security lighting would be installed throughout the Project site to discourage vandalism and create a safe environment for workers in the event that night maintenance at the plant is required. There are currently 12, approximately 14-foot-high light poles on the site. The Project proposes to relocate two light poles on the current westerly boundary, re-orient one light pole on the southerly boundary and add three light poles, plus the two relocated light poles to the westerly portion of the Project site. All existing light fixtures are fully shielded and face internal to the Project. As a result, the Project would not create a substantial new permanent source of light or glare which could adversely affect day or nighttime views in the area. Additional sources of light include night-time street and building illumination, security lighting, nighttime traffic, and lighting associated with construction activities. These additional artificial light sources can create glare effects and light pollution; however, construction activities are short-term and once construction is completed, these sources of light and glare will not be present. Glare causes negative impacts by reflecting excessive light to the surrounding environment, and light pollution can be distracting to neighboring sensitive land uses and hinder clear views of the night sky. New development would incrementally contribute to lighting and glare impacts to the existing built environment.

The City of El Monte Municipal Code contains standards addressing the reduction of glare related to sign policies and screening and buffering of commercial corridors and industrial areas, public spaces, and lighting in residential areas. The General Plan Update recognizes the adverse effects of light and glare on a community and includes policies to reduce those effects. The project lighting design must conform with these policies.

The General Plan Update contains several proposed policies that would reduce adverse impacts from light and glare in new development and redevelopment. Policies in the community design element encourage the minimization or elimination of light pollution and light trespass. Adherence to the municipal code and policies of the general plan update will ensure that light and glare from new and existing development would be minimized and that significant impacts would not occur. Project impacts are considered less than significant. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<p>II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

SUBSTANTIATION:

- a. *No Impact* – Implementation of the Project will not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No land in the City of El Monte is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and El Monte does not have a County-designated Agricultural Opportunity Area. Therefore, implementation of the Project would not convert Farmland, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural uses. No impacts are anticipated. No mitigation is required.
- b. *No Impact* – Implementation of the Project will not conflict with existing zoning for agricultural use or a Williamson Act contract. The City of El Monte is an urbanized environment. The City is fully developed and contains minimal vacant land. No land in the City is zoned or otherwise designated for agricultural use; no farmland exists in the City of El Monte; and El Monte does not have a County-designated Agricultural Opportunity Area. No impacts are anticipated. No mitigation is required.
- c. *No Impact* – The Project site is not located within forest land, timberland or timberland zoned Timberland Production. Therefore, implementation of the Project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). No impacts are anticipated. No mitigation is required.
- d. *No Impact* – The Project site is not located within forest land; therefore, implementation of the Project will not result in the loss of forest land or conversion of forest land to non-forest production use. No impacts are anticipated. No mitigation is required.
- e. *No Impact* – This Project does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Please reference Responses 2a-d, above. No impacts are anticipated. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?		X		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d) Expose sensitive receptors to substantial pollutant concentrations?		X		
e) Create objectionable odors affecting a substantial number of people?		X		

SUBSTANTIATION:

a-e. *Less Than Significant Impact with Mitigation Incorporation* - The following information utilized in this Section of the Initial Study was obtained from the Air Quality Impact Analysis, San Gabriel Valley Water Company Improvements, Plant No. 1, City of El Monte, California, prepared by Giroux & Associates, dated June 3, 2015 (AQ Analysis). Please refer to the AQ Analysis in Appendix 1 for a detailed discussion of the background and physical setting as well as the regulatory setting for federal and California ambient air quality standards. The discussion below will center on the short- and long-term emissions as they relate to regional significance thresholds and localized significance thresholds. Background air quality is summarized in Appendix 1 and on Table III-1 provided in this section. In summary, ozone pollution continue as low concentrations; PM-10 exceeds State standards but not federal standards and PM-2.5 violations occur rarely. Refer to Table III-1.

Air Quality Impact

Standards of Significance

Air quality impacts are considered “significant” if they cause clean air standards to be violated where they are currently met, or if they “substantially” contribute to an existing violation of standards. Any substantial emissions of air contaminants for which there is no safe exposure, or nuisance emissions such as dust or odors, would also be considered a significant impact.

Table III-1
AIR QUALITY MONITORING SUMMARY (2009-2013)
(Number of Days Standards Were Exceeded, and Maximum Levels During Such Violations)
(Entries shown as ratios = samples exceeding standard/samples taken)

Pollutant/Standard	2009	2010	2011	2012	2013
Ozone					
1-Hour > 0.09 ppm (S)	8	1	1	5	2
8-Hour > 0.07 ppm (S)	6	1	1	6	3
8- Hour > 0.075 ppm (F)	3	1	0	0	0
Max. 1-Hour Conc. (ppm)	0.13	0.11	0.10	0.11	0.10
Max. 8-Hour Conc. (ppm)	0.10	0.09	0.07	0.08	0.07
Carbon Monoxide					
8-Hour > 9. ppm (S, F)	0	0	0	0	0
Max 8-Hour Conc. (ppm)	2.1	1.9	2.4	2.2	2.0
Nitrogen Dioxide					
1-Hour > 0.18 ppm (S)	0	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.10	0.08	0.09	0.08	0.08
Inhalable Particulates (PM-10)					
24-Hour > 50 µg/m ³ (S)	7/52	5/55	8/61	6/61	6/61
24-Hour > 150 µg/m ³ (F)	0/52	0/55	0/61	0/61	0/61
Max. 24-Hr. Conc. (µg/m ³)	72.	68.	63.	78.	76.
Ultra-Fine Particulates (PM-2.5)					
24-Hour > 35 µg/m ³ (F)	2/118	0/117	1/114	1/119	0/114
Max. 24-Hr. Conc. (µg/m ³)	71.0	34.9	41.2	45.3	29.1

xx data not available
S=State Standard
F=Federal Standard

Source: South Coast AQMD – Pico Rivera Air Monitoring Station for Ozone, CO, NOx and PM-2.5 Azusa Monitoring Station for PM-10
data: www.arb.ca.gov/adam/

Appendix G of the California CEQA Guidelines offers the following five tests of air quality impact significance. A project would have a potentially significant impact if it:

- a. Conflicts with or obstructs implementation of the applicable air quality plan.
- b. Violates any air quality standard or contributes substantially to an existing or projected air quality violation.
- c. Results in a cumulatively considerable net increase of any criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).
- d. Exposes sensitive receptors to substantial pollutant concentrations.
- e. Creates objectionable odors affecting a substantial number of people.

Primary Pollutants

Air quality impacts generally occur on two scales. Near an individual source of emissions or a collection of sources, such as a crowded intersection or parking lot, local levels of those pollutants that are directly emitted in their already unhealthful form will be highest. Carbon monoxide (CO) is an example of such a pollutant. Primary pollutant impacts can generally be evaluated directly in comparison to appropriate clean air standards. Violations of these standards where they are currently met, or a measurable worsening of an existing or future violation, would be considered a significant impact. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the South Coast Air Basin (SoCAB) for PM-10, an aggressive dust control program is required to control fugitive dust during project construction.

Secondary Pollutants

Many pollutants, however, require time to transform from a more benign form to a more unhealthful contaminant. Their impact to air quality is indirect and occurs regionally far from the source. Their incremental regional impact is minute on an individual basis and cannot be quantified except through complex photochemical computer models. Analysis of significance of such emissions is based upon a specified amount of emissions (pounds, tons, etc.) even though there is no way to translate those emissions directly into a corresponding secondary pollutant ambient air quality impact.

Because of the chemical complexity of primary versus secondary pollutants, the South Coast Air Quality Management District (SCAQMD) has designated significant emissions levels as surrogates for evaluating regional air quality impact significance independent of chemical transformation processes. Projects with daily emissions that exceed any of the following emission thresholds, listed below in Table III-2, *Daily Emissions Thresholds*, are recommended by the SCAQMD to be considered significant under CEQA guidelines.

**Table III-2
DAILY EMISSIONS THRESHOLDS**

Pollutant	Construction	Operations
ROG	75	55
NOx	100	55
CO	550	550
PM10	150	150
PM2.5	55	55
SOx	150	150

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

The proposed system improvements will have negligible operational impacts. There will be no increases in employees as the site is operated remotely. Small increases in chlorine consumption for disinfection will require an increased frequency in existing truck deliveries, but never more than one truck on any given day. Increased electrical power consumption to pump and treat water will result in air pollution impacts somewhere within the electrical generating grid. Because of the dispersed nature of the grid, there is no single source to which impacts can be assigned. Any impacts will be considered less than significant.

Any subsequent air quality impact discussion therefore relates only to construction.

Additional Indicators

In its CEQA Handbook, the SCAQMD also states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators are as follows:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation
- Project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the project's build-out year.
- Project could generate vehicle trips that cause a CO hot spot.

The SCAQMD CEQA Handbook also identifies various secondary significance criteria related to toxic, hazardous or odorous air contaminants. Except for the small diameter particulate matter ("PM-2.5") fraction of diesel exhaust generated by heavy construction equipment, there are no secondary impact indicators associated with Project construction. For PM-2.5 exhaust emissions, recently adopted policies require the gradual conversion of delivery fleets to diesel alternatives, or the use of "clean" diesel if their emissions are demonstrated to be as low as those from alternative fuels. Because health risks from toxic air contaminants (TAC's) are cumulative over an assumed 70-year lifespan, measurable off-site public health risk from diesel TAC exposure would occur for only a brief portion of a project lifetime, and only in dilute quantity.

The Project uses low concentrations of sodium hypochlorite for water disinfection. Sodium hypochlorite is a liquid (similar to bleach) that is mildly hazardous. However, the water treatment facility has a spill containment system to preclude any accidental sodium hypochlorite releases (Please reference discussion on Section VIII, Hazards and Hazardous Materials, of this Initial Study). The amount stored on-site at any point in time and the spill control procedures will not change from existing conditions.

Sensitive Receptors

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors." Sensitive population groups include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease).

The existing residential areas adjacent to a proposed site are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. There are existing residences adjacent to the Project site on three sides and across the street on the fourth side.

Construction Activity Impacts

Dust is typically the primary concern during construction of new buildings. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). These parameters are not known with any reasonable certainty prior to project development and may change from day to day. Any assignment of specific parameters to an unknown future date is speculative and conjectural.

Because of the inherent uncertainty in the predictive factors for estimating fugitive dust generation, regulatory agencies typically use one universal "default" factor based on the area disturbed assuming that all other input parameters into emission rate prediction fall into midrange average values. This assumption may or may not be totally applicable to site-specific conditions on the Project site. As noted previously, emissions estimation for Project-specific fugitive dust sources is therefore characterized by a considerable degree of imprecision.

CalEEMod 2013 V 2.2 was developed by the SCAQMD to provide a model by which to calculate both construction emissions and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

Although exhaust emissions will result from on and off-site heavy equipment, the exact types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Estimated construction emissions were modeled using CalEEMod2013.2.2 to identify maximum daily emissions for each pollutant during project construction for the following activities:

- Demolition and grading includes demolishing two existing homes and the existing steel water storage reservoir. This is expected to take 6 months. It is anticipated that 700 cubic yards will be imported to construct the onsite berms and no export of material will be required from the site.
- A new well will be bored/drilled approximately 800 feet deep. It will have a submersible motor on top of a 4-foot by 4-foot concrete pedestal. A concrete pad and well building will then be constructed. Construction of this housing is expected to take approximately 2 months.
- Two reservoirs will be constructed, a new 0.7 MG steel water storage reservoir and a 0.29 MG replacement reservoir.
- Installation of piping will be completed in approximately 1 month.

The project construction activities were assumed to occur sequentially. Each of these activities was modeled independently using the prototype construction equipment fleet and schedule as indicated in Table III-3.

**Table III-3
 GRADING AND DRAINAGE CALEEMOD CONSTRUCTION ACTIVITY EQUIPMENT FLEET**

Demo (two homes, reservoir) Grading (3 month)	1 Tractor/Loader/Backhoe
	1 Concrete Saw
	1 Dozer
	1 Excavator
	1 Welder

WELL CONSTRUCTION CALEEMOD CONSTRUCTION ACTIVITY EQUIPMENT FLEET

Well Bore and Drill (1 months)	1 Drill Rig
	1 Pump
	1 Welder
Well Building (2 months)	1 Forklift
	1 Tractor/Loader/Backhoe
	1 Generator Set

RESERVOIR CONSTRUCTION CALEEMOD CONSTRUCTION ACTIVITY EQUIPMENT FLEET

Construct (3 months)	1 Forklift
	1 Tractor/Loader/Backhoe
	2 Welders
	1 Gen Set
	1 Crane

PIPING INSTALLATION AND DRAINAGE CALEEMOD CONSTRUCTION ACTIVITY EQUIPMENT FLEET

Piping and Drainage Improvements (1 month)	1 Forklift
	1 Tractor/Loader/Backhoe
	1 Welder
	1 Compactor
	1 Trencher

Utilizing this indicated equipment fleet shown in Tables III-3 the following worst case, maximum daily construction emissions are calculated by CalEEMod and are listed in Table III-4.

**Table III-4
 CONSTRUCTION ACTIVITY EMISSIONS
 MAXIMUM DAILY EMISSIONS (pounds/day)**

Maximal Construction Emissions 2016	ROG	NOx	CO	SO₂	PM-10	PM-2.5
Demo and Grading	2.9	26.6	21.6	0.0	1.7	1.5
Well Construction	1.3	11.2	8.2	0.0	1.6	0.6
Reservoir Construction	2.4	18.0	14.0	0.0	1.6	1.2
Pipe Installation	1.3	9.2	7.6	0.0	2.9	1.8
SCAQMD Thresholds	75	100	550	150	150	55

Peak daily construction activity emissions are estimated to be below SCAQMD CEQA thresholds without the need for added mitigation. The margin of safety between maximum equipment exhaust emissions and SCAQMD CEQA significance thresholds is sufficiently large such that even if several activities were to occur simultaneously, their cumulative emissions would be below the most stringent significance standards.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a relatively brief construction period due to the lack of health risk associated with such a brief exposure.

Construction activities are not anticipated to cause dust emissions to exceed SCAQMD CEQA thresholds. Nevertheless, mitigation through enhanced dust control measures is recommended for implementation because of the non-attainment status of the air basin. The following mitigation

measures shall be implemented as Best Available Control Measures (BACMs) under SCAQMD Rule 403:

III-1 Fugitive Dust Control

The following measures shall be incorporated into Project plans and specifications for implementation:

- ***All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.***
- ***The contractor shall ensure that all disturbed areas within the Project are watered with complete coverage of disturbed areas at least two times a day, preferably in the mid-morning, afternoon, and after work is done for the day. Additional watering can be applied if fugitive dust is observed leaving the project site.***
- ***The contractor shall ensure that traffic speeds on the Project site are reduced to 10 miles per hour or less.***
- ***Plans, specifications and contract documents shall direct that a sign must be posted on-site stating that construction workers shall not idle diesel engines in excess of five minutes.***
- ***During grading activity, all construction equipment greater than 150 horsepower shall be California Air Resources Board (CARB) Tier 3 Certified.***
- ***Only “Zero-Volatile Organic Compounds” paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used when reservoirs are painted, if painted onsite.***
- ***Install and maintain track out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g., Install wheel shakers, wheel washers, and limit site access.)***
- ***All roadways, driveways, sidewalks, etc., shall be completed as soon as possible. In addition, reservoir pads shall be installed as soon as possible after grading, unless seeding or soil binders are used in travel areas.***
- ***When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.***
- ***All streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.***
- ***The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite.***

- **Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.**
- **Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily.**
- **Use electric construction equipment where technically feasible, i.e., a competent electronic version of the equipment is commercially available.**
- **Require use of alternatively fueled construction equipment, using, e.g., compressed natural gas, liquefied natural gas, propane, or biodiesel when such equipment is available.**

Similarly, ozone precursor emissions (ROG and NO_x) are calculated to be below SCAQMD CEQA thresholds during construction. However, because of the non-attainment for photochemical smog, the use of reasonably available control measures for diesel exhaust is recommended. The following mitigation measures shall be implemented:

III-2 Exhaust Emissions Control

- **Utilize well-tuned off-road construction equipment.**
- **Establish a preference for contractors using Tier 3-rated or better heavy equipment.**
- **Enforce 5-minute idling limits for both on-road trucks and off-road equipment.**

With the implementation of these mitigation measures, any Project-related construction impacts will remain less than significant.

Localized Significance Thresholds

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional. For the proposed Project, the primary source of possible LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility.

LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

LST screening tables are available for 25, 50, 100, 200 and 500 meter source-receptor distances. For this project the nearest sensitive use would be the adjacent existing residences and closest distance of 25 meters was selected for analysis.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. LST pollutant screening level concentration data is currently published for 1, 2 and 5 acre sites for varying distances.

The following thresholds and emissions in Table III-5, *LST and Project Emissions (pounds/day)*, are therefore determined (pounds per day):

**Table III-5
 LST AND PROJECT EMISSIONS (pounds/day)**

LST 1.0 acre/25 meters East San Gabriel Valley	CO	NOx	PM-10	PM-2.5
LST Threshold	623	89	5	3
Max On-Site Emissions	22	27	3	2

CalEEMod Output in Appendix

LSTs were compared to the maximum daily construction activities. As seen above, mitigated emissions are below the LST for construction. LST impacts are less-than-significant. Modeled mitigation measures included.

Operational Impacts

Operational air pollution emissions will be minimal. Electrical generation of power will be used for pumping. Electrical consumption has no single uniquely related air pollution emissions source because power is supplied to and drawn from a regional grid. Electrical power is generated regionally by a combination of non-combustion (nuclear, hydroelectric, solar, wind, geothermal, etc.) and fossil fuel combustion sources. The majority of the power in the SoCAB is still from fossil fueled plants, but the area wide emissions calculations in the CalEEMod takes this into account. There is no direct nexus between consumption and the type of power source or the air basin where the source is located. Operational air pollution emissions from electrical generation are therefore not attributable on a project-specific basis.

Odor Impacts

Project operations (pumping, treatment and storage) are an essentially closed system with negligible odor potential. The reservoir will be designed with adequate freeboard (head space between the top of the water and the roof) to contain any surges without forcing the emergency vents to open.

The chlorination system will utilize sodium hypochlorite (NaOCl) for disinfection. NaOCl is sold commercially as household bleach. Bleach has a noticeable odor, but it will be injected into the water stream (in a closed system) and have no airborne pathways.

During reservoir construction, odors will be briefly detectable during application of the interior epoxy coating and outdoor paint application on the reservoir shell. Good painting practice (low wind speeds and high efficiency sprayers) will minimize odor or overspray and paint transport.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

SUBSTANTIATION: The following information is provided based on site survey by a professional biologist retained by TDA.

- a. *No Impact* – Implementation of the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) (*formerly Department of Fish and Game*) or U.S. Fish and Wildlife Service (USFWS). There are no candidate, sensitive, or special-status species within the City limits of El Monte or within one mile of the City limits. In addition, the Project site has been developed with structures and facilities; with the remainder of the site having been disturbed by

prior activities. Due to this information, no further analysis is needed. No impacts are anticipated. No mitigation is required.

- b. *No Impact* – Implementation of the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS. There are no sensitive natural communities within the City (CDFG 2007). There are no significant ecological areas as defined by the Los Angeles County Department of Regional Planning within the City. Implementation of the Project would have no impact on sensitive natural communities. In addition, the Project site has been developed with structures and facilities; with the remainder having been disturbed by prior activities. Due to this information, no further analysis is needed.
- c. *No Impact* – Implementation of the Project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. There are no wetlands in the City of El Monte (USFWS 2007). Therefore, the Project would not have an impact on any federally protected wetlands as defined by Section 404 of the Clean Water Act. In addition, the Project site has been developed with structures and facilities; with the remainder having been disturbed by prior activities. Due to this information, no further analysis is needed. No impacts are anticipated. No mitigation is required.
- d. *No Impact* – Implementation of the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The entire City is developed with urban uses, including developed parks and flood control channels. There is no native habitat remaining in the City, and therefore there are no wildlife movement corridors in the City. In addition, the Project site has been developed with structures and facilities; with the remainder having been disturbed by prior activities. Implementation of the Project would have no impact on wildlife movement or the use of wildlife nursery sites. No impacts are anticipated. No mitigation is required.
- e. *Less Than Significant Impact with Mitigation Incorporation* – Implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. According to the *City of El Monte Tree Protection and Preservation Consistency Analysis and Survey for the Proposed Expansion of San Gabriel Valley Water Company Plant No. 1*, dated March 5, 2013, prepared by J.L. Patterson & Associates, the City of El Monte has a Tree Protection and Preservation Ordinance that protects trees from indiscriminate removal and excessive pruning within the City of El Monte. A copy of the report is provided in Appendix 2. Protected trees include Public Trees, Native Trees, and Heritage Trees. There is one protected tree within the proposed Plant #1 expansion area. The protected tree is a California redwood tree (*Sequoia sempervirens*) located on the southwest corner of the site on La Madera Avenue. This protected tree can be classified as both a Heritage Tree and a Native Tree. This tree will be protected in place, and the following mitigation measure will be implemented:

IV-1 Protection measures, identified in the Tree Protection and Preservation Ordinance – “Protection of protected trees during construction” shall be implemented to ensure the health and integrity of the California redwood tree (*Sequoia sempervirens*), located on the southwest corner of the site, is maintained during construction and operation of the Project.

IV-2 A certified arborist shall prepare a Tree Protection Plan for the project site prior to initiating ground disturbance. This shall include an assessment of the proposed landscape berm around the property and measures to protect the existing trees onsite to the extent feasible.

There are 12 Landscape (*Nyssa* sp) Trees along the west boundary of the existing Plant #1 facility. These trees will be relocated to the new boundary of the proposed expanded plant and not removed from the reservoir site. These trees are not Protected Trees under the ordinance. No impacts are anticipated to these trees and no mitigation is required.

- f. *No Impact* – Implementation of the Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There are no Habitat Conservation Plans or Natural Community Conservation Plans in effect within the City. There are no Significant Ecological Areas as defined by Los Angeles County within the City. In addition, the Project site has been developed with structures and facilities; with the remainder having been disturbed by prior activities. Due to this information, no further analysis is needed. No impacts are anticipated. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

SUBSTANTIATION: Please refer to the *Historical/Archaeological Resources Survey Report, San Gabriel Valley Water Company Plant 1 Expansion Project, 11822 Ranchito Street, City of El Monte, Los Angeles County, California, February 7, 2013*, prepared by CRM TECH (HARSR). This report is provided as Appendix 3 of this document.

a&b. *Less Than Significant Impact With Mitigation Incorporation* – Please refer to the *Historical/Archaeological Resources Survey Report, San Gabriel Valley Water Company Plant 1 Expansion Project, 11822 Ranchito Street, City of El Monte, Los Angeles County, California, February 7, 2013*, prepared by CRM TECH (HARSR), for a detailed discussion of the Project Setting (current natural setting, cultural setting: ethnohistoric and historic). A copy of this report is provided as Appendix 3 to this document. The discussion below will center on the research methods, results and findings, Project impacts and mitigation.

Research Methods

Records Search

The South Central Coastal Information Center (SCCIC), located on the campus of California State University, Fullerton, provided the records search service for the HARSR. During the records search, SCCIC Lead Staff Researcher Lindsey Noyes checked the center's files for previously identified cultural resources in or near the Project area, and existing cultural resources studies pertaining to the vicinity. Previously identified cultural resources include properties designated as California Historical Landmarks or Points of Historical Interest, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

Historical Research

Historical background research for this study was conducted by CRM TECH on the basis of published literature and online reference sources in local and regional history, archival records of the City of El Monte and the County of Los Angeles, particularly the City's building safety records and the County's real property information database, and historic maps of the El Monte area. Among maps consulted during the research were U.S. General Land Office's (GLO) land survey plat maps dated 1867 and U.S. Geological Survey's (USGS) topographic maps dated 1923-1953.

These maps are collected at the Science Library of the University of California, Riverside, and the California Desert District of the U.S. Bureau of Land Management, located in Moreno Valley.

Field Inspection

On January 22, 2013, CRM TECH carried out the field inspection of the Project area, including all existing buildings and other built-environment features within the Project boundaries. Since the Project area is fully developed and virtually all open space is covered with pavement or gravel, with no undisturbed ground surface visible, an intensive-level archaeological survey was determined to be unproductive for the HARSR. Therefore, the field procedures were focused primarily on buildings, structures, objects, and other features that appeared to date to the historic period—i.e., more than 45 years of age.

As part of the field procedures, detailed notations and preliminary photo-recording of the structural/architectural characteristics and current conditions of the two residential buildings in the Project area were made, both of which appeared to be more than 45 years old. The field observations and photographic records formed the basis of the building descriptions and the historic integrity assessment presented below.

Results and Findings

Previous Cultural Resources Studies in the Vicinity

According to SCCIC records, the Project area had not been surveyed for cultural resources prior to this HARSR, and no cultural resources had been recorded on or adjacent to the property. Outside the Project area, but within a half-mile radius, SCCIC records show three (3) previous cultural resources studies, each covering a very small area along Peck Road, and two others that may have occurred within the scope of the records search but could not be precisely located due to insufficient information in SCCIC records.

Also within the half-mile scope of the records search, 38 historic-period buildings have been recorded into the California Historical Resources Inventory and evaluated for historical significance, but none of them was found to qualify for any historical designation. None of these buildings were located within the immediate vicinity of the Project area, and thus none of them requires further consideration as part of the HARSR. No other previously identified cultural resources were found in SCCIC files.

Historical Overview

Historical sources consulted for the HARSR suggest that the Project area remained unsettled and undeveloped until the 1940's. As a part of the 8,900-acre Rancho San Francisquito land grant, the area was probably used for cattle raising during the Rancho Period, which was the primary economic activity on such large ranchos throughout Alta California. By the end of the 19th century and into the 1920s, the El Monte area had undergone some growth, as demonstrated by the scattered buildings along a grid of roads, but none of the buildings was located in the immediate vicinity of the Project area.

The increasingly accelerated growth of El Monte in the ensuing decades is reflected in historic maps from the 1940's, which show an urbanized settlement pattern, with densely packed streets and buildings, in the neighborhood around the project area, in sharp contrast with the landscape two decades before. Two of the buildings were located within the Project area. One of them corresponded in location to the residence found at 4626 La Madera Avenue today, and the other has apparently since been removed to make way for SGVWC Plant 1. The second residence in the project area today, at 11802 Ranchito Street, also dates to the 1940's, as discussed further below. Meanwhile, in 1951 the SGVWC constructed the wells and the reservoir currently existing at Plant 1, completing the extent of development in the Project area during the historic period.

Potential Historical Resources within the Project Area

At the present time, the Project area is occupied by SGVWC Plant 1 at 11822 Ranchito Street and two (2) single-family residences at 4625 La Madera Avenue and 11802 Ranchito Street. The water facility was originally established in 1951, as mentioned above, and operates today with a steel water tank, wells, pumps, and a small utility building. None of these utilitarian features of standard design and construction exhibits any particular historic, architectural, aesthetic, or technological merits to demonstrate any potential for historic significance. Furthermore, as a working component of the modern urban infrastructure, the facility as a whole is essential modern in appearance due to past upgrading and maintenance. Therefore, the facility was not recorded as a potential "historical resource" during this survey despite its age.

The results of historical research indicate that the two residences were constructed in 1941 and 1948, respectively, as discussed below. Although both appear to have been significantly altered, they retain sufficient historical characteristics that relate to the historic period, and thus were recorded into the California Historical Resources Inventory.

4626 La Madera Avenue

Please refer to the HARSR for a detailed physical description of this house and the house located at 11802 (discussed below). Overall, the house is in good condition and presently occupied, having been recently acquired by the SGVWC for demolition as part of the proposed Project.

According to archival records, this residence was built in 1941 (City of El Monte 1941; County of Los Angeles n.d.). In 1963, fire damages to the residence required significant repairs, including frame and lath work (City of El Monte 1963). A family room was added to the northeastern portion of the residence in 1981 (City of El Monte 1981). Property owners identified in archival records include Mel Jones and Martin and Olga Reyes in the 1960s, and J. Lamphier from around 1970 to at least 1981 (City of El Monte 1963-1981).

11802 Ranchito Street

Like the other residence discussed above, this house is in good condition but vacant, slated for demolition by the SGVWC during this Project.

Archival records indicate that this was originally a 560-square-foot residence with an attached garage, both built in 1948, when H. E. Kroner was the property owner (City of El Monte 1948). Five years later, Kroner reportedly converted the garage to a living room (City of El Monte 1953). Soon after, Robert F. and Bonnie E. Belknap became owners and added a 20'x28'garage, a 12'x20' covered breezeway connecting the house to the new garage, and the 30' patio "roof" (City of El Monte 1954). A 120-square-foot dining room was added to the southwestern corner of the building in 1968 (City of El Monte 1968). More recently, the block wall enclosure was added in 1991, when Francisco and Mary Mercado were listed as the property owners (City of El Monte 1991).

Discussion

The purpose of the HARSR was to identify any cultural resources within or adjacent to the Project area, and to assist the City of El Monte and the CDPH in determining whether such resources meet the official definition of "historical resources," as provided in the California Public Resources Code, in particular CEQA.

According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of

historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

A local register of historical resources, as defined by PRC §5020.1(k), "means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Since the City of El Monte has not enacted a local historic preservation ordinance, the local register provision in CEQA's definition of historical resources does not apply in this case. Instead, a local perspective is incorporated into the evaluation of potential historical resources under the California Register criteria.

Evaluation

In summary of the research results presented above, the residences at 4625 La Madera Avenue and 11802 Ranchito Street were evidently constructed in or around 1941 and 1948, respectively, during a time when El Monte was in transition from an agrarian settlement to its present, predominantly residential character. The construction of these residences was certainly related to that important period in the City's history, which may be considered a pattern of events that has left a significant legacy in local history. Although both structures have been significantly altered since then, they retain a sufficient level of historic integrity to relate to the period. However, as two of many hundreds of single-family residences in the City that date to the same era, these houses do not demonstrate a particularly close or unique association with that theme in local history in comparison to other similar properties.

Historical research has identified no persons of recognized significance in national, state, or local history, nor were any prominent architects, designers, or builders, in association with either residence. In terms of architectural or aesthetic merits, neither is found to be an important example of its style, type, period, region, or method of construction, or to express any ideals or design concepts more eloquently than the many other residences of similar style, character, and vintage in the El Monte area. Furthermore, these buildings are not currently listed in a local register of historical resources, and do not appear to hold any special historical interest in the local community.

Based on these considerations, the present study concludes that the two residences at 4625 La Madera Avenue and 11802 Ranchito Street do not appear eligible for listing in the California Register of Historical Resources, and do not qualify as "historical resources," as defined by CEQA.

Conclusion

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition,

destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

As stated above, while two historic-period residences were identified and recorded in the project area during this study, neither of them appears to meet CEQA's definition of a "historical resource." The existing water facility in the project area evidently dates to the early 1950s, but lacks any special historic, architectural, aesthetic, or technological merits to demonstrate the potential to qualify as a "historical resource." No archaeological sites or other potential "historical resources" were encountered during the course of the study.

In light of this information and pursuant to PRC §21084.1, the following conclusions have been reached for the Project:

- No historical resources exist within or adjacent to the project area, and thus the project as currently proposed will not cause a substantial adverse change to any known historical resources.
- No further cultural resources investigation is necessary for the proposed project unless construction plans undergo such changes as to include areas not covered by this study.

However, if buried cultural materials are discovered during any earth-moving operations associated with the Project, the following mitigation measure shall be implemented:

V-1 *Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the SGVWC onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.*

With the above contingency mitigation incorporation, potential for impact to cultural resources will be reduced to a less than significant level. No additional mitigation is required.

The City initiated consultation with the Gabrieleno Band of Mission Indians - Kizh Nation in accordance with the requirements of AB 52. The Band requested addition of the following mitigation measure which has been agreed to by the City.

V-2 *The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleno 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. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities.*

The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any

archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources.

- c. *Less Than Significant Impact With Mitigation Incorporation* – Due to the previous disturbance and development of the site, the potential for discovering paleontological resources during development of the Project is also considered highly unlikely. No unique geologic features are known or suspected to occur on or beneath the site. These resources are located beneath the surface and can only be discovered as a result of ground disturbance activities; therefore, the following measure shall be implemented:

V-3 Should any paleontologic resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the SGVWC onsite inspector. The paleontological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

With incorporation of this contingency mitigation, potential for impact to paleontological resources will be reduced to a less than significant level. No additional mitigation is required.

- d. *Less Than Significant Impact* – The Project site is highly disturbed and has been previously developed. No available information suggests that human remains may occur on the Project site and the potential for such an occurrence is considered very low. State and local laws (Section 7050.5 of the Health and Safety Code require that local law enforcement agencies be notified (local Police Department, County Sheriff and Coroner's Office) if human remains are encountered. Compliance with these laws is considered adequate mitigation for potential impacts and no further mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
§ Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		X		
§ Strong seismic ground shaking?		X		
§ Seismic-related ground failure, including liquefaction?		X		
§ Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

SUBSTANTIATION: City of El Monte General Plan Environmental Impact Report and site specific geotechnical report entitled "Geotechnical Investigation El Monte Plan No. 1 11828 Ranchito Street El Monte, California" prepared by MTGL, Inc dated September 24, 2010. This report is provided as Appendix 4 of this document.

a. Ground Rupture

Less Than Significant With Mitigation Incorporation – According to Figure 5.4-2, Fault Map of the General Plan EIR, there are no known earthquake faults in the City. There is a mapped fault located outside of the City boundary, westerly of the interchange of California State Route 60 and Rosemead Boulevard. This fault is approximately 5+ miles southwesterly of the Project site.

There are no Alquist-Priolo Earthquake Fault Zones in the City. Thus, the hazard of surface rupture of a known fault within the City is negligible. The Project does not propose any human occupancy structures or other structures that will place people on the site for long periods of time or pose a significant threat to people or property from ground rupture. The Geology Report (Appendix 4) concludes that the site is suitable for the proposed water production and storage facilities. All structures will be built to meet earthquake building standards, particularly for water storage reservoirs. However, as a contingency measure to protect future structures from ground rupture or severe damage from ground shaking the following mitigation measure will be implemented by SGVWC for construction of the reservoir to prevent a catastrophic failure of this facility during a future regional seismic event.

VI-1 *The SGVWC shall retain a qualified engineering geologist to investigate sites proposed for water storage reservoirs or facilities that store chemicals. The recommendations of the engineering geologist relative to mitigating the potential for seismically induced ground rupture, strong ground shaking and expansive soils shall be incorporated in the design and construction of these facilities. Design of such facilities shall follow the following design performance criteria. Comprehensive geotechnical investigation shall be required prior to engineering and design development or structural and/or substantial rehabilitation of structures identified under Risk Class I & II, e.g., public facilities, as identified below:*

Risk Class I & II, Structures Critically Needed after Disaster: Structures which are critically needed after a disaster include important utility centers, fire stations, police stations, emergency communication facilities, hospitals, and critical infrastructure elements such as bridges and overpasses, water storage reservoirs, and smaller dams.

Acceptable Damage: Minor non-structural; facility should remain operational and safe, or be suitable for quick restoration of service.

Risk Class III: High occupancy structures; uses are required after disasters, i.e., places of assembly such as schools and churches.

Acceptable Damage: Some impairment of function acceptable; structure needs to remain operational.

Risk Class IV, Ordinary Risk Tolerance: The vast majority of structures in urban areas; most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.

Acceptable Damage: An "ordinary" degree of risk should be acceptable. The criteria envisioned by the Structural Engineers Association of California provide the best definition of the "ordinary" level of acceptable risk. These criteria require that structures be able to:

- a. Resist minor earthquakes without damage;***
- b. Resist moderate earthquakes without structural damage, but with some non-structural damage; or***
- c. Resist major earthquakes, of the intensity or severity of the strongest experienced in California, without collapse, but with some structural, as well as non-structural damage.***

Risk Class V, Moderate to High Risk Tolerance: Open space uses, such as farms, ranches and parks without high occupancy structures; warehouses with low intensity employment; and the storing of non-hazardous materials.

Acceptable Damage: Not applicable.

Strong Seismic Ground Shaking

Less Than Significant With Mitigation Incorporation – As with most of southern California, the Project site is anticipated to be subjected to strong seismic groundshaking during the life of the proposed facilities. According to Figure 5.4-1, *Geologic Map* of the General Plan EIR, the Project site is located atop Young alluvial-fan deposits (symbol Qyf), which are defined as unconsolidated gravel, sand and silt; deposited chiefly from flooding streams and debris flows. The Project does not propose any human occupancy structures or other structures that will be occupied by or attract humans to the site other than for operations and maintenance on a “drop-in” basis. Wells and underground pipelines are not typically susceptible to severe damage from ground shaking. Many such facilities exist within areas susceptible to strong ground shaking. According to the site geotechnical study, the site is suitable for the proposed facilities and can be constructed in a manner that will not result in significant hazards to the surrounding area following a regional seismic event. Adequate design and construction techniques are available and routinely implemented to reduce the potential for adverse impacts to people or property for block buildings and storage reservoirs. Following catastrophic collapse of some water storage reservoirs during the Landers and Helendale earthquakes, more stringent seismic structural design requirements were imposed on reservoir construction. Strong-ground shaking potential from nearby regional faults require site specific seismic design standards in conjunction with the requirements of the California Building Code. Potential impacts associated with this Project are considered less than significant with implementation of mitigation measure VI-1. No other mitigation is required.

Seismic-related Ground Failure Including Liquefaction

Less Than Significant With Mitigation Incorporation – According to the General Plan EIR, three factors contribute to susceptibility to liquefaction:

- (1) Strong ground shaking;
- (2) Poorly compacted sediments consisting of sand or silty sand, with a clay content of less than 15 percent; and
- (3) Shallow groundwater, with groundwater shallower than 10 feet associated with the highest risk of liquefaction.

These three factors contributing to liquefaction susceptibility are present in El Monte. As stated above, the Project site is located atop Young alluvial-fan deposits. Depths to groundwater at six places in El Monte ranged from 16 to 88 feet, averaging 54 feet. The third factor, strong groundshaking, is potentially present in the City. According to Figure PHS-1 (Liquefaction Hazards), the project site is located within an area identified as “Susceptible to Liquefaction.” This is based on historic groundwater levels, because current groundwater level beneath the project site is at an elevation greater than 100 feet in depth.

Pipelines and wells are not generally susceptible to seismic-related ground failure. Proper trench bedding and soil preparation at the well sites are considered adequate to reduce the remote potential for ground failure at the proposed facility to a less than significant level. The storage reservoir will be secured to meet the seismic safety standards of the Uniform Building Code.

As with other ground failure potential, wells and pipelines are not susceptible to significant adverse effects associated with liquefaction. Damage to pipelines and wells can occur, but they can be

repaired and placed back into operation with no loss of human life. Potential impacts associated with seismic-related ground failure with implementation of mitigation measure VI-1. No other mitigation is required.

Landslides

No Impact – The Project area is flat. No hills or other significant topographic features exist on or near the Project site. No potential can be identified that would result in adverse affects to the proposed Project from landslides or that would cause landslides as a result of Project implementation. No impacts are anticipated and no mitigation is required.

b&c. *Less Than Significant With Mitigation Incorporation* – Due to existing developed nature of the Project site, and the size and type of the facilities proposed, the potential for this Project to result in substantial soil erosion or place structures on unsuitable soils is generally considered less than significant. However, due to the forecast area of disturbance the Project will require the implementation of a Stormwater Pollution Prevention Plan (SWPPP) during construction and will be required to meet current water quality controls after construction is completed and the facility begins operations. The following mitigation measure shall be implemented to address these issues. Also, see Section IX, Hydrology and Water Quality.

VI-2 *Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the Project site for future cleanup.*

VI-3 *Excavated areas shall be properly backfilled and compacted. Paved areas disturbed by this Project will be repaved in such a manner that roadways and other disturbed areas are returned to as near the pre-Project condition as is feasible.*

VI-4 *All exposed, disturbed soil (trenches, stored backfill, etc.) will be sprayed with water or soil binders twice a day or more frequently if fugitive dust is observed migrating from the site within which the water facilities are being installed.*

VI-5 *The length of trench which can be left open at any given time will be limited to that needed to reasonable perform construction activities. This will serve to reduce the amount of backfill stored onsite at any given time.*

d. *Less Than Significant Impact with Mitigation Incorporation* – According to Figure 5.4-1, *Geologic Map* of the General Plan EIR, the Project site is located atop Young alluvial-fan. This type of soil classification could be considered as “expansive.” Mitigation measure VI-1 shall be implemented to address the potential for expansive soils on the Project site.

As stated prior, no human occupancy structures are proposed by this Project. Therefore, although the Project is located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), any impacts can be reduced to a less than significant level and will not create substantial risks to life or property. No additional mitigation is required.

e. *No Impact* – The Project does not propose any septic tanks or alternative wastewater disposal systems. Therefore, determining if the Project site soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water does not apply. No impacts are anticipated. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

SUBSTANTIATION: The following information utilized in this Section of the Initial Study was obtained from the Air Quality Impact Analysis, San Gabriel Valley Water Company Improvements, Plant No. 1, City of El Monte, California, prepared by Giroux & Associates, dated June 3, 2015 (AQ Analysis). Please refer to the AQ Analysis in Appendix 1 for a detailed discussion of the background and physical setting as well as the regulatory setting for federal and California Greenhouse Gases (GHG).

a&b. *Less Than Significant Impact* – “Greenhouse gases” (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as “global warming.” These greenhouse gases contribute to an increase in the temperature of the earth’s atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation in some parts of the infrared spectrum. The principal greenhouse gases (GHGs) are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. For purposes of planning and regulation, Section 15364.5 of the California Code of Regulations defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding GHG. GHG statues and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California’s reputation as a “national and international leader on energy conservation and environmental stewardship.” It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate “early action” control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California’s GHG emissions be reduced to 1990 levels.

- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, to be achieved by 2020.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Maximum GHG reductions are expected to derive from increased vehicle fuel efficiency, from greater use of renewable energy and from increased structural energy efficiency. Additionally, through the California Climate Action Registry (CCAR now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources (i.e. company owned) and indirect sources (i.e. not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

Greenhouse Gas Emissions Significance Thresholds

In response to the requirements of SB97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment; or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility.

Emissions identification may be quantitative, qualitative or based on performance standards. CEQA guidelines allow the lead agency to “select the model or methodology it considers most appropriate.” The most common practice for transportation/combustion GHG emissions quantification is to use a computer model such as CalEEMod, as was used in the ensuing analysis.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons MT CO₂ equivalent/year. As part of the Interim GHG Significance Threshold development process for industrial projects, the SCAQMD established a working group of stakeholders that also considered thresholds for commercial or residential projects. A current recommendation of a significance threshold of 3,000 MT per year of GHG emissions for industrial uses (water production) is currently being utilized.

Construction Activity GHG Emissions

The build-out timetable for the Project is estimated by CalEEMod to be less than 2 years if the entire Project were built-out at once. During Project construction, the CalEEMod computer model predicts that the construction activities will generate the annual CO₂(e) emissions identified in Table VII-1, *Construction Emissions (Metric Tons CO₂(e))*. Because the SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime, the amortized annual total is also presented.

**Table VII-1
 CONSTRUCTION EMISSIONS (Metric Tons CO₂e)***

2016	CO ₂ e
Demo and Grading	76.2
Well Construction	40.6
Reservoir Construction	64.1
Pipe Installation	9.8
Total	190.7
Amortized	6.4

*CalEEMod Output provided in appendix

GHG impacts from construction are considered less-than-significant.

Project Operational GHG Emissions

Except for minor system maintenance, the only operational source of GHG emissions would be associated with pump station operations. Electricity is generated from a variety of resources at various locations in the western United States. The California Climate Action Registry Protocol (2009) states that each megawatt-hour (MW-HR) of electricity consumption in California results in the release of 0.331 MT of CO₂(e).

The proposed pumps are expected to consume an annual average of 1,500,000 kilowatt-hour (kWh) per year in increased project electrical consumption. Electricity use will result in GHG emissions from the fossil fueled fraction of Southern California's electrical resource calculated as follows:

$$1,500 \text{ MWH/year} \times 0.331 \text{ MT/MWH} = 496 \text{ MT/year}$$

The screening threshold of 3,000 MT of CO₂(e) GHG emissions will not be exceeded.

Implementation of the Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or, conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Both the construction and operations GHG emissions are far below the 10,000 MT CO₂(e) advisory threshold for impact significance. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X		
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

SUBSTANTIATION:

a&b. *Less Than Significant Impact With Mitigation Incorporation* – In the short term, other than some petroleum products used during construction, this Project will not include the use or storage of explosive, combustible or hazardous substances except those associated with well operation, maintenance and water disinfection. These substances would not pose a significant risk to surrounding properties. The cleanup of petroleum products, if a release occurs, is regulated by State and local regulations that have been determined to be adequate to reduce the risk of

exposure of humans to an acceptable level. Mitigation Measure IX-1 in Hydrology and Water Quality section requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The purpose of the SWPPP is to prevent the contamination of stormwater during construction activities. The SWPPP shall include a Spill Prevention and Cleanup Plan which establishes the methods that must be implemented to prevent the spill of hazardous substances, as well as methods of containing, cleaning up and disposing of hazardous materials in the event of an accidental release of such materials. As such, it is concluded the potential for this Project to result in the accidental release of hazardous materials, explosion, or create a health hazard during construction is less than significant.

In the long term, operation of this Project does not include any new use of hazardous materials in sufficient quantities to pose a significant risk to the public. Water extracted from the proposed well (Well 1F) will be disinfected at an existing SGVWC treatment facility in a manner similar to the water produced by the well being replaced and other SGVWC facilities in the Project area. The sodium hypochlorite treatment facility would continue to operate in compliance with applicable laws and regulations for such chemicals. Also, small quantities of fuel (diesel/gasoline) would be delivered and stored onsite for use during an emergency. Compliance with existing transport, storage and use regulations is mandatory and considered adequate to reduce the risk of potential hazard or hazardous conditions to humans to a less than significant level. No additional mitigation is required.

- c. *Less Than Significant Impact With Mitigation Incorporation* – The Project is located within one-quarter mile of an existing or proposed school. Cherylee Elementary School (north of the Project site), Durfee/Thompson Elementary School (located southeasterly of the Project site), and Wright Elementary School (located southwesterly of the Project site) are beyond the one-quarter mile radius of the Project site (source <http://www.emcsd.org/about-us/master-plan>). The Project site is located within one-quarter mile of the Norwood Training Center, located at 4520 N. Whistler Avenue. Any emission of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste will be considered less than significant with mitigation incorporation. Please refer to response VIII a & b, above. No additional mitigation is required.
- d. *Less Than Significant Impact* – The Project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it not create a significant hazard to the public or the environment.

According to the California State Waterboards GEOTRACKER site, which provides information regarding Leaking Underground Storage Tanks, there are no locations within a 1,000 foot radius of the proposed Project site that is identified as Leaking Underground Storage Tank (LUST) site. According to the LUST web site, the following is a status of sites within 1,000 feet of the Project site. This information can be obtained at the following link:

<http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=11822+Ranchito+Street%2C+EI+Monte%2C+CA>

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located in the vicinity of the Project site. This information was verified at the web-link provided below:

http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=11822%20Ranchito%20Street,%20EI%20Monte,%20CA&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the site. No impacts are anticipated and no mitigation is required.

Water served by SGVWC must be tested regularly and meet all state and federal drinking water standards once disinfected. The objectives of this Project are to replace an existing well and to increase storage capacity at Plant No. 1. If contaminants are detected in water from Plant No. 1 at levels that do not meet state standards, then the water would have to be treated prior to being introduced into the distribution system. Based on the above, it is concluded this Project has no identifiable potential to expose people to any significant health hazards. No mitigation beyond compliance with applicable laws, regulations and permits is required.

- e&f. *No Impact* – The Project site is located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport or within the vicinity of a private airstrip, that result in a safety hazard for people residing or working in the Project area. The El Monte Airport, a public airport, is located approximately 1.25 miles to the west of the Project site. No impacts are anticipated and no mitigation is required as the project site is not located with any airport runway protection zone or other zone designated to protect Airport operations. The structures proposed by the Project are 30 feet high or lower and will be designed to minimize glare from shiny surfaces or night-time security lighting. No impacts to aircraft or air operations will result as the site is not within any runway protection zone. This Project will not expose people or property to any new or greater potential adverse effects associated with air operations or aircraft. No impacts are anticipated. No mitigation is required.
- g. *Less Than Significant With Mitigation Incorporation* – The Project is located within an area that is accessible to the public. Public roads exist adjacent to the Project site. No known emergency response or evacuation plans or routes are known to exist in the vicinity of the Project and no such plans will be affected by this Project. Refer to the Transportation/Traffic Section of this document, Section XV. Mitigation to address any potential traffic disruption and emergency access issues are included in this section. Impacts are reduced to a less than significant level with mitigation incorporated. No additional mitigation is required.
- h. *No Impact* – The Project site is located within a developed area that does not contain native vegetation. This area is not open to the public and people will not be present on the site other than water operators and maintenance personnel. The facility will be completely enclosed by block walls and locked gates. The Project does not include the use of flammable or explosive materials. Based on the location and type of uses proposed, this Project has no identifiable potential to expose people or property to wildland fires. It should be noted that this Project will increase SGVWC's water supply capabilities and is viewed as a benefit to fire protection. No impacts are anticipated. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		X		
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?		X		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?		X		
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
f) Otherwise substantially degrade water quality?		X		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

SUBSTANTIATION:

a,b

&f. *Less Than Significant Impact With Mitigation Incorporation* – The Project proposes improvements to Plant No. 1 that include construction of a new 0.7 MG water storage reservoir, a 0.29 MG replacement reservoir, a new water production well, grading and drainage improvements. Well (1F) will have a design pumping capacity of approximately 1,500 gpm. Domestic water production wells do not produce wastewater and have no potential to result in the violation of any waste discharge requirements or water quality standards. Water extracted from the San Gabriel Basin meets all State drinking water standards without treatment or with treatment for any organic contaminants, if necessary.

Well 1F will be located within the Main Basin which is part of the San Gabriel River Watershed. The Main Basin includes essentially the entire valley floor of the San Gabriel Valley with the exception of the Raymond Basin and Puente Basin. The boundaries of the Main Basin are the Raymond Basin on the northwest, the base of the San Gabriel Mountains on the north, the groundwater divide between San Dimas and La Verne and the lower boundary of the Puente Basin on the east, and the common boundaries between Upper District and Central District through Whittier Narrows on the southwest.

The Main Basin (administered by the Main Basin Watermaster) is a large groundwater basin replenished by stream runoff from the adjacent mountains and hills, by rainfall directly on the surface of the valley floor, subsurface inflow from Raymond Basin and Puente Basin, and by return flow from water applied for overlying uses. Additionally, the Main Basin is replenished with imported water. The Main Basin serves as a natural underground storage reservoir, transmission system and filtering medium for wells constructed therein.

The production of groundwater from this basin has no identifiable potential to result in an increase in the depletion of groundwater supplies or result in the lowering of local groundwater levels beyond that which presently occurs. The siting of the proposed Well 1F included an analysis of the potential for this well to affect the production rates of existing wells in the Project area. SGVWC forecasts that Well 1F to operate at its design pumping capacity without adversely affecting production at existing wells. Groundwater extractions in excess of allocated pumping rights require offset through provision of imported water or other sources groundwater compensation.

In the short term, construction activities will have some potential to affect the quality of stormwater discharged from the Project sites. Land disturbance activities could result in erosion and sedimentation immediately adjacent to the project site. Spills or leaks of petroleum products used by construction equipment could also potentially affect the quality of surface water. The area of land disturbance by this Project appears to be about one acre. SGVWC must file a Notice of Intent (NOI) with the State Water Resources Control Board and obtain a general construction National Pollutant Discharge Elimination System (NPDES) stormwater discharge permit prior to the start of construction. Issuance of the NPDES requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that are required to be implemented during construction. Compliance with the terms and conditions of the NPDES and the SWPPP is mandatory and is judged adequate mitigation by the regulatory agencies for potential impacts to stormwater during construction activities. Implementation of the following mitigation measure is considered adequate to reduce potential impacts to stormwater runoff to a less than significant level.

IX-1 SGVWC shall require that the construction contractor prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting stormwater and with the intent of keeping all products of erosion from

moving offsite into receiving waters. The SWPPP shall include a Spill Prevention and Cleanup Plan that identifies the methods of containing, cleanup, transport and proper disposal of hazardous chemicals or materials released during construction activities that are compatible with applicable laws and regulations. BMPs to be implemented in the SWPPP may include but not be limited to:

- **The use of silt fences;**
- **The use of temporary stormwater desilting or retention basins;**
- **The use of water bars to reduce the velocity of stormwater runoff;**
- **The use of wheel washers on construction equipment leaving the site;**
- **The washing of silt from public roads at the access point to the site to prevent the tracking of silt and other pollutants from the site onto public roads;**
- **The storage of excavated material shall be kept to the minimum necessary to efficiently perform the construction activities required. Excavated or stockpiled material shall not be stored in water courses or other areas subject to the flow of surface water; and**
- **Where feasible, stockpiled material shall be covered with water proof material during rain events to control erosion of soil from the stockpiles.**

Well development will result in the discharge of water during well drilling and well test pumping. Development of the well will include the use of bentonite or similar clay material to line the drill hole. This clay material is not hazardous. Water used during well drilling will be obtained from an existing SGVWC potable source near this site. Water used during drilling will be recycled to the drilling operation after it has been decanted and the soil and clay produced during drilling allowed to settle out. After well drilling is completed, the non-hazardous soil and clay material produced will be removed from the site and disposed of at an appropriate location.

After the well is developed, it will be test pumped to remove sediments from the well column. This water is expected to be high quality water from the basin and will be discharged to Baker tanks or to percolation basins near the proposed well. No hazardous materials or substances will be associated with the test pumping activities. The following contingency mitigation measure will be implemented to ensure that well test water will meet the standards established by the Los Angeles Regional Water Quality Control Board for groundwater test pumping.

IX-2 Prior to discharging well test pump water, the following actions will be taken: (a) the quality of the water will be determined in order to decide whether the test water meets both water quality standards and Basin Plan Objectives; (b) if well test pumped water does not meet standards or Objectives, a decision will be made whether the discharge has any potential to meet natural surface water quality of flows within the area of potential effect; finally; and (c) if surface water quality degradation may occur, SGVWC shall confer with the Regional Board and either obtain wastewater discharge requirements or a waiver from the Board. Sufficient data to make the above decisions shall be obtained by the SGVWC prior to proceeding with well discharges.

c,d

&e.

Less Than Significant Impact With Mitigation Incorporation – Water discharged from the Project site generally flows toward existing stormwater drainage facilities in the adjacent streets. This Project will not alter this condition and stormwater will continue to be discharged in the general course and direction that currently exists.

The proposed Project site is already highly disturbed functions within a highly urban environment. Development of the site would add limited amounts of impermeable surfaces due to the

construction of Well 1F the 0.7 MG reservoir, and the 0.29 MG replacement reservoir. Most of the site will be covered with crushed rock that would facilitate the majority of the site remaining permeable to rainwater. If necessary, a detention basin will be installed on the property to capture any excess runoff due to the increase in onsite impermeable surface. The well and reservoir will not be located within an active flow line of any channel or water course. Once constructed, the site will continue to discharge surface water in a manner similar to that which presently occurs, i.e. runoff is directed to the adjacent street section which then flows into the regional stormwater collection system. No substantial alteration of the existing course and flow of stormwater from the site will result.

Based on the size and location of the proposed Project, it is concluded this Project will not substantially alter the existing drainage pattern of the site or area; will not substantially alter the course of a stream or river in such a manner that will result in substantial erosion or siltation either on or off the Project sites; or contribute runoff water that could exceed the capacity of the existing drainage facilities. No additional sources of polluted runoff will result with implementation of mitigation measure -IX-1 above. Note that the Company will be required to submit calculations, grading plan(s) and drainage plans to the City for review and approval to ensure compliance with local regulations. This will include continued acceptance of any off-site drainage and conveyance through the property to the current drainage discharge location. Impacts are less than significant with mitigation incorporation. No additional mitigation is required.

- g. *No Impact* – The Project is not located within a 100-year floodplain and does not propose any new housing or occupiable structures. Implementation of the Project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. No impacts are identified. No mitigation is required.
- h. *No Impact* – The Project is not located within a 100-year floodplain. Therefore, implementation of the Project will not place any structures within a 100 year floodplain or expose future facilities to substantial flood hazards. No impacts are anticipated. No mitigation is required.
- i. *No Impact* – The Santa Fe Dam and Reservoir is on the San Gabriel River two miles northeast of the City and could be the threat for flood inundation in the rare case of structural failure or breach. In the unlikely event of a dam breach or failure, waters would reach six feet in depth at the City's northeastern boundary in fifteen minutes from dam failure and decrease to two feet in central El Monte before rising to seven feet near Whittier Narrows in three hours from dam breach. The actual potential and severity for flooding due to dam breach is very remote and depends on the speed of inundation, location and nature of the dam failure, and topography. The Project will not increase the number of people onsite or in the Project area; therefore it will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No impacts are anticipated and no mitigation is required.
- j. *No Impact* – The Project site is located about 50 miles from the ocean and is not situated near a large water body that has the potential to generate a tsunami or seiche. No hills exist around or near the site that could result in the generation of substantial mudflow. No impact from such hazards can be identified and no mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
X. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

SUBSTANTIATION:

- a. *No Impact* – Plant No. 1 encompasses approximately 0.74 acres. Existing structures on the site include a steel water storage reservoir with capacity of 400,000 gallons, one booster station building, one equipment storage building, electrical power equipment and electronic control equipment, four water production wells with associated piping and equipment, and underground pipelines. A 6-foot block wall and a 20-foot-wide wrought iron gate exist along the Ranchito Street frontage. A 5-foot 4-inch high block wall exists along the east, west and southerly property lines. The site is covered with crushed rock. All existing structures will remain. The Project site is bounded to the west by low density residential properties, to the north by Ranchito Street, to the east by low density residential properties, and to the south by low density residential properties.

Two existing homes, located westerly of Plant No.1, have been acquired and will be demolished. These homes are owned by SGVWC. The driveways and any underground utilities will also be removed as part of the demolition. Two existing on-site light poles will be relocated to the westerly portion of the site and one existing on-site light pole will be re-oriented. The light poles will be directed on-site. Demolition also includes an existing 5-foot 4-inch high block wall on the westerly property line of Plant No. 1. No changes, with the exception of the removal of a driveway on La Madera Avenue and Ranchito Street are proposed to the existing right-of-way improvements.

Proposed improvements to Plant No. 1 include construction of a new 0.7 MG water storage reservoir, a 0.29 MG replacement reservoir, a new water production well, grading and drainage improvements. The reservoirs will be constructed at ground level and will be 30-feet high. The water production well will be equipped with a submersible well pump on a 4-foot x 4-foot concrete pedestal in a 10-foot by 10-foot by 6-inch thick concrete slab. The existing 5-foot fence and wall along Ranchito Street and La Madera Avenue will be modified to 6-foot high a new 6-foot high fence and wall will be constructed along La Madera Avenue. The existing 5-foot 4-inch high block wall along the southerly border of Plant No. 1 will be extended to the proposed 6-foot high fence and wall at La Madera. New and relocated trees (Brisbane Box) will be located within the confines of Plan No. 1 on the southerly, westerly and northerly borders.

The Project components will serve to expand an existing facility that is already integrated into the current community fabric. All new facilities will be contained with the project site and La Madera Avenue. Therefore, this Project has no potential to physically divide an established community.

However, the new reservoir may cause or contribute to neighborhood controversy because of the size of this structure. Given the historic use of the site as a water supply and storage facility and the proposed reservoir articulation and landscaping to minimize the new reservoir's visual bulk appearance in the neighborhood (including mitigation required in the Aesthetics Section of this document), this impact is considered to be less than significant. No substantial adverse land use impacts will result from implementing the proposed project, and no mitigation beyond the additional landscaping is required.

- b. *No Impact* – This Project includes water supply facilities that will be located within a developed area. The City of El Monte has designated the Project site as Low Density Residential (0.0-6.0 dwelling units per acre) on the General Plan. All adjacent parcels (north, south, east and west) are designated as Low Density Residential (0.0-6.0 dwelling units per acre) on the City's General Plan. Plant No. 1 encompasses approximately 0.74 acres. California Government Code Section 53091 exempts water supply facilities from local zoning restrictions. As such, water facilities are considered compatible with all land uses and no conflict with existing land use designations, zoning ordinances or environmental protection plans, policies or regulations will result. No impacts are anticipated. No mitigation is required.
- c. *No Impact* – As documented in the Biological Resources section of this Initial Study, there is no habitat conservation plan or natural community conservation plan applicable to the Project site and there are no native biological resources on or adjacent to the site. No conflict with any conservation programs would occur as a result of Project implementation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XI. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

SUBSTANTIATION:

a&b. *No Impact* – Due to existing site development (and prior site disturbances) and the existing development surrounding the Project site, mining of aggregate or other materials is impractical. Therefore, it is not anticipated that the Project will result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are anticipated. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

SUBSTANTIATION:

a-d. *Less Than Significant Impact With Mitigation Incorporation* – Noise is generally described as unwanted sound. Plant No. 1 and its associated facilities are bounded to the west by low density residential properties, to the north by Ranchito Street, to the east by low density residential properties, and to the south by low density residential properties.

The unit of sound pressure ratio to the faintest sound detectable to a person with normal hearing is called a decibel (dB). Sound or noise can vary in intensity by over one million times within the range of human hearing. A logarithmic loudness scale, similar to the Richter scale for earthquake magnitude, is therefore used to keep sound intensity numbers at a convenient and manageable level. The human ear is not equally sensitive to all sound frequencies within the entire spectrum. Noise levels at maximum human sensitivity from around 500 to 2,000 cycles per second are factored more heavily into sound descriptions in a process called “A-weighting,” written as “dBA.”

Leq is a time-averaged sound level; a single-number value that expresses the time-varying sound level for the specified period as though it were a constant sound level with the same total sound energy as the time-varying level. Its unit is the decibel (dB). The most common averaging period for Leq is hourly.

Because community receptors are more sensitive to unwanted noise intrusion during more sensitive evening and nighttime hours, state law requires that an artificial dBA increment be added to quiet time noise levels. The 24-hour noise descriptor with a specified evening and nocturnal penalty is called the Community Noise Equivalent Level (CNEL). CNEL is the average of Leq levels over a 24-hour period with a weighting factor applied to noises occurring during evening hours from 7:00 p.m. to 10:00 p.m. (relaxation hours) and at night from 10:00 p.m. to 7:00 a.m. (sleeping hours) of 5 dBA and 10 dBA, respectively. A similar noise metric called Ldn is almost equivalent to CNEL except for the application of the 5 dBA evening hour weighting.

Local jurisdictions such as the City of El Monte within which the residences are located use noise quality standards for land use categories based on the now disbanded State of California Office of Noise Control land use compatibility recommendations. These standards follow the Guidelines of California Government Code Section 65302(f) and Health and Safety Code Section 56050.1.

CNEL-based standards apply to noise sources whose noise generation is preempted from local control (such as from on-road vehicles, trains, airplanes, etc.). Since local jurisdictions cannot regulate certain transportation noise generators (local jurisdictions are preempted by the State and Federal Governments), they typically exercise land use planning authority on the receiving property. Uses that are amenable to local control are generally considered "stationary sources." Local jurisdictions typically regulate the level of noise that one use may impose upon another. The City of El Monte, the jurisdiction within which the nearest receptors are located, utilizes a noise standard of 60-70 dB CNEL as a conditionally acceptable noise level on the exterior of residential units.

Noise standards typically apply to permanent activities. The recommended noise exposure levels are established for permanent noise sources and receptors where noise can be generated over a 24-hour period with penalties applied for permanent noise generated during the night time hours. Construction related noise is short term and generally considered a nuisance. Construction noise is generally not of sufficient magnitude that is considered health threatening. The City address construction noise activity as follows: "The City also limits the use of power construction tools or equipment to between 6:00 a.m. and 7:00 p.m. on any working day, or 8:00 a.m. to 7:00 p.m. on weekends. Meeting this requirement is deemed to result in a less than significant impact from construction noise. SGVWC has gone several steps beyond this to minimize construction noise at the adjacent residences.

In the short term, well development activities will result in noise generated by equipment. Due to the nature of well drilling, these activities can occur continuously 24 hours a day. The period of 24-hour well drilling is estimated to be five days (over two periods, total 10 days). It can occur twice over a two month period. Based on recent measurements of well drilling at a well in Chino, drilling generates noise levels between 80 and 90 decibels from the onboard diesel motor and from handling the steel pipe used for drilling. For comparison, a gas lawnmower generates about 90 decibels of sound for the operator of this piece of equipment. For this well, it is anticipated that 24-hour well drilling will require approximately two work weeks (two five day 24-hour drilling efforts) to complete actual drilling and another four to six weeks to complete and test the well (work during daylight hours). All other Project construction activities (building construction, grading, storage reservoir construction, pipeline installation, well outfitting, etc.) will be limited to daytime hours.

Construction equipment generates noise levels of about 90 db at a distance of 50 feet from the operating equipment. Stationary noise levels typically diminish at a rate of about 6 dB for each doubling of the distance from the source without attenuation by barriers such as structures and topography. The two houses on the west (along Madera Drive) are owned by SGVWC and will be removed or will be unoccupied prior to well drilling. The well drilling will take place less than 150 feet from the nearest sensitive receptor (single-family residence). Figure XII-1 shows that only three residences are located with 150 feet of the project site. The noise generated by the proposed well drilling activities is forecasted to be about 70 dBA at the nearest receptors with the

implementation of mitigation (sound walls surrounding the drilling rig). This exceeds the City noise standard for residential areas (65 dBA), and would normally be considered a significant noise impact as drilling can take place 24 hours per day, the duration of the drilling would be approximately two weeks (10 days). Based on a 70 dBA sound level at the exterior of the nearest residences at about 100 feet (sound walls achieve about 20 dB of noise reduction) they would experience a sound level of approximately 64 dBA. This is below the absolute sound level of 65 dBA, but with a nighttime penalty of 10 decibels, the perceived sound level would exceed the City's noise threshold. However, contingency mitigation is provided below to reduce noise levels at residences and/or to minimize or address complaints from local sensitive noise receptors. With implementation of the measures below noise impacts can be reduced to acceptable noise levels, particularly by local affected residents (up to 15 residences) opting to relocate during the drilling period.

The other construction activity would be closer than this to nearby residences, and may be louder, but will only occur during the daytime hours. The short term noise impacts associated with Project construction activities are forecast to be less than significant through implementing the following measures. As construction activities may be a nuisance to nearby residents, the following mitigation is recommended:

- XII-1** *SGVWC shall use noise reducing barriers and other devices to reduce exterior noise levels at the nearest sensitive receptor to between 50-60 CNEL or less during the night-time construction hours (well drilling) and 65 CNEL or less during the daytime construction hours. This shall include installation of a twenty five foot high temporary construction barrier around the well drilling operation and appropriate height noise temporary noise barriers around temporary or portable equipment used at the site during construction.*
- XII-2** *Aside from well drilling, no construction activities shall occur during the hours of 6 pm through 7 am, Monday through Saturday and at no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists. Stated differently, non-well drilling construction activities shall be limited to 7 AM to 6 PM on weekdays; 9 AM to 5 PM on Saturdays; and no construction activities on Sunday or federal holidays.*
- XII-3** *Stationary construction equipment that generates noise shall be placed behind a 12-foot temporary noise construction barrier while in use.*
- XII-4** *SGVWC shall establish a noise complaint response program and shall respond to any noise complaints received for this Project by measuring noise levels at the affected receptor site. If the noise level exceeds an Ldn of 60 dBA exterior or an Ldn of 45 dBA interior at the receptor, the applicant will implement adequate measures (which may include portable sound attenuation walls, use of quieter equipment, shift of construction schedule to avoid the presence of sensitive receptors, etc.) to reduce noise levels to the greatest extent feasible.*
- XII-5** *SGVWC will require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by applicant personnel during construction activities.*
- XII-6** *Equipment not in use for five minutes shall be shut off.*
- XII-7** *Equipment shall be maintained and operated such that loads are secured from rattling or banging.*

- XII-8** *Where available, electric-powered equipment shall be used rather than diesel equipment and hydraulic-powered equipment shall be used instead of pneumatic power.*
- XII-9** *Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.*
- XII-10** *No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor.*
- XII-11** *Public notice shall be given 10 days prior to initiating construction. This notice shall be provided to all property owners and residents within 300 feet of the project site and shall be provided to property owners/residents at least one week prior to initiating construction. The notice shall identify the dates of construction and the name and phone number of a construction supervisor (contact person) in case of complaints. One contact person shall be assigned to the project. The public notice shall encourage the adjacent residents to contact the supervisor in the case of a complaint. Resident's would be informed if there is a change in the construction schedule. The supervisor shall be available 24/7 throughout construction by mobile phone. If a complaint is received, the contact person shall take all feasible steps to remove or attenuate the sound source causing the complaint.*
- XII-12** *Upon request from adjacent residents, SGVWC shall provide the option of relocating adjacent residents within 300 feet of the drilling location for the duration of active 24-hour drilling activity. This offer shall be included in the notice distributed to the public under mitigation measure XII-11. Relocation will be provided based solely on request for those nights (6 p.m. through 6 a.m.) when active drilling is conducted at the well site. Sufficient accommodations for each residence will be provided at the nearest available national chain hotel (or acceptable alternative) and a stipend will be provided for breakfast and dinner meals. A detailed relocation plan will be developed prior to initiating well drilling and reviewed and approved by the City at least 30 days before 24-hour drilling commences.*

The last measure was suggested by local residents to allow them to avoid noise effects from drilling operations. With implementation of the above measures significant noise impacts can be avoided by local residents during drilling and will be controlled as required by the City for all other construction activities. For residents that do not want to avoid noise levels during drilling, the combination of installing the noise attenuation barriers and closing windows and using air conditioning will be sufficient to meet an interior noise level of 45 dB.

Vibration is the periodic oscillation of a medium or object. The rumbling sound caused by the vibration of room surfaces is called structure borne noise. Sources of groundborne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous, such as factory machinery, or transient, such as explosions. As is the case with airborne sound, ground-borne vibrations may be described by amplitude and frequency. Vibration is often described in units of velocity (inches per second), and discussed in decibel (dB) units in order to compress the range of numbers required to describe vibration. Vibration impacts are generally associated with activities such as train operations, construction and heavy truck movements.

The background vibration-velocity level in residential areas is generally 50 VdB. Ground-borne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Vibration Standards

The City of El Monte has not identified or adopted vibration standards. However, the United States Department of Transportation Federal Transit Administration (FTA) provides guidelines for maximum-acceptable vibration criteria for different types of land uses. These guidelines allow 80 VdB for residential uses and buildings where people normally sleep.

Construction activity can result in varying degrees of ground-borne vibration, depending on the equipment and methods used, distance to the affected structures and soil type. Construction vibration is generally associated with pile driving and rock blasting. Other construction equipment such as air compressors, light trucks, hydraulic loaders, etc., generates little or no ground vibration. Occasionally large bulldozers and loaded trucks can cause perceptible vibration levels at close proximity. While not enforceable regulations within the City of El Monte, the FTA guidelines of 80 VdB for sensitive land uses provide the basis for determining the relative significance of potential Project related vibration impacts.

The project site will not be exposed to substantial ground borne vibration because large pieces of equipment will not be used in development of this small parcel. A medium-sized dozer will be used for demolition of the existing reservoir and the well drilling rig are the largest pieces of equipment. Based on the rapid attenuation of vibration in the typical soils found on the project site, ground borne vibration above 80 VdB will not leave the project site. This finding is based on the following information.

Construction activity can result in varying degrees of ground vibration, depending on the specific construction activities and equipment used. Ground vibration levels associated with various types of construction equipment are summarized on Table XII-1.

**Table XII-1
VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT**

Equipment	Vibration Decibels (VdB) at 25 feet
Small bulldozer	58
Jackhammer	79
Loaded Trucks	86
Large bulldozer	87

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006
as provided in the French Valley 170 Preliminary Noise Impact Analysis
prepared by Urban Crossroads, January 6, 2015

The proposed project anticipates that ground-borne vibration activities would cause only intermittent, localized intrusion with no vibration exceeding the 80 VdB at the nearest offsite residences.

While the noise levels would still exceed the City of El Monte Noise standards during the daytime, with mitigation incorporated, these impacts will be short term and shall only occur during construction. This impact is allowed by the City as a less than significant as long as construction activities are limited to the daytime hours identified in the list of mitigation measures (measure XII-2). Therefore, construction impacts would be considered less than significant. No additional mitigation is required.

This Project includes a new well (Well 1F). This well is subterranean, encased and covered and is not anticipated to generate significant levels of noise. Based on this information, Well 1F is not anticipated to result in a new source of significant long term noise. The noise generated by operation of a well facility would not result in noise levels that exceed the City of El Monte noise ordinance standards. However, the following mitigation will be implemented as a contingency:

XII-13 Well 1F or booster pumps shall have noise levels attenuated to 50 dBA CNEL at the exterior of the nearest sensitive noise receptor location.

Due to the type and location of the Project, it is concluded that with the mitigation measures presented above, this Project will not expose people to either short-term or long-term noise levels that exceed established standards or are considered health threatening. No equipment will be used that could result in the exposure of people to excessive groundborne noise or vibration. Potential impacts are considered less than significant. No mitigation is required.

- e. *Less Than Significant Impact* – The Project site is within 1.25 mile of El Monte Municipal Airport. According to Figure 5.9-2, Airport Noise Contours, the Project site is not located within the 70 CNEL noise contour surrounding the Airport. People will be present onsite for daily maintenance, operation and monitoring. Based on the nature of the use, and the distance from the noise generated by airport activities, noise from the airport at this location is not excessive. Any impacts are considered less than significant. No mitigation is required.
- f. *No Impact* – The Project site is not located within 2 miles a private airport. Therefore, no potential to expose people to excessive noise from private aircraft operations will result. No impacts are anticipated. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

SUBSTANTIATION:

a-c. *No Impact* – The Project does not propose the development of any new housing or other development that could attract people or induce population growth. Proposed improvements to Plant No. 1 include construction of a new 0.7 MG water storage reservoir, a 0.29 MG replacement reservoir, a new water production well, grading and drainage improvements. The reservoirs will be constructed at ground level and will be 30-feet high. The water production will be equipped with a submersible well pump on a 4-foot by 4-foot concrete pedestal in a 10-foot by 10-foot by 6-inch thick concrete slab. The Project will increase the amount of water historically produced from the Plant No. 1 wells, and it will provide additional potable water storage on-site; however, this increase is only to meet current demand and provide storage for contingency planning, consistent with the 2011 SGVWC UWMP.

Two existing houses immediately adjacent to the Project site will be affected by the Project. One structure is occupied and the other is vacant; both will be demolished. The homes are under the ownership of SGVWC at the current time; therefore, the Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. This Project will not result in any uses that could attract people to the area and potentially induce population growth.

As a public utility SGVWC is mandated to provide a safe and reliable supply of water to its customers. The type and density of development in SGVWC’s service area is controlled by land use designations established by the agencies having jurisdiction over such issues (all or portions of the Cities of Arcadia, Baldwin Park, El Monte, Industry, Irwindale, La Puente, Montebello, Monterey Park, Pico Rivera, Rosemead, San Gabriel, Santa Fe Springs, South El Monte, West Covina, Whittier, and unincorporated areas of Los Angeles County including Hacienda Heights and South San Gabriel). SGVWC has coordinated the preparation of its Plan with Amarillo Mutual Water Company, Central Basin Municipal Water District, Champion Mutual Water Company, County of Los Angeles, Del Rio Mutual Water Company, Hemlock Mutual Water Company, Industry Public Works, La Puente Valley County Water District, Main San Gabriel Watermaster, Rurban Homes Mutual Water Company, San Gabriel Basin Water Quality Authority, San Gabriel River Watermaster, Suburban Water Systems, Upper San Gabriel Valley Municipal Water District, Valley County Water District, and the Cities of Arcadia, Baldwin Park, El Monte, Industry, Irwindale, La

Puente, Montebello, Monterey Park, Pico Rivera, Rosemead, San Gabriel, Santa Fe Springs, South El Monte, West Covina, and Whittier). As such, this Project is considered growth-accommodating not growth-inducing in that it will help provide adequate water service to existing and allowed development. This Project will not induce substantial population growth, affect existing housing or displace people or housing. The surrounding service area for Plant No. 1 is fully developed and no additional development is forecast to result from implementation of this project in the City of El Monte. No impacts are anticipated. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?				X
d) Recreation/Parks?				X
e) Other public facilities?				X

SUBSTANTIATION:

- a. *Less Than Significant Impact* – The nearest fire station serving the Project site is a Los Angeles County Fire Prevention station located at 5110 Peck Road, approximately 0.9 miles north/northeast of the Project site. The Los Angeles County Fire Department (LACoFD) provides fire protection and emergency medical services for the City of El Monte as part of its Battalion 10. The Project will not include the use or storage of highly flammable materials. The Project is a water system improvement that will benefit fire protection services by helping to maintain and supplement the amount of water available to the SGVWC system. The structures to be built on site (walls, fences, Well 1F the 0.7 MG reservoir and the 0.29 MG replacement reservoir) do not present a fire hazard. They are made of block, steel and concrete which are considered fire-resistant. The existing onsite building stores chemicals used for plant operation, including those for disinfection, general cleaning and maintenance. The function of the building and the quantities stored therein will not be modified as a result of implementing this project. Some of the chemicals used for maintenance and operation may be petroleum based. However, the fire risk associated with these chemicals would be minimal and similar to the risk of storing household chemicals. Therefore, no new or altered fire protection facilities will be required to serve this Project. Any impacts to fire protection are considered less than significant. No additional mitigation is required.

- b. *Less Than Significant Impact* – The City of El Monte provides police services through its City Police Department. The Department enforces local, state, and federal laws, performs investigations and makes arrests, administers emergency medical treatment, and responds to City emergencies. The main police station is at 11333 Valley Boulevard, and includes a temporary jail facility. There are two community relations offices, one at 10503 Valley Boulevard; and a second at 11204 Asher Street. The Police Department also commands an air-support unit office at the El Monte Airport, where two helicopters can be dispatched to assist police operations in the City. The cities of Montebello, Irwindale, and Baldwin Park contract with the City of El Monte to receive air support for police operations as well.

The Project does not propose any uses that will attract criminal activity. Proposed improvements to Plant No. 1 include construction of a new 0.7 MG water storage reservoir, a 0.29 MG replacement reservoir, a new water production well, grading and drainage improvements. The reservoirs will be constructed at ground level and will be 30-feet high. The water production well will be equipped with a submersible well pump on a 4-foot by 4-foot concrete pedestal in a 10-foot by 10-foot by 6-inch thick concrete slab. New and relocated trees (Brisbane Box) will be located within the confines of Plan No. 1 on the southerly, westerly and northerly borders. The Project will be completely fenced/walled and gated (The existing 5-foot fence and wall along Ranchito Street and La Madera Avenue will be modified to 6-foot high a new 6-foot high fence and wall will be constructed along La Madera Avenue. The existing 5-foot 4-inch high block wall along the southerly border of Plant No. 1 will be extended to the proposed 6-foot high fence and wall at La Madera Avenue) and will have lighting for night-time safety. Therefore, this Project will not generate any new activities or create any new facilities that will alter or increase the potential for criminal activities in the area. SGVWC staff already maintain the fences and controls graffiti as it occurs, and the Company will continue to maintain standard security measures to control access and vandalism. Any increase in the demand for police protection is considered less than significant. No additional mitigation is required.

- c&d. *No Impact* – The Project will not generate significant numbers of new long-term jobs nor attract new residents to the area. As a result, implementation of the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public services to include: schools, parks or other recreational activities. No impacts to schools or parks are anticipated. No mitigation is required.
- e. *No Impact* – Implementation of the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public services, including any other public services. No impacts to other public services are anticipated. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

SUBSTANTIATION:

- a. *No Impact* – As previously discussed in Section XII, Population and Housing and Section XIII, Public Services this Project will not contribute to an increase in the population beyond that already allowed or planned for by local and regional planning documents. Therefore, this Project will not result in an increase in the demand for parks and other recreational facilities. It should be noted that the provision of an adequate supply of water is generally considered a benefit to parks and recreational uses. No impacts are anticipated. No mitigation is required.
- b. *No Impact* – The Project does not propose any new development nor require any new or expanded recreational facilities. No impacts are anticipated. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVI. TRANSPORTATION / TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?		X		
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

SUBSTANTIATION:

a&b. *Less Than Significant Impact* – The Project is located within an existing developed area. The street address is 11822 Ranchito Street, El Monte, CA. Ranchito Road intersects with Peck Road, approximately 0.4 miles northwesterly of the Project site. Peck Road is a major north-south roadway and is classified as a Major Arterial on the General Plan Circulation Element (Figure 5.13-6, Circulation Element Roadway Classifications). Access to the Project site will be from Ranchito Road. No new roads are required to construct or operate this Project. No existing public roads will be altered by this Project. Approximately 40 round trips per day are anticipated to the site during construction and only about one trip per day to the site will occur during Plant No. 1 operations. Therefore, implementation of the Project will not Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections,

streets, highways and freeways, pedestrian and bicycle paths, and mass transit; or, conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Any impacts are considered either short-term, or incremental, and will result in a less than significant impact. No mitigation is required.

Project development activities will temporarily result in additional short-term, construction associated vehicle trips. These trips will occur throughout the day and are not considered of sufficient quantity (estimated to be about 40 trips per day during reservoir construction) to result in any adverse effects on the transportation system. In the long-term, the operation of this Project could generate any additional trips per day by SGVWC personnel. The existing roadways provide adequate access to the Company for construction activities and staging areas will be located on the project site.

- c. *Less Than Significant Impact* – The Project water facilities will not generate any increase in air traffic volumes or affect air traffic patterns. The El Monte Airport, a public airport, is located approximately 1¼ miles to the west of the Project site. The structures proposed to be built as part of Project implementation are only 30 feet high and pose no threat of interference to air traffic. Mitigation for light and glare is included above, in the Aesthetics Section of this Initial Study. This, along with compliance with the City of El Monte Municipal Code, will ensure that implementation of the Project will not create light and glare impacts that could affect air traffic. Therefore, the implementation of the Project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Any impacts are considered less than significant. No mitigation is required.
- d. *Less Than Significant Impact* – The Project will not alter any existing roadways. Construction activities may result in short-term traffic hazards, but this will not be due to design features or incompatible uses (this is discussed below). Therefore, implementation of the Project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Any impacts are considered less than significant. No mitigation is required.
- e. *Less Than Significant With Mitigation Incorporation* – The Project site includes direct access to public roadways which is considered adequate for emergency purposes. No known emergency access plans or routes or emergency response or evacuation plans will be affected by this Project. During construction, a potential exists for short-term hazards and constraints on both normal and emergency access within the affected area. Therefore, the following mitigation measures will be implemented.

XVI-1 SGVWC shall require that a construction traffic management plan for work in public roads that complies with the City of El Monte standards to provide adequate traffic control, safety and emergency access during construction activities.

XVI-2 SGVWC shall require that all disturbances to public roadways be repaired in a manner that complies with the Standard Specifications for Public Works Construction (green book) or other applicable City of El Monte standards.

With mitigation incorporation, implementation of the Project will not Result in inadequate emergency access. Impacts will be reduced to a less than significant level. No additional mitigation is required.

- f. *No Impact* – The construction and operation of the proposed water facilities have no potential to impact alternative transportation plans, policies or programs. The Project will not generate

significant additional traffic and no new public roads or alterations to any existing public roads will result. No impacts are anticipated. No mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

SUBSTANTIATION:

a-e. *Less Than Significant Impact* – The Project includes a domestic water production well in addition to a 0.7 MG water storage reservoir and a 0.29 MG replacement reservoir. It will not generate wastewater. Plant No. 1 well, storage and treatment facilities will not result in the generation of wastewater beyond that which currently exists or is already planned for or allowed by local planning documents. The Project will not result in any waste discharge requirements being exceeded or the need to expand any wastewater treatment facilities. No impact to such facilities can be identified and no mitigation is required.

The Project will not increase surface water runoff from the site or alter present drainage patterns. The Project is located within a developed area in the City of El Monte. Surface water at the site drains in the form of sheet flow toward existing drainage facilities in the surrounding streets. This Project will not adversely affect existing onsite or offsite drainage patterns, substantially increase the volume of stormwater generated or discharged from the site. As previously noted, if any increase in runoff occurs as a result of the increase impervious surface on the site, the additional runoff will be detained onsite so as not to increase the volume of stormwater runoff downstream of the project site. The site has already been disturbed, developed and is covered with hardscape. Two existing homes will be demolished in order to expand the Project. No new or substantially altered or expanded drainage facilities will be required for this Project. Implementation of the Project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. The Project will not exceed SGVWC's existing water production entitlements, or compensatory mitigation will be implemented, such as purchase of imported water. Any impacts are considered less than significant. No mitigation is required.

- f. *Less Than Significant Impact* – Other than a small amount of construction wastes (concrete, wood, etc.) and some waste associated with operating the facility, the Project will not generate a substantial amount of solid wastes and will not adversely affect the existing solid waste collection and disposal system. Construction and demolition (C & D) waste will be recycled and any residual materials will be delivered to one of several C & D disposal sites within two miles of the project site. According to the General Plan EIR, there is adequate solid waste disposal capacity for solid waste generated as a result of implementation of the General Plan. Implementation of the Project will result in incremental impacts that will be served by a landfill(s) with sufficient permitted capacity to accommodate the Project's solid waste disposal needs. These impacts are considered less than significant. No additional mitigation is required.
- g. *No Impact* – The Project will not conflict with any state, federal or local regulations regarding solid wastes. Solid waste will be disposed of in accordance with existing regulations at an existing licensed landfill with adequate capacity to handle the waste. The Project will comply with Assembly Bill 939, which mandated that cities reduce 50 percent of their trash going to landfills by 2005. The City of El Monte has an extensive waste management program to achieve these objectives. No impacts are anticipated. No additional mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

SUBSTANTIATION:

- a. *Less Than Significant Impact With Mitigation Incorporation* – Based on the analysis presented above, the Plant No. 1 Project can be implemented without causing any significant adverse environmental effects. This includes biological resources and cultural resources. Adequate mitigation has been provided to reduce potential impacts to these resources to a level of non-significance or to reduce less than significant impacts to the greatest extent feasible. Since the Project site has no known significant cultural or biological resources, the mitigation measures identified are contingency measures that will be implemented if certain conditions occur during construction activities at the site.
- b. *Less Than Significant Impact With Mitigation Incorporation* – The evaluation contained in this document determined that potential impacts to the environment can be reduced to a less than significant level with implementation of the identified mitigation measures. The issues for which mitigation has been provided are Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise. Based on data provided in this document, including the type of Project proposed, it is concluded that implementation of this Project will not result in impacts that are either individually or cumulatively considerable or significant when viewed in relation to past, present or probable future projects.
- c. *Less Than Significant Impact With Mitigation Incorporation* – This Project will not result in any identifiable substantial adverse effects on humans either directly or indirectly. This Project will result in additional production and storage capacity. The issues for which mitigation has been provided are Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards and

Hazardous Materials, Hydrology and Water Quality, and Noise. With implementation of the required mitigation no substantial adverse effect to humans will result from carrying out the Project.

Therefore, based on the findings in this Initial Study, the City of El Monte (City) will process a Mitigated Negative Declaration as the appropriate CEQA environmental determination for the Project. The City will issue a Notice of Intent to Adopt a Mitigated Negative Declaration and circulate the Mitigated Negative Declaration package for the required 30-day public review period. Following receipt of comments, the City will compile responses to any comments and prepare a final Mitigated Negative Declaration package for consideration by the City. Based on the final Mitigated Negative Declaration package, the City will consider whether implementation of the Plant No. 1 Project as defined in this document can proceed at the completion of the review process. If you or your agency comments on this proposed Mitigated Negative Declaration, you or your agency will be provided responses to comments and notified of the date of the City's final review and decision. A decision by the City to approve the Plant No. 1 Project Mitigated Negative Declaration would be based on all of the information available in the whole of the record before the City at the conclusion of the CEQA environmental review process for this proposed Project. Completion of the CEQA review process would allow SGVWC to implement the Plant No. 1 Project.

SUMMARY OF MITIGATION MEASURES

Aesthetics

- I-1 A planting and maintenance plan shall be developed prior to the first planting of landscaping used for screening the Project site. This planting and maintenance plan shall include the following: tree spacing, short- and long-term tree maintenance, tree replacement, and screening goals (height of the vegetation). The plan shall be reviewed annually, at which time the SGVWC shall determine if the screening goals have been met.

Air Quality

III-1 Fugitive Dust Control

The following measures shall be incorporated into Project plans and specifications for implementation:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed areas within the Project are watered with complete coverage of disturbed areas at least two times a day, preferably in the mid-morning, afternoon, and after work is done for the day. Additional watering can be applied if fugitive dust is observed leaving the project site.
- The contractor shall ensure that traffic speeds on the Project site are reduced to 10 miles per hour or less.
- Plans, specifications and contract documents shall direct that a sign must be posted on-site stating that construction workers shall not idle diesel engines in excess of five minutes.
- During grading activity, all construction equipment greater than 150 horsepower shall be California Air Resources Board (CARB) Tier 3 Certified.
- Only "Zero-Volatile Organic Compounds" paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used when reservoirs are painted, if painted onsite.
- Install and maintain track out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g., Install wheel shakers, wheel washers, and limit site access.)
- All roadways, driveways, sidewalks, etc., shall be completed as soon as possible. In addition, reservoir pads shall be installed as soon as possible after grading, unless seeding or soil binders are used in travel areas.
- When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.
- All streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite.
- Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.
- Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily.
- Use electric construction equipment where technically feasible, i.e., a competent electronic version of the equipment is commercially available.
- Require use of alternatively fueled construction equipment, using, e.g., compressed natural gas, liquefied natural gas, propane, or biodiesel when such equipment is available.

III-2 Exhaust Emissions Control

- Utilize well-tuned off-road construction equipment.
- Establish a preference for contractors using Tier 3-rated or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

Biological Resources

- IV-1 Protection measures, identified in the Tree Protection and Preservation Ordinance – “Protection of protected trees during construction” shall be implemented to ensure the health and integrity of the California redwood tree (*Sequoia sempervirens*), located on the southwest corner of the site, is maintained during construction and operation of the Project.
- IV-2 A certified arborist shall prepare a Tree Protection Plan for the project site prior to initiating ground disturbance. This shall include an assessment of the proposed landscape berm around the property and measures to protect the existing trees onsite to the extent feasible.

Cultural Resources

- V-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the SGVWC onsite inspector. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.
- V-2 The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrielino 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. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) will photo-document the ground disturbing activities.

The monitor(s) must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance

certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources.

- V-3 Should any paleontologic resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the SGVWC onsite inspector. The paleontological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.

Geology and Soils

- VI-1 The SGVWC shall retain a qualified engineering geologist to investigate sites proposed for water storage reservoirs or facilities that store chemicals. The recommendations of the engineering geologist relative to mitigating the potential for seismically induced ground rupture and strong ground shaking shall be incorporated in the design and construction of these facilities. Design of such facilities shall follow the following design performance criteria. Comprehensive geotechnical investigation shall be required prior to engineering and design development or structural and/or substantial rehabilitation of structures identified under Risk Class I & II, e.g., public facilities, as identified below:

Risk Class I & II, Structures Critically Needed after Disaster: Structures which are critically needed after a disaster include important utility centers, fire stations, police stations, emergency communication facilities, hospitals, and critical infrastructure elements such as bridges and overpasses, water storage reservoirs, and smaller dams.

Acceptable Damage: Minor non-structural; facility should remain operational and safe, or be suitable for quick restoration of service.

Risk Class III: High occupancy structures; uses are required after disasters, i.e., places of assembly such as schools and churches.

Acceptable Damage: Some impairment of function acceptable; structure needs to remain operational.

Risk Class IV, Ordinary Risk Tolerance: The vast majority of structures in urban areas; most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.

Acceptable Damage: An "ordinary" degree of risk should be acceptable. The criteria envisioned by the Structural Engineers Association of California provide the best definition of the "ordinary" level of acceptable risk. These criteria require that structures be able to:

- a. Resist minor earthquakes without damage;
- b. Resist moderate earthquakes without structural damage, but with some non-structural damage; or
- c. Resist major earthquakes, of the intensity or severity of the strongest experienced in California, without collapse, but with some structural, as well as non-structural damage.

Risk Class V, Moderate to High Risk Tolerance: Open space uses, such as farms, ranches and parks without high occupancy structures; warehouses with low intensity employment; and the storing of non-hazardous materials.

Acceptable Damage: Not applicable.

- VI-2 Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the Project site for future cleanup.
- VI-3 Excavated areas shall be properly backfilled and compacted. Paved areas disturbed by this Project will be repaved in such a manner that roadways and other disturbed areas are returned to as near the pre-Project condition as is feasible.
- VI-4 All exposed, disturbed soil (trenches, stored backfill, etc.) will be sprayed with water or soil binders twice a day or more frequently if fugitive dust is observed migrating from the site within which the water facilities are being installed.
- VI-5 The length of trench which can be left open at any given time will be limited to that needed to reasonable perform construction activities. This will serve to reduce the amount of backfill stored onsite at any given time.

Hydrology and Water Quality

- IX-1 SGVWC shall require that the construction contractor prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting stormwater and with the intent of keeping all products of erosion from moving offsite into receiving waters. The SWPPP shall include a Spill Prevention and Cleanup Plan that identifies the methods of containing, cleanup, transport and proper disposal of hazardous chemicals or materials released during construction activities that are compatible with applicable laws and regulations. BMPs to be implemented in the SWPPP may include but not be limited to:
- The use of silt fences;
 - The use of temporary stormwater desilting or retention basins;
 - The use of water bars to reduce the velocity of stormwater runoff;
 - The use of wheel washers on construction equipment leaving the site;
 - The washing of silt from public roads at the access point to the site to prevent the tracking of silt and other pollutants from the site onto public roads;
 - The storage of excavated material shall be kept to the minimum necessary to efficiently perform the construction activities required. Excavated or stockpiled material shall not be stored in water courses or other areas subject to the flow of surface water; and
 - Where feasible, stockpiled material shall be covered with water proof material during rain events to control erosion of soil from the stockpiles.
- IX-2 Prior to discharging well test pump water, the following actions will be taken: (a) the quality of the water will be determined in order to decide whether the test water meets both water quality standards and Basin Plan Objectives; (b) if well test pumped water does not meet standards or Objectives, a decision will be made whether the discharge has any potential to meet natural surface water quality of flows within the area of potential effect; finally; and (c) if surface water quality degradation may occur, SGVWC shall confer with the Regional Board and either obtain

wastewater discharge requirements or a waiver from the Board. Sufficient data to make the above decisions shall be obtained by the SGVWC prior to proceeding with well discharges.

Noise

- XII-1 SGVWC shall use noise reducing barriers and other devices to reduce exterior noise levels at the nearest sensitive receptor to 60 CNEL or less during the night-time construction hours (well drilling) and 65 CNEL or less during the daytime construction hours. This shall include installation of a twenty foot high temporary construction barrier around the well drilling operation.
- XII-2 Aside from well drilling, no construction activities shall occur during the hours of 6 pm through 7 am, Monday through Saturday and as no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists. Stated differently, non-well drilling construction activities shall be limited to 7 AM to 6 PM on weekdays; 9 AM to 5 PM on Saturdays; and no construction activities on Sunday or federal holidays.
- XII-3 Stationary construction equipment that generates noise shall be placed behind a 12-foot temporary noise construction barrier while in use.
- XII-4 SGVWC shall establish a noise complaint response program and shall respond to any noise complaints received for this Project by measuring noise levels at the affected receptor site. If the noise level exceeds an Ldn of 60 dBA exterior or an Ldn of 45 dBA interior at the receptor, the applicant will implement adequate measures (which may include portable sound attenuation walls, use of quieter equipment, shift of construction schedule to avoid the presence of sensitive receptors, etc.) to reduce noise levels to the greatest extent feasible.
- XII-5 SGVWC will require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by applicant personnel during construction activities.
- XII-6 Equipment not in use for two minutes shall be shut off.
- XII-7 Equipment shall be maintained and operated such that loads are secured from rattling or banging.
- XII-8 Where available, electric-powered equipment shall be used rather than diesel equipment and hydraulic-powered equipment shall be used instead of pneumatic power.
- XII-9 Construction employees shall be train in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.
- XII-10 No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor.
- XII-11 Public notice shall be given 10 days prior to initiating construction. This notice shall be provided to all property owners and residents within 250 feet of the project site and shall be provided to property owners/residents at least one week prior to initiating construction. The notice shall identify the dates of construction and the name and phone number of a construction supervisor (contact person) in case of complaints. One contact person shall be assigned to the project. The public notice shall encourage the adjacent residents to contact the supervisor in the case of a complaint. Resident's would be informed if there is a change in the construction schedule. The supervisor shall be available 24/7 throughout construction by mobile phone. If a complaint is received, the contact person shall take all feasible steps to remove or attenuate the sound source causing the complaint.

- XII-12 Upon request from adjacent residents, SGVWC shall provide the option of relocating adjacent residents within 250 feet for the duration of active 24-hour drilling activity. This offer shall extend to residences within 150 feet of the drilling location and shall be included in the notice distributed to the public under mitigation measure XII-11. Relocation will be provided based solely on request for those nights (6 p.m. through 6 a.m.) when active drilling is conducted at the well site. Sufficient accommodations for each residence will be provided at the nearest available national chain hotel (or acceptable alternative) and a stipend will be provided for breakfast and dinner meals. A detailed relocation plan will be developed prior to initiating well drilling and reviewed and approved by the City at least 30 days before 24-hour drilling commences.
- XII-13 Well 1F or booster pumps shall have noise levels attenuated to 50 dBA CNEL at the nearest sensitive noise receptor location.

Transportation / Traffic

- XVI-1 SGVWC shall require that a construction traffic management plan for work in public roads that complies with the City of El Monte standards to provide adequate traffic control, safety and emergency access during construction activities.
- XVI-2 SGVWC shall require that all disturbances to public roadways be repaired in a manner that complies with the Standard Specifications for Public Works Construction (green book) or other applicable City of El Monte standards.

REFERENCES

California Government Code Section 53091

California State Waterboards GEOTRACKER Website, <http://geotracker.waterboards.ca.gov>

CRM TECH, Historical/Archaeological Resources Survey Report, San Gabriel Valley Water Company Plant 1 Expansion Project, 11822 Ranchito Street, City of El Monte, Los Angeles County, California, February 7, 2013

Department of Toxic Substances Control's Hazardous Waste and Substances Site List Envirostor Website, <http://www.envirostor.dtsc.ca.gov>

City of El Monte General Plan, June 2011

City of El Monte General Plan Final Environmental Impact Report, May 2011

City of El Monte Municipal Code, Codified through Ordinance No. 2796, passed July 17, 2012

El Monte City School District Website: <http://www.emcsd.org/about-us/master-plan>

Federal Emergency Management Agency (FEMA) Website, <http://msc.fema.gov>

Giroux & Associates, Air Quality and Greenhouse Gas Impact Analysis, San Gabriel Valley Water Company Improvements, Plant No. 1, City of El Monte, California, June 3, 2015

Google Maps Website, <http://maps.google.com/maps?hl=en&tab=wl>

Health and Safety Code Section 7050.5

J.L. Patterson & Associates, City of El Monte Tree Protection and Preservation Consistency Analysis and Survey for the Proposed Expansion of San Gabriel Valley Water Company Plant No. 1, March 5, 2013

MTGL, Inc., "Geotechnical Investigation, El Monte Plant No. 1, 11828 Ranchito Street, El Monte, California," September 24, 2010

San Gabriel Valley Water Company, 2010 Urban Water Management Plan

San Gabriel Valley Water Company Website, <http://www.sgvwater.com/>

Site Plan, Plant No. 1 Exhibit

Uniform Building Code

U.S. Department of Agriculture (USDA) Web Soil Survey, <http://websoilsurvey.nrcs.usda.gov>

FIGURES

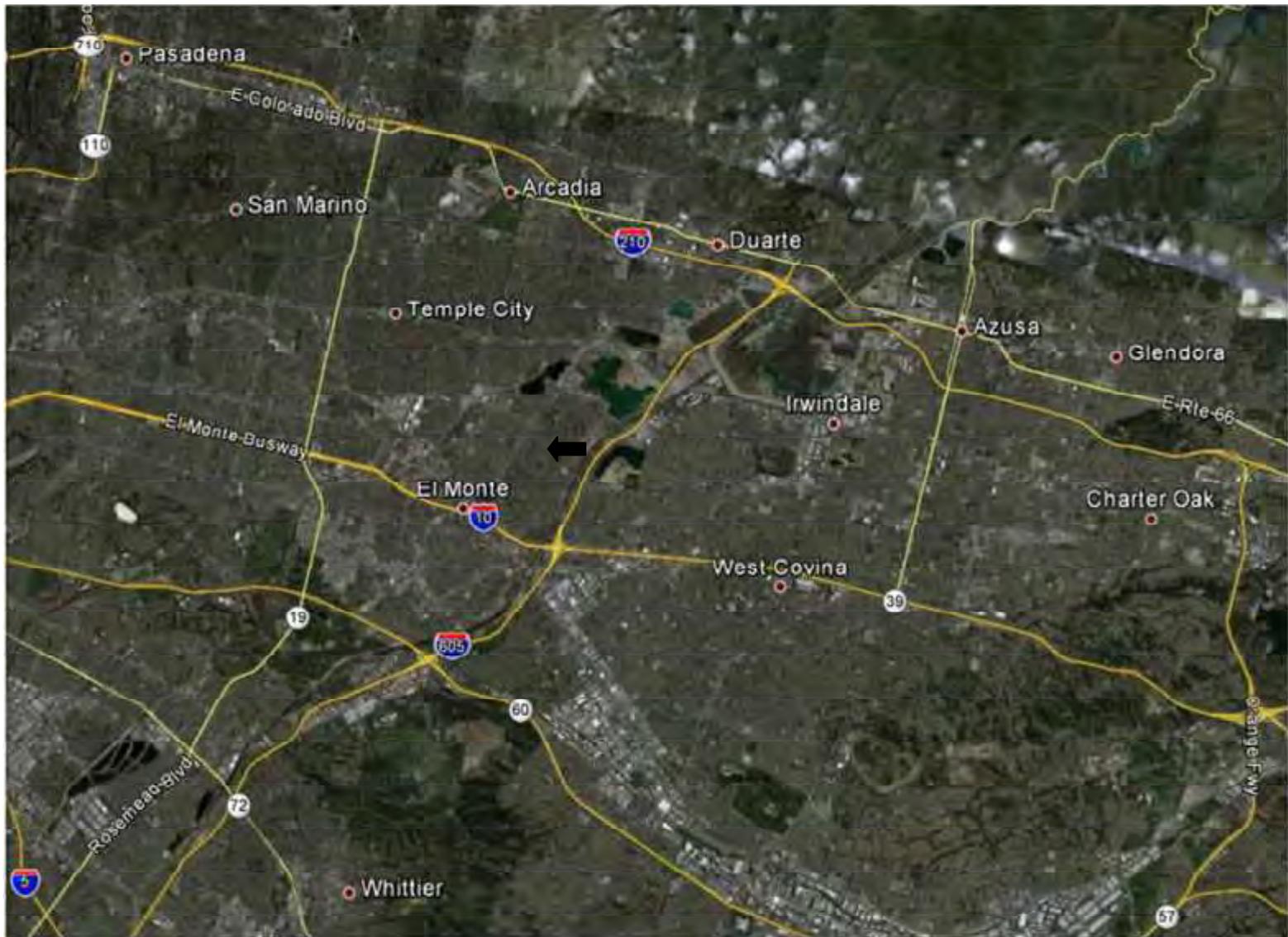
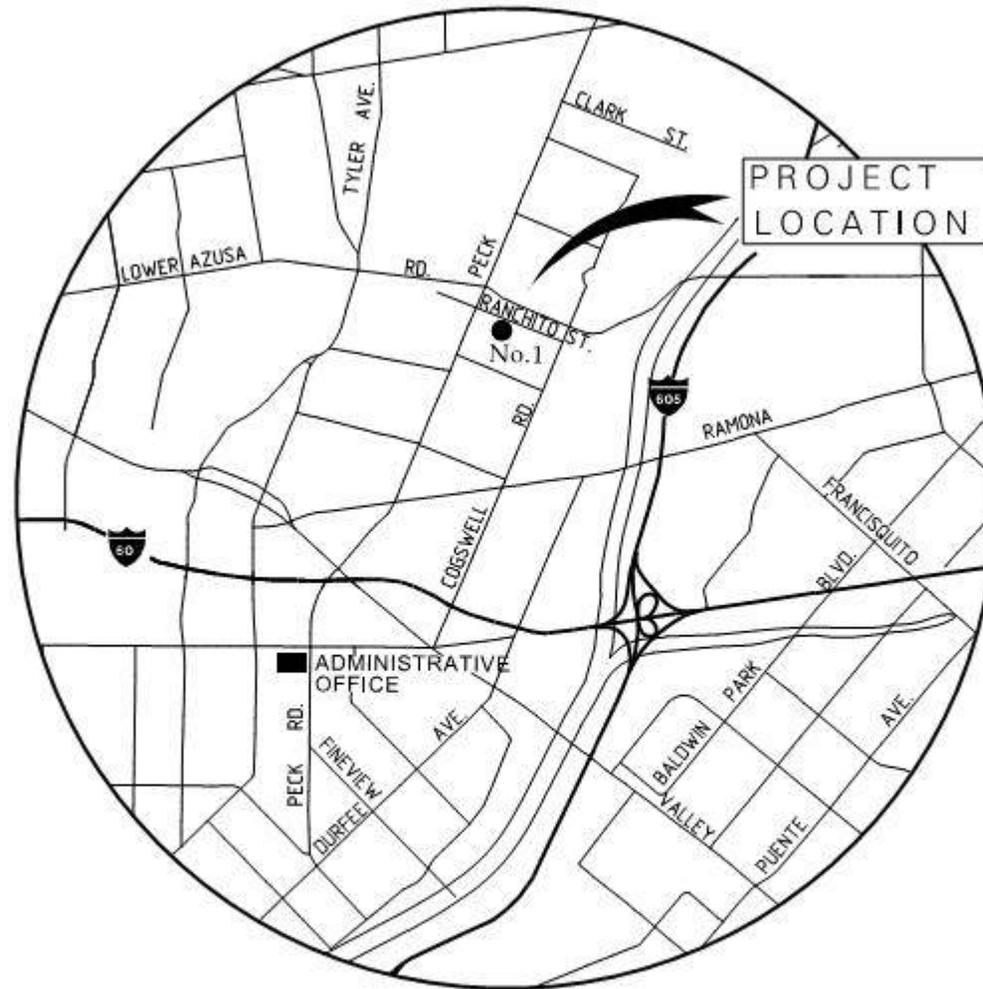


Figure 1 - Regional Location Map



VICINITY MAP

N.T.S.

Figure 2 - Vicinity Map

SAN GABRIEL VALLEY WATER COMPANY PLANT NO. 1

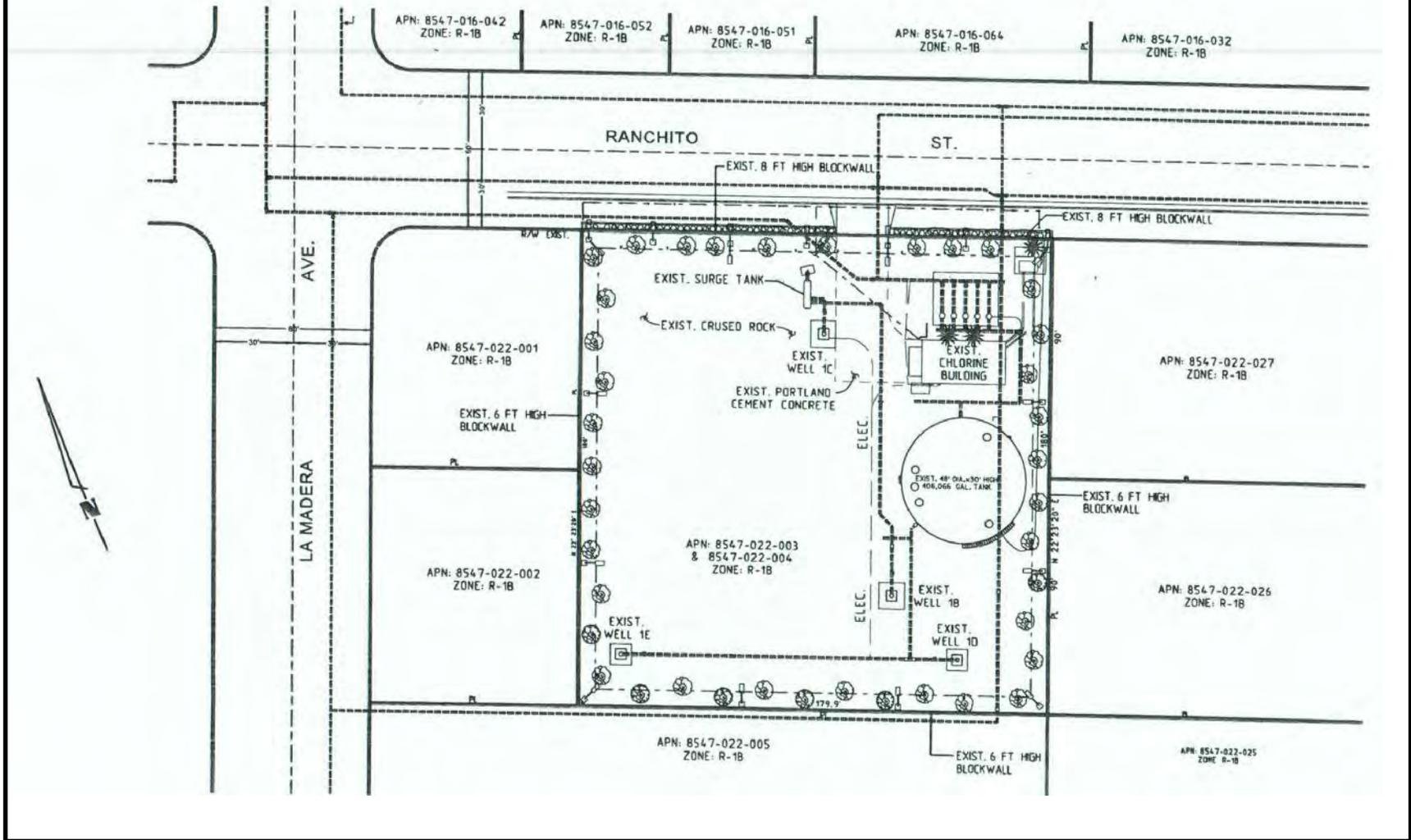


Figure 3 - Existing Site Conditions

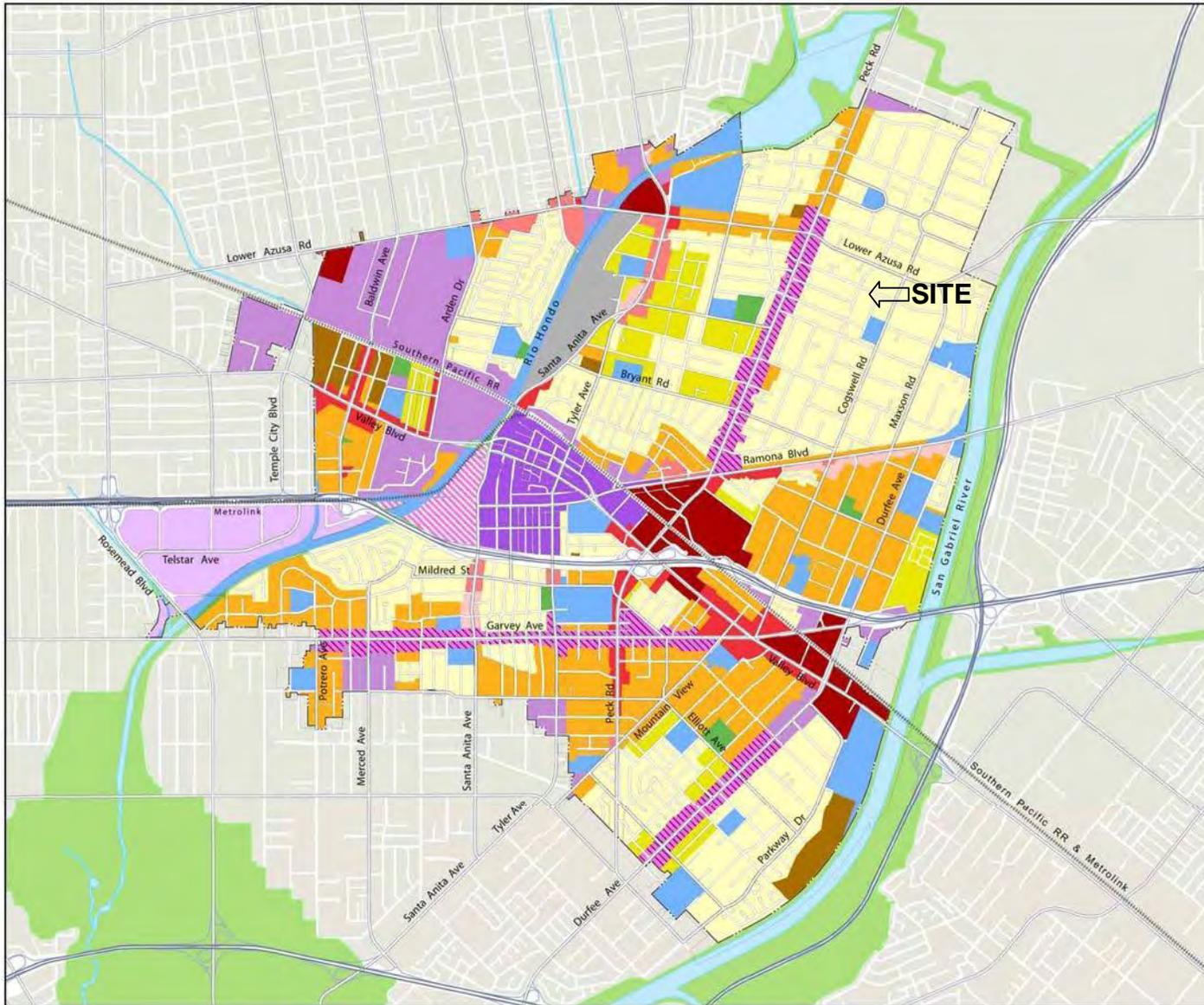
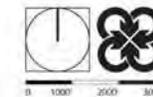


Figure LU-1 Land Use Policy Plan

- Residential**
- Low Density (0.0-6.0 du/ac)
 - Medium Low Density (6.1-8.0 du/ac)
 - Medium Density (8.1-14.0 du/ac)
 - High Density (14.1-25.0 du/ac)
- Commercial/Office/Industrial**
- Regional Commercial (0-1.0 FAR)
 - General Commercial (0-0.75 FAR)
 - Neighborhood Commercial (0-0.5 FAR)
 - Office Commercial (0-0.75 FAR)
 - Office/Professional (0-1.5 FAR)
 - Industrial/Business Park (0-1.0 FAR)
- Mixed Use**
- Mixed/Multi Use (25.1-35.0 du/ac, 0-1.0 FAR)
 - Downtown Core (0-25 du/ac, 0-1.5 FAR)
 - El Monte Gateway Specific Plan (see Land Use Table for density range and FAR)
- Public Uses**
- Public Facilities (0-1.0 FAR)
 - Open Space (0-0.1 FAR)
 - Airport (0-1.0 FAR)



El Monte General Plan

Figure 4 - City of El Monte General Plan



1 – Facing south



1 – Facing southeast

Figure 5 - Site and Immediate Project Area Photos



1 – Facing east



1 – Facing north

Figure 5 - Site and Immediate Project Area Photos



1 – Facing northwest



1 – Facing west

Figure 5 - Site and Immediate Project Area Photos



1 – Facing southwest



1 – Western property line facing south

Figure 5 - Site and Immediate Project Area Photos



1 – Eastern property line facing south



2 – Facing west

Figure 5 - Site and Immediate Project Area Photos



2 – Facing west



2 – Facing northwest

Figure 5 - Site and Immediate Project Area Photos



3 – Facing east



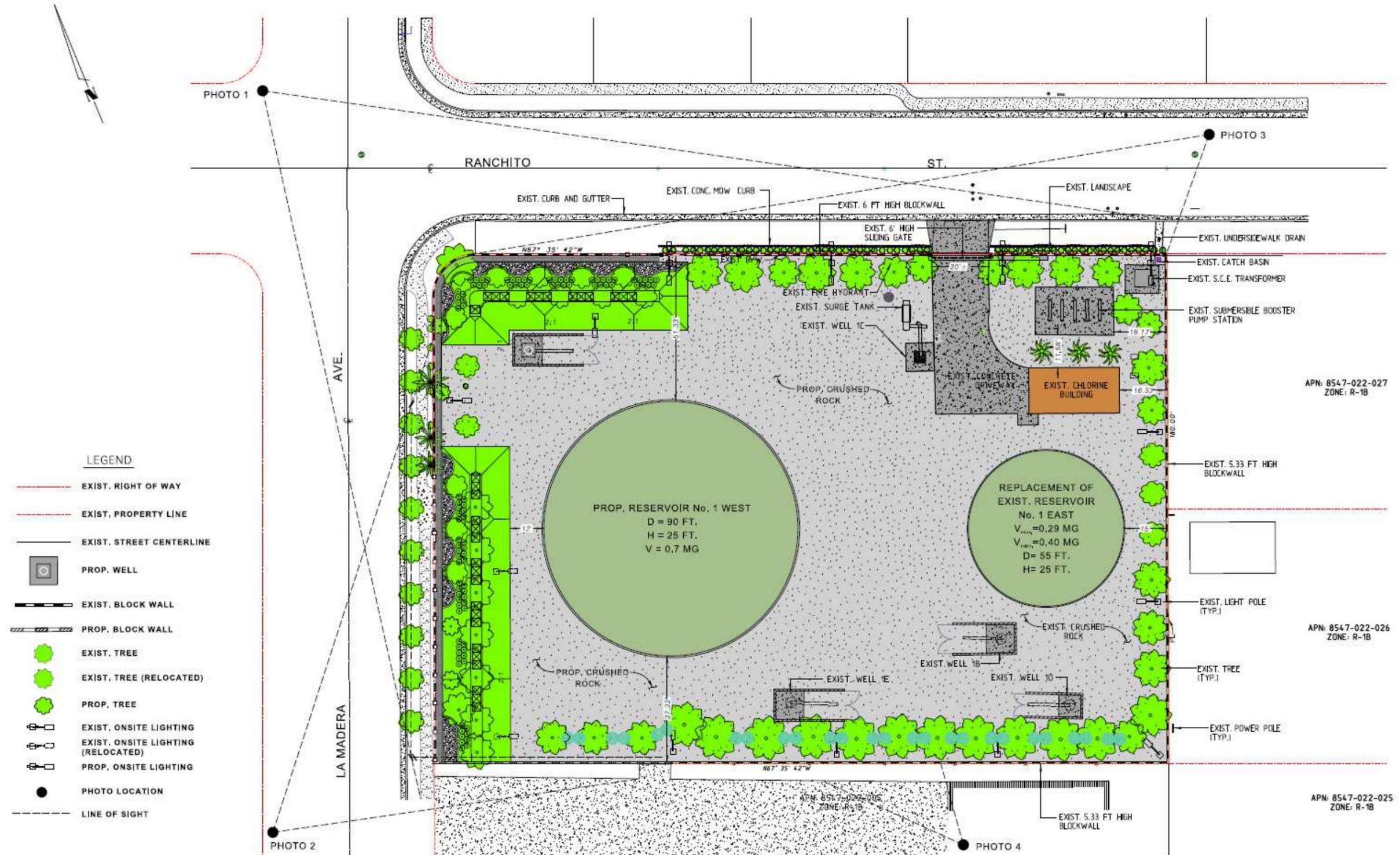
3 – Facing southeast

Figure 5 - Site and Immediate Project Area Photos

SAN GABRIEL VALLEY WATER COMPANY

11822 RANCHITO STREET, EL MONTE, CALIFORNIA 91733

PLANT No. 1



SITE PLAN & PHOTO INDEX

Figure 7 – Site Plan

SAN GABRIEL VALLEY WATER COMPANY

11822 RANCHITO STREET, EL MONTE, CALIFORNIA 91733

PLANT No. 1

PHOTO 1



NORTHWEST CORNER - EXISTING CONDITION



NORTHWEST CORNER - PROPOSED CONDITION

Figure 8a – Visual Simulations

SAN GABRIEL VALLEY WATER COMPANY

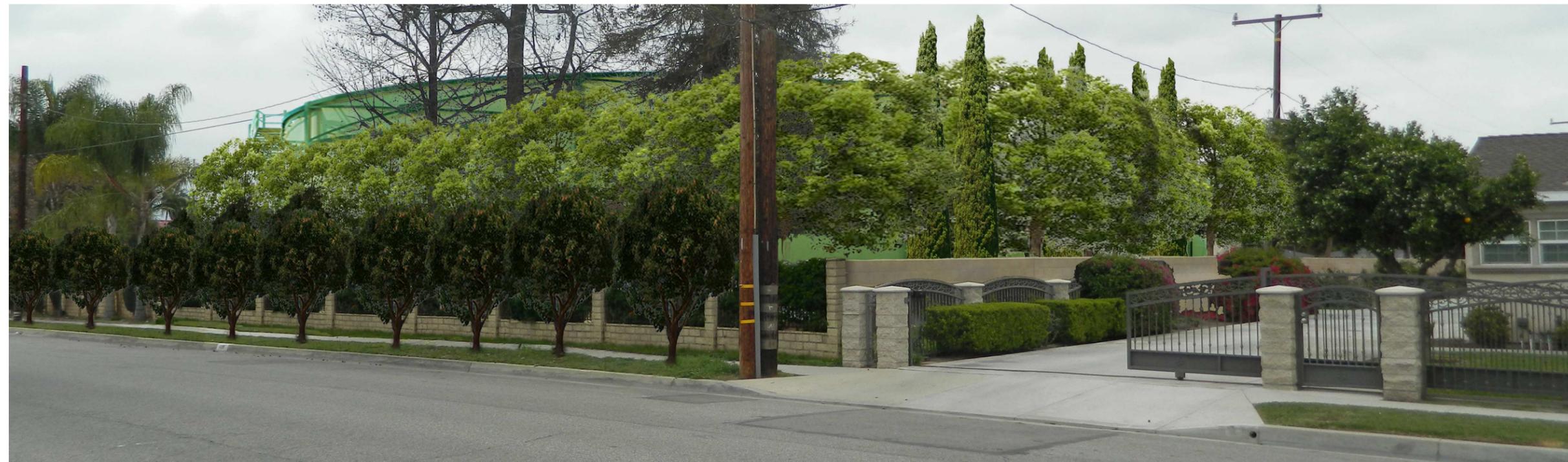
11822 RANCHITO STREET, EL MONTE, CALIFORNIA 91733

PLANT No. 1

PHOTO 2



SOUTHWEST CORNER - EXISTING CONDITION



SOUTHWEST CORNER - PROPOSED CONDITION

Figure 8b – Visual Simulations

SAN GABRIEL VALLEY WATER COMPANY

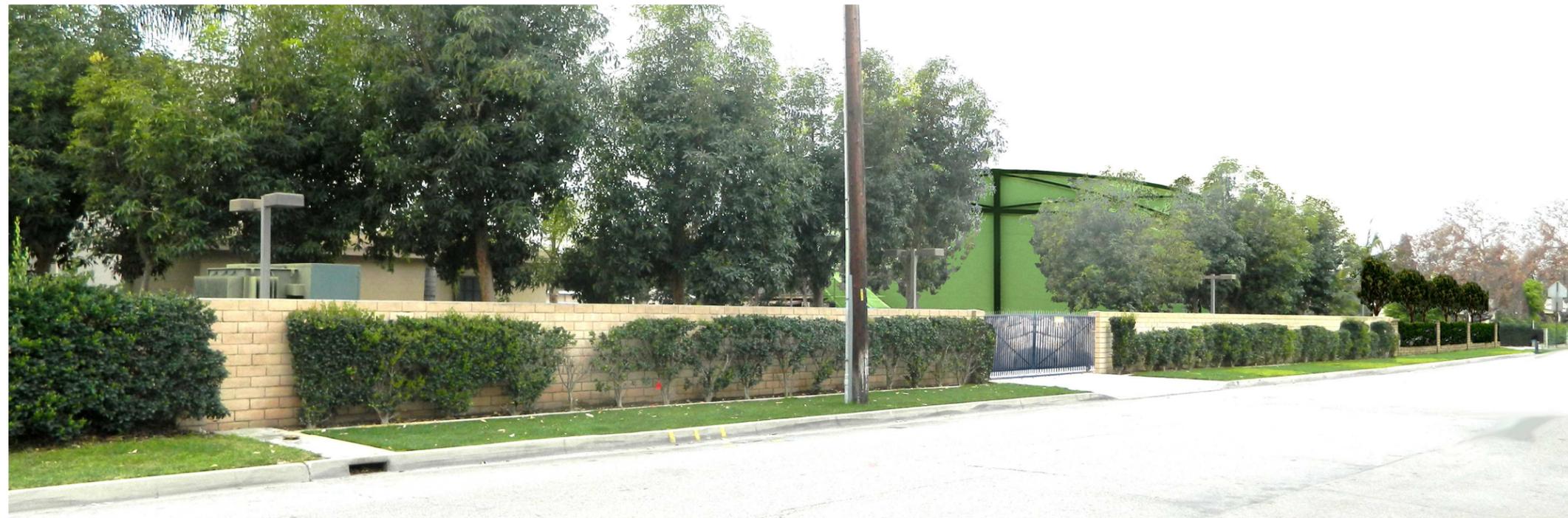
11822 RANCHITO STREET, EL MONTE, CALIFORNIA 91733

PLANT No. 1

PHOTO 3



NORTHEAST CORNER - EXISTING CONDITION



NORTHEAST CORNER - PROPOSED CONDITION

Figure 8c – Visual Simulations

SAN GABRIEL VALLEY WATER COMPANY

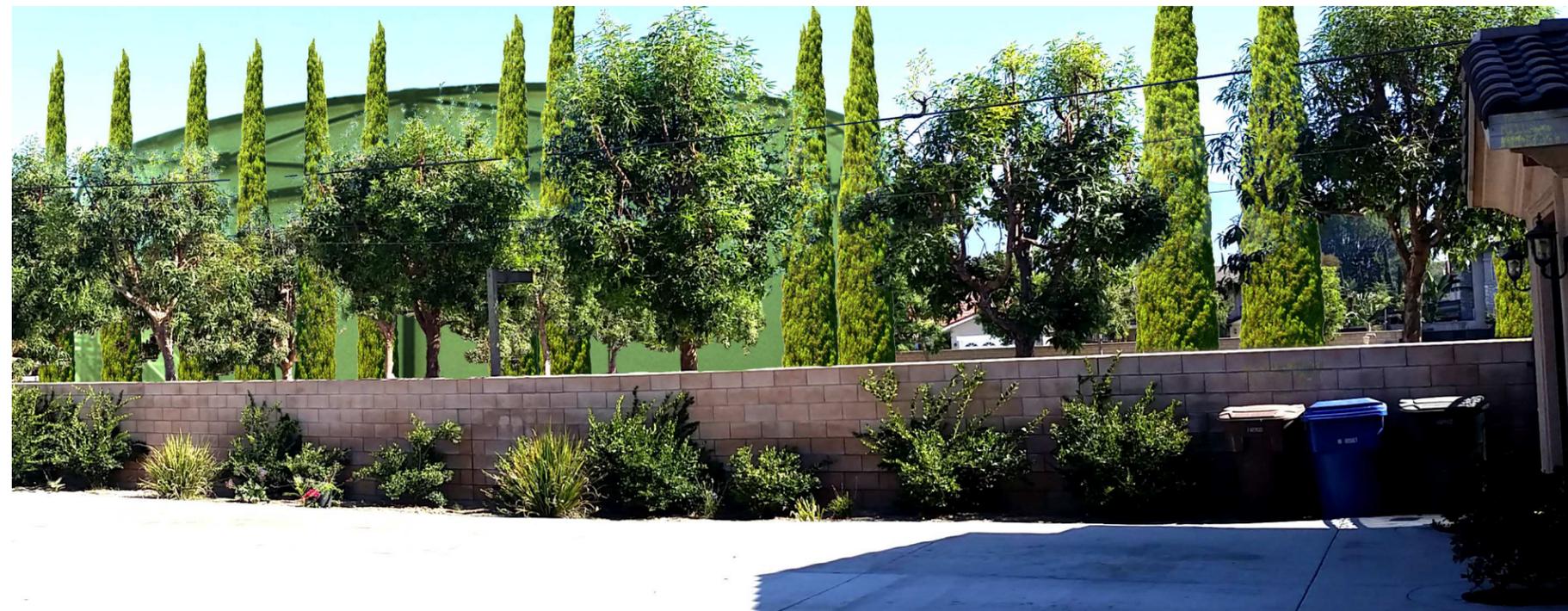
11822 RANCHITO STREET, EL MONTE, CALIFORNIA 91733

PLANT No. 1

PHOTO 4



NEIGHBOR VIEW - EXISTING CONDITION



NEIGHBOR VIEW - PROPOSED CONDITION

Figure 8d – Visual Simulations