

Initial Study Checklist

The Creek at Dominguez Hills Project

Prepared for:

County of Los Angeles
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
Contact: Ryan Kristan

Prepared by:

DUDEK
605 Third Street
Encinitas, California 92024
Contact: Carey Fernandes

AUGUST 2018

Printed on 30% post-consumer recycled material.

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
AQMP	Air Quality Management Plan
BKK	Ben K. Kazarian
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
EIR	environmental impact report
GHG	greenhouse gas
I	Interstate
K-5	kindergarten through fifth grade
MM	Mitigation Measure
NO ₂	nitrogen dioxide
O ₃	ozone
OU	Operable Unit
PM ₁₀	coarse particulate matter
PM _{2.5}	fine particulate matter
RAP	Remedial Action Plan
RWQCB	Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SO ₂	sulfur dioxide
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service

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1 INTRODUCTION

1. Project title: The Creek at Dominguez Hills

2. Lead agency name and address:

County of Los Angeles
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

3. Contact person and phone number:

Ryan Kristan
626.300.3271

4. Project location:

340 Martin Luther King, Jr. Street, and northwest of the intersection of East Del Amo Boulevard and South Avalon Boulevard in the City of Carson, California

5. Project sponsor's name and address:

Plenitude Holdings, 2 Park Plaza, Irvine, California 92614

6. General plan designation:

Special Use Facility, County of Los Angeles General Plan

Recreational Open Space, City of Carson General Plan

7. Zoning:

OS-ORL, Open Space–Organic Refuse Landfill, City of Carson Zoning Code (Section 9151.12)

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8. **Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

Introduction

Plenitude Holdings LLC (Plenitude) proposes to develop a new sports, recreation, fitness, and wellness destination (project or proposed project) on a portion of the approximately 171-acre Links at Victoria Golf Course (Victoria Golf Course), located at 340 Martin Luther King Jr. Street (formerly E. 192nd Street) in the City of Carson. The approximately 87-acre project site is located northwest of the intersection of East Del Amo Boulevard and South Avalon Boulevard, in the southwesterly area of the golf course, as shown in Figure 1, Project Location. The County of Los Angeles (County) is the owner of the proposed project site and has leased the site to Plenitude since September 2015. In January 2018, the County entered into an Exclusive Negotiating Agreement with Plenitude to explore potential future public recreational uses of a portion of Victoria Golf Course, and amended Plenitude's lease agreement to allow for the reconfiguration of the leased premises in the event that new or different uses are approved by the County. As the project site is located on land owned by the County, all land use decisions pertaining to the proposed project fall under the jurisdiction of the County. The proposed project would not be subject to land use-related regulations of the City of Carson General Plan or Zoning Code. However, any off-site improvements required under the proposed project would be subject to City regulations. See Section 2.10 Land Use for further discussion.

The Victoria Golf Course has operated on the site since 1966. The proposed project would remove existing golf course improvements and replace them with a variety of public recreational facilities, along with ancillary uses that would serve the recreation facilities.

Background

Prior to the Victoria Golf Course's current use as a County golf course, it was the site of a portion of the former Ben K. Kazarian (BKK) landfill, which operated as a Class II municipal solid waste landfill from 1948 to 1959. The California Department of Toxic Substances Control (DTSC) is overseeing the former landfill's remediation. The entire former landfill site is divided into Operable Units (OU) focused on two separate remediation operations, of which the Victoria Golf Course site is OU-2. Remediation activities at the site began in December 2006 and are ongoing. The Final Remedial Investigation/Feasibility Study Report for soil and landfill gas media was completed in 2014 and the Remedial Action Plan ("RAP") was completed in 2016. Groundwater contamination will be addressed separately as another OU for the entire former landfill and will be subject to its own Remedial Investigation/Feasibility Study and Remedial Action Plan.

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Beginning in 1966, the County leased the site, which began operation as the Victoria Golf Course in the same year. The existing Victoria Golf Course includes an 18-hole golf course, driving range, pro shop building, and related surface parking. Plenitude Holdings, LLC is the current tenant and operator of the County Victoria Golf Course.

Proposed Project

The proposed project would consist of the development of the project site with recreation, health, and fitness uses, as shown on Figure 2, Site Plan. The project site would be developed with approximately 532,500 square feet of buildings, including a multi-use indoor sports complex, youth learning experience facility, indoor skydiving facility, enhanced driving range experience, marketplace, clubhouse, recreation and dining center, restaurants, (alternatively, a specialty grocery store may be developed in place of some of the restaurant uses), and a sports wellness center. The project would also provide zip lining facilities, a community park and open space areas, a putting green, and a jogging path. Table 1, below, summarizes the building area of proposed project facilities.

Table 1
Summary of Project Facilities

	Use	Building Area (square feet)	Parking (number of spaces)
Pad 1	Multi-Use Indoor Sports Complex	170,000	870 ¹
Pad 2	Youth Learning Experience	80,000	
Pad 3	Indoor Skydiving	7,500	
Pad 4	Enhanced Driving Range Experience	75,000	450
Pad 5	Marketplace	60,000	
Pad 6	Marketplace	20,000	395 ²
Pad 7	Clubhouse	35,000	
Pad 8	Recreation and Dining	25,000	
Pad 9 & 11	Restaurants ³	25,000	
Pad 10	Sports Wellness	35,000	450
Pad 12	Zipline/Adventure Course	—	
Pad 13	Community Park	—	
Pad 14	Putting Green	—	
Pad 15	Jogging Path	—	—
Total		532,500 SF	2,165

¹ Includes overflow parking.

² Includes parking for 35,000 SF of Sports Wellness use located on the north side of the Turmont Street access road.

³ Alternatively, a 25,000 SF specialty grocery store may be developed on Pad 11 in place of the 25,000 square feet of restaurant uses.

Multi-Use Indoor Sports Complex

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The centerpiece of the project would be a one-story, 50-foot high multi-use indoor sports complex measuring approximately 170,000 square feet, which would be designed with maximum flexibility to accommodate a large variety of sports and events. This facility would have two primary purposes: the first is to provide a practice and competition venue for local sports groups and community use and programming, and the second is to host athletic tournaments. The complex would primarily be intended for mid-week team practices (youth and elite), adult leagues, corporate leagues for local and regional businesses, and private training. In addition, certain areas within the complex would be suitable for children's birthdays and general play areas.

The complex would include numerous areas for different sports and activities, such as:

- A flexible court configuration that would accommodate between 8 to 16 sports courts for basketball or volleyball, measuring a total of approximately 66,000 square feet;
- Two approximately 14,000-square-foot synthetic turf fields (for a total area of approximately 28,000 square feet), which could alternatively be used as six batting cages/pitching tunnels, for predominantly youth baseball and softball practice and training usage;
- A sports performance area, including a sprint track and specialized training area for youth and elite athletes, measuring a total of approximately 4,000 square feet;
- A “Kids Zone” providing a play area with rope climbing course, laser tag and redemption arcade, measuring a total of approximately 14,000 square feet;
- A café area providing food and beverage service for youths, families and adults (between games and on weeknights and weekends), measuring a total of approximately 2,500 square feet;
- Ancillary and administrative space, including the lobby, offices, kitchen, restrooms, team and referee rooms, etc., measuring a total of approximately 18,000 square feet;
- Common area, stairs, and circulation measuring approximately 13,000 square feet; and
- Mechanical, electrical and storage areas, measuring approximately 13,000 square feet.

Youth Learning Experience

The youth learning experience would be within a one- to two-story, approximately 50-foot-high building measuring approximately 80,000 square feet. This facility would offer experiential learning activities, in which children and teens acquire

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knowledge by doing and through reflection on their experiences by offering a hands-on “discovery” experience. In addition to the children’s “discovery” activity areas, the facility would include a gathering place for parents and guardians, where children can be observed while undertaking various activities. This area would include limited food and beverage offerings.

Indoor Skydiving

The indoor skydiving building would be a state-of-the-art facility that allows participants to experience free-fall conditions in a vertical wind tunnel. The building would be approximately 7,500 square feet and 65 feet high. The facility would be available for individual users, as well as for educational, social and corporate events. For educational programs, trained STEM (Science, Technology, Engineering, and Math) educators would guide students through an interactive presentation, hands-on creative student experiments, and in-depth flight training and flight experience. The facility would also be capable of hosting other events, including youth group visits, Boy Scout and Girl Scout outings, fundraising events, birthday parties, and corporate and team building events.

Enhanced Driving Range Experience

The project includes replacing the existing driving range with a three-story, approximately 54-foot high public golf practice, instruction and recreation facility measuring approximately 75,000 square feet. This facility would be centrally located within the project site, to the north of the Community Park.¹ The facility would provide a social and interactive experience for both golfers and non-golfers, and would be used by individuals and groups. The facility would also offer the ability to host special events, such as birthday parties and corporate gatherings, and could also host tournaments and fundraisers for educational, community and other charitable organizations.

The new facility would include a climate-controlled seating and waiting area with 102 hitting bays. From the hitting bays, players would hit balls into an open outdoor area that would be surrounded by netting and support poles of up to 170 feet in height, which are designed to contain all golf balls hit on the driving range. The facility would also include the following components: restaurant/bar area; meeting and event space; administrative office space; lobby space; and storage, circulation and miscellaneous space (e.g., restrooms, mechanical, etc.). The approximately 4.5-acre outdoor driving range area would be surfaced with a high-quality, natural-looking synthetic turf.

¹ Alternatively, the location of the Enhanced Driving Range Experience could be shifted south, with the Community Park located to the north.

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Marketplace

The Marketplace would be within one or more one- to three-story, up to approximately 35-foot buildings, measuring a total of approximately 80,000 square feet. The Marketplace would offer multi-tenant usage for a variety of fitness and recreational and related uses, such as yoga, Pilates and spinning. In addition, the Marketplace would include numerous food and beverage options showcasing a variety of cuisines and prepared foods, meats and seafood, produce, and baked goods. The food and beverage outlets would generally consist of an eclectic mix of eateries and food artisans offering fare for consumption within the project site and to take home. The Marketplace would feature outdoor landscaped areas adjoining the buildings, including outdoor furniture where patrons would be able to eat and gather in a relaxed outdoor environment.

Clubhouse

The clubhouse would be a three-story, approximately 35-foot-high building measuring approximately 35,000 square feet. This building would be suitable for community-serving uses, meetings and forums, such as mommy and me and CPR certification classes, book clubs and other social gatherings, health fairs, etc. The clubhouse would also be available for County-sponsored meetings and County department functions. In addition, the clubhouse could hold special events (e.g., proms, weddings, corporate rentals, etc.).

The building would have divisible rooms so that several uses could occur simultaneously, and that could be combined into larger event spaces. The building would include approximately 4,000 square feet of full kitchen/prep area to support catering and food service, approximately 2,000 square feet of storage space, and support facilities (restrooms, administrative and mechanical space, etc.). The building would also include an approximately 15,000-square-foot rooftop deck that would be used for open-air functions and events.

Recreation and Dining Facility

The Recreation and Dining facility would be a two-story, 20- to 40-foot-high building measuring approximately 25,000 square feet. This facility would offer a variety of activities that could include bowling, ping-pong, and pool, and includes a restaurant area with full food and beverage service. The building would also include an approximately 17,500-square-foot rooftop deck that would be used for functions and events.

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Restaurants

The Restaurants would be located within two one- to two-story, approximately 20- to 40-foot-high buildings measuring approximately 25,000 square feet in total. These buildings would include at least two restaurants, both offering full food and beverage service. Alternatively, a 25,000 square foot specialty grocery store may be developed on the restaurant pad located closest to Avalon Boulevard, in place of the 25,000 square feet of restaurant uses.

Sports Wellness

The Sports Wellness building would be a two-story, approximately 20- to 40-foot-high building measuring approximately 35,000 square feet. This building would include numerous tenants involving a variety of sports-related medical and therapeutic uses intended to achieve health and performance goals for individuals, businesses, sports teams, and other organizations. Uses within this building could include physical therapy, nutrition planning, fitness and wellness training, and health and performance consultations.

Outdoor Ropes Course/Zipline

This outdoor area would offer recreation activities, and high-impact team building and leadership development experiences for individuals, schools, community groups, organizations and businesses. This area would include a zipline traversing a portion of the project site, as well as a ropes course with high and low elements. The ropes course would include poles of up to 60 feet in height.

Community Park

The Community Park would be approximately 6.6 acres of open space, and would be centrally located between the clubhouse and the Enhanced Driving Range Experience. The park would be situated at the egress point of the pedestrian thoroughfare for Marketplace, Restaurants and Sports Wellness facilities and would be designed to accommodate numerous uses and facilities, including playground areas for children, picnic areas with tables, and team building events. Programming for outdoor community-based events, such as “Movie in the Park” and farmers’ markets, could be accommodated within the Community Park, which would also include an amphitheater suitable for theatrical or concert performances.

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Putting Green

The Putting Green would be an outdoor natural grass surface located adjacent to and operated by the Enhanced Driving Range Experience. The Putting Green would offer several adjustable hole locations for serious practice, casual recreation and entertainment.

Jogging/Walking Path

The approximately three kilometer Jogging/Walking Path would extend from the entrance to the project site near Avalon Boulevard and Turmont Street, and wind through landscaped areas within the project site to the northwesterly portion of the property adjacent to the Goodyear blimp base.

Access, Circulation, and Parking

Access to the project site would be provided via two east-west roadways extending westerly from Avalon Boulevard into the project site and one north-south roadway extending southwesterly from Martin Luther King Jr. Street into the project site. Of the access roads that would extend from Avalon Boulevard, the southerly of the two access roads would be located opposite the westerly terminus of Turmont Street (on the east side of Avalon Boulevard), and the northerly access road would be located approximately mid-way between Turmont Street and Elsmere Drive. The intersection of the access roads with Avalon Boulevard would be controlled by traffic signals, allowing ingress and egress to and from the project site from both northbound and southbound traffic on Avalon Boulevard. The access road extending from Martin Luther King Jr. Street would be opposite Victoria Park (on the north side of Martin Luther King Jr. Street). The intersection of the access road with Martin Luther King Jr. Street would be controlled by traffic signals, allowing ingress and egress to and from the project from both eastbound and westbound traffic on Martin Luther King Jr. Street. A portion of this access road would cross the northwesterly portion of the Kimmelman project site, and the road would then span the drainage channel to access the proposed project site. Regional access to the project site would be provided via the San Diego Freeway on- and off-ramps at Main Street and Avalon Boulevard.

The two access roads off Avalon Boulevard would be connected by a north-south internal circulation road that would allow vehicular traffic to access facilities and parking areas located within the interior portion of the project site. The north access road would connect to an east-west internal circulation road, which would span the drainage channel and provide access to the multi-use indoor sports complex and the youth learning experience. The access road off Martin Luther King Jr. Street would provide access to

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parking areas, the multi-use indoor sports complex, and the youth learning experience, as well as to the rest of the project site.

The parking spaces proposed to be provided for the project are shown in Table 1, above. A total of approximately 2,165 parking spaces for project uses would be provided in surface parking areas dispersed throughout the project site, and would be located adjacent to the uses the parking spaces serve.

Landscaping and Open Space

Beginning at the Turmont Street entrance, a wide landscaped buffer would front Avalon Boulevard and create a park-like environment across from the single-family homes on the east side of Avalon Boulevard. Moving into the project site, tree-lined streets would greet visitors. At entry points, landscape medians would provide an additional depth to the landscape. Throughout the project site, areas would have a park-like character with trees that provide shade and with plantings that thrive in the Southern California climate.

The existing creek enters the Community Park area from the north. It features established trees and greened berms. The project would preserve and enhance these qualities, and additional measures to add landscaping and beautify the area around the creek would be implemented.

All throughout the project site, the landscape and open space concept would emphasize a park-like character. Wherever possible, these areas would feature recreational and fitness opportunities that are open to the public.

Signage

Plenitude proposes to prepare and submit a Master Sign Program to the County for approval that would include on-site outdoor media intended to create a sense of place and to enhance peoples' experiences when navigating their way to and through the project site. Project outdoor media would promote the property as a unique sports, recreation, fitness and wellness destination for the surrounding community and region.

The purpose of the proposed on-site outdoor media is to designate, identify, indicate, and advertise the names of buildings, facilities, businesses, and events held within the project site; acknowledge founding corporate sponsors of any of the project's buildings and facilities; and advertise the names and trademarks/logos of businesses conducted, services available or rendered, and the goods produced or and available for sale within the project site. Project signs would direct public attention to programs and events taking place within the project site, and may include the name of one or more corporate sponsoring entities.

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Project outdoor media would be provided for the following uses:

- All activities and events held within the multi-use sports complexes, as well as at the Kimmelman Project's tennis courts, soccer fields, and learning center.
- Commercial uses of the multi-use indoor sports complex and other recreational related commercial uses on site.
- Founding corporate sponsors of any of the project's buildings and facilities.
- Sponsorship of activities and events held at the project site.
- Activities and events at the Community Park.
- The Youth Learning Experience.
- The Enhanced Driving Range Experience.
- The Indoor Skydiving Facility.
- The Recreation and Dining Facility and its events.
- The Marketplace and Sports Wellness uses, and the restaurants.

On-site outdoor media would be designed to serve as a landmark gateway announcing entry into and raising the visibility of the project site, the surrounding community and the City of Carson. The on-site outdoor media would be wall mounted on the western façade of the multi-Use indoor sports complex, with a maximum of 35,000 square feet of sign area comprised of seven signs. The signs may include digital displays that would comply with the Caltrans and Federal Highway Administration design and operational criteria for digital displays. In addition, typical of any large, multi-use development, project identification signs, tenant and entry monument signs would be provided along adjacent streets, and various tenant identification and other signs would be located within the project site.

Construction

Project construction is anticipated to occur over an approximate period of 18 months and is estimated to be completed in late 2020. Construction of the project would commence with grading and remedial earthwork excavation. Upon completion of earthwork, the foundations would be constructed, followed by vertical building construction, paving/concrete, and landscape installation.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The proposed project site is located on property in the City of Carson that is owned by the County of Los Angeles. The site is northeast of the Dominguez Channel and east of

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the junction of Interstate 405 (I-405) and Interstate 110 (I-110). The project site is bounded by the Goodyear blimp base to the northwest, the Dominguez Channel to the west, Del Amo Boulevard to the south, and Avalon Boulevard to the east.

Northwest of the project site is the Goodyear Blimp Airship Base, and directly south of the project site across from a storm drainage ditch is a small lot with a Mobil gas station and U-Haul dealer. The east of the project site across from South Avalon Boulevard is dominated by one- to two-story single-family residential uses. Commercial uses exist to the south of the project site across East Del Amo Boulevard and east of South Avalon Boulevard, including the SouthBay Pavilion commercial shopping center. West of the project site is the Dominguez Channel, I-405, and an undeveloped swatch of land between I-405 and the golf course. As stated above, land adjacent to and north of the project site is currently used by Victoria Golf Course.

A separate project is proposed by the Carol Kimmelman Center, LLC (Kimmelman) for the northerly portion of the existing Victoria Golf Course. As currently proposed, the Kimmelman project would redevelop a portion of the golf course with new recreation uses including a new sports and academic campus. The Kimmelman project will be included as a Related Project in the EIR.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

- County of Los Angeles
 - Approval of ground lease – Chief Executive Office and Department of Parks and Recreation
 - Site plan review – Department of Regional Planning
 - Approval of alcoholic beverage sales – Department of Regional Planning
 - Building permits, grading permits, and other construction-related permits – Department of Public Works
- Other actions as may be required by local, regional and state agencies including, but not limited to the City of Carson, California Department of Toxic Substances Control, the Los Angeles Regional Water Quality Control Board (RWQCB), the South Coast Air Quality Management District (SCAQMD), and the California Department of Alcoholic Beverage Control (ABC).

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- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

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

The County has initiated the tribal consultation process, as required under Public Resources Code section 21080.3.1. A total of 5 letters were sent to the following Native American tribes on July 16, 2018: Fernandeno Tataviam Band of Mission Indians; San Manuel Band of Mission Indians; Tejon Indian Tribe; San Gabriel Band of Mission Indians; and Gabrieleno Band of Mission Indians – Kizh Nation.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

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

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DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



Signature



Date

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2 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

2.1 Aesthetics

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

a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The project site is currently used as a portion of a County golf course and is visible from surrounding land uses, including I-405 to the west, the Goodyear blimp base to the northwest, Del Amo Boulevard to the south, commercial/industrial areas to the northwest and southeast, a Mobil gas station and U-Haul dealer to the south, and South Avalon Boulevard and single-family residential uses to the east. The project site is not located within a designated scenic vista area, and as such, visual changes at the project site would not adversely affect scenic vistas. For those who have visual access to the project site from public vantage points, viewers currently

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see open space associated with the existing golf course. Implementation of the proposed project would replace the existing recreational golf course with a new sports, recreation, fitness, and wellness destination in a landscaped setting. As such, the existing open space and recreational character of the site would be maintained with project implementation. Given that the project site is not associated with any scenic vistas and that the existing open space and recreational character of the site would be retained with project implementation, impacts would be less than significant. This issue will not require further environmental analysis in the EIR prepared for the project.

- b)** *Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. According to the California Department of Transportation (Caltrans 2018), no scenic highways are located within the vicinity of the project site. The closest officially designated state scenic highway to the project site is State Route 2, Angeles Crest Highway, located north of La Canada–Flintridge in the northern portion of Los Angeles County. The project site is not visible from this state-designated scenic highway, nor is the highway visible from the project site. As such, implementation of the proposed project would not substantially degrade scenic resources within a state scenic highway. No impacts would occur, and this issue will not require further environmental analysis in the EIR prepared for the project.

- c)** *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

Potentially Significant Impact. The project site is currently used as a portion of a County golf course and is visible from surrounding land uses, including I-405 to the west, the Goodyear blimp base to the northwest, Del Amo Boulevard to the south, commercial/industrial areas to the northwest and southeast, a Mobil gas station and U-Haul dealer to the south, and South Avalon Boulevard and single-family residential uses to the east. For those who have visual access to the project site from public vantage points, viewers currently see green open space associated with the existing golf course. Implementation of the proposed project would replace the existing recreational golf course with a new sports, recreation, fitness, and wellness destination within a landscaped setting. A landscaped area would front Avalon Boulevard at the Turmont Street entrance across from the single-family homes to the east of the project site. Streets within the project site would be lined with trees and landscape medians would be used. Viewers to the north and west would continue to experience recreational, open space views. As such, the EIR prepared for the proposed project will include an evaluation of the change in existing visual character that would occur under the proposed project.

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

Potentially Significant Impact. The proposed project includes a variety of public recreational facilities and ancillary uses serving the recreational facilities that would be used during evening and nighttime hours. As such, nighttime lighting is proposed as part of the project. Given the proximity to nearby light-sensitive receptors, specifically residents to the east, there is a potential for the project to alter nighttime lighting patterns in the vicinity of the project site such that impacts would be potentially significant. The EIR prepared for the proposed project will include an evaluation of whether nighttime lighting would adversely affect adjacent light-sensitive uses.

2.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Department 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:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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- a) ***Would the project 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 Impact. Per the Farmland Mapping and Monitoring Program of the California Department of Conservation (DOC 2018), the project site is not mapped as prime farmland, unique farmland, or farmland of statewide importance. The project site is currently developed as a portion of a County golf course, and implementation of the proposed recreational project would not convert farmland to non-agricultural use. No impacts would occur, and this issue will not require further environmental analysis in the EIR prepared for the project.

- b) ***Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

No Impact. The project site is not zoned for agricultural use and is not under a Williamson Act contract. The project site is currently developed as a portion of a County golf course. The County General Plan Parks and Recreation Element designates the site as a “Special use Facility.”² As such, construction and operation of the proposed recreational project would not result in a conflict with existing zoning for agricultural use. No impacts would occur, and this issue will not require further environmental analysis in the EIR prepared for the project.

- c) ***Would the project 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 Impact. The project site is not zoned as forest land or timberland use. The project site is currently developed as a portion of a golf course. The County General Plan Parks and Recreation Element designates the site as a “Special use Facility.”³ As such, construction and operation of the proposed recreational project would not result in a conflict with existing zoning for forest land or timberland use. No impacts would occur, and this issue will not require further environmental analysis in the EIR prepared for the project.

² According to the City of Carson General Plan (City of Carson 2004), the land use designation for the project site is Recreational Open Space. Per the City’s Zoning Code, the site is zoned OS-ORL, Open Space–Organic Refuse Landfill.

³ According to the City of Carson General Plan (City of Carson 2004), the land use designation for the project site is Recreational Open Space. Per the City’s Zoning Code, the site is zoned OS-ORL, Open Space–Organic Refuse Landfill.

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

No Impact. The project site is currently developed as a portion of a golf course and used for recreational open space. As such, construction and operation of the proposed recreational project would not result in the loss of forest land. No impacts would occur, and this issue will not require further environmental analysis in the EIR prepared for the project.

- e) ***Would the project 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?***

No Impact. The project site is currently developed and used as a portion of a golf course. The project site is not used for agricultural, forest land, or timberland use. Additionally, the project site is not mapped as Farmland. As such, construction and operation of the proposed recreational project would not convert or make changes to existing agricultural, Farmland, or forest land uses. No impacts would occur, and this issue will not require further environmental analysis in the EIR prepared for the project.

2.3 Air Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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- a) ***Would the project conflict with or obstruct implementation of the applicable air quality plan?***

Potentially Significant Impact. The proposed project is located in the South Coast Air Basin (SCAB), which is under the jurisdiction of SCAQMD. The most recent applicable air quality plan is the SCAQMD 2016 Air Quality Management Plan (AQMP), which outlines reduction and control measures to mitigate emissions based on existing and projected land use and development. SCAQMD has established criteria for determining consistency with the 2016 AQMP in Chapter 12, Sections 12.2 and 12.3, of the SCAQMD California Environmental Quality Act (CEQA) Air Quality Handbook (SCAQMD 1993). These criteria are as follows:

- **Consistency Criterion No. 1:** The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards of the interim emissions reductions specified in the AQMP.
- **Consistency Criterion No. 2:** The proposed project will not exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

Due to the earthwork required for the proposed project, including haul truck trips required to import fill material, there is a potential for the project to result in significant air quality impacts. As such, the EIR will evaluate the project's consistency with the SCAQMD 2016 AQMP based on the SCAQMD guidance.

- b) ***Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

Potentially Significant Impact. The proposed project would be required to comply with all relevant federal, state, and local air quality regulations. Nonetheless, the proposed project may generate short-term criteria air pollutant emissions associated with import and movement of soil, pollutant emissions associated with entrained dust (earth movement), and internal combustion engines used by on-site construction equipment and from off-site worker vehicles and truck trips, as well as impacts to air quality during operation of the proposed project. As such, the EIR will evaluate the project's potential to violate air quality standards and/or contribute substantially to an existing or projected air quality violation.

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- c) ***Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?***

Potentially Significant Impact. The SCAB is designated as a nonattainment area for both federal and state ozone (O_3) standards and fine particulate matter ($PM_{2.5}$) standards. The SCAB is designated as a nonattainment area for state coarse particulate matter (PM_{10}) standards; however, it is designated as an attainment area for federal PM_{10} standards. The SCAB is designated as an attainment area under the state and federal standards for nitrogen dioxide (NO_2), carbon monoxide (CO), and sulfur dioxide (SO_2) standards. Although the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard (EPA 2017; CARB 2017). Due to the amount of vehicle trips and quantity of earthmoving activities associated with project construction, as well as potential increases in vehicle trips during project operation, air quality emissions anticipated to result from the construction and operation of the proposed project would be potentially significant and as such will be quantified as part of the EIR. The analysis in the EIR will indicate whether the proposed project would result in a cumulatively considerable net increase in criteria air pollutants for which the SCAB has been designated non-attainment.

- d) ***Would the project expose sensitive receptors to substantial pollutant concentrations?***

Potentially Significant Impact. According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes. Exhaust from construction equipment and vehicles would release air pollutants into the atmosphere. The project site is located near Victoria Community Regional Park, Towne Avenue Elementary School, and residential uses. Additionally, Leapwood Avenue Elementary School is located approximately 0.4 mile east of the project site. Therefore, construction and operation of the proposed project may have the potential to expose sensitive receptors to increased pollutant concentrations. Accordingly, this issue will be further analyzed in the EIR.

- e) ***Would the project create objectionable odors affecting a substantial number of people?***

Potentially Significant Impact. Odor is the form of air pollution that is possibly the most obvious to the public. Odors can present significant problems for the source and its surrounding community. The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving locations each contribute to the intensity of

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the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause concern.

Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting facilities, refineries, landfills, and dairies (SCAQMD 1993). The project would entail construction of public recreational facilities, along with ancillary uses that would serve recreational facilities, and would not result in the creation of a land use that is associated with odors. Potential sources that may emit odors during construction of the proposed project would include diesel equipment, gasoline fumes, and asphalt paving materials. However, odors from these sources generally would be localized, disperse rapidly from the project site and occur at magnitudes that would not affect substantial numbers of people. In addition, the proposed project would use typical construction techniques to reduce odors in compliance with SCAQMD rules. Given the distance to the off-site receptors, nature of the potential odors, and compliance with SCAQMD, it is anticipated that the proposed project would not cause an odor nuisance, and odor impacts would be less than significant. However, this issue will be further analyzed in the EIR prepared for the project.

2.4 Biological Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Potentially Significant Impact. The project site is located within the western and southern portion of the existing Victoria Golf Course, bordered by Dominguez Channel to the southwest, the Goodyear Blimp Airship Base to the northwest and residential development to the north, east, and southeast. Although the Victoria Golf Course, the Dominguez Channel (a concrete-lined flood control channel), and the Goodyear Blimp Airship Base are recognized as open space area's within the City of Carson (City of Carson 2002), these areas are relatively undeveloped and are primarily composed of non-native ornamental landscaping with minimal native vegetation remaining. As such, they provide lower-quality habitat to support special-status biological resources. The urban development, major highways, and light industrial uses to the north, east, south, and west further isolate these areas.

California Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) searches were conducted for the Torrance U.S. Geological Survey 7.5-minute topographic quadrangle and the surrounding quadrangles (Long Beach, San Pedro, Redondo Beach, Venice, Inglewood, and South Gate). The results showed occurrences for a variety of special-status plant and wildlife species. However, the majority of these occurrences are associated with naturalized areas closer to the coast (i.e., Rancho Palos Verdes), located over 9 miles southwest of the project site.

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No special-status plant or wildlife species are anticipated to occur within the project site. A jurisdictional delineation survey was conducted on January 12, 2018 to evaluate potentially jurisdictional features within and adjacent to the project site (ESA 2018). Additionally, a biological reconnaissance-level site visit was performed on February 19, 2018, that included a visual survey of the project site plus a 300-foot area from the perimeter of the project site (study area). The project site has been used for recreational golf activities continuously since 1966, which has prevented the re-introduction of native vegetation communities throughout the site. As such, the majority of the project site is compacted and dominated by ornamental grasses associated with recreational golf and landscaped trees not native to the area, including sod grass, Bermudagrass (*Cynodon dactylon*), creeping bentgrass (*Agrostis stolonifera*), eucalyptus (*Eucalyptus* spp.), pines (*Pinus* spp.), olive trees (*Olea europaea*), Peruvian peppertree (*Schinus molle*), and Brazilian peppertree (*Schinus terebinthifolius*). Patches of ruderal habitat dominated by non-native forbs and grasses including Russian thistle (*Salsola tragus*), wattle (*Acacia* sp.), cheeseweed (*Malva parviflora*), and red brome (*Bromus madritensis* ssp. *rubens*) were present in small narrow patches throughout the project site. Occasionally, disturbed coastal sage scrub vegetation was associated with portions of these ruderal patches of vegetation identified on site. The disturbed coastal sage scrub vegetation on site was dominated by Russian thistle and wattle, with sparse amounts of California sagebrush (*Artemisia californica*), California brittlebush (*Encelia californica*), and buckwheat (*Eriogonum fasciculatum*) present. The coastal sage scrub vegetation present within the project site is disturbed and minimal providing marginal low-quality habitat to support special-status plant or wildlife species.

Although there is low quality habitat to support special-status plant and/or wildlife species within the majority of the project site, there is potential for special-status plant and/or wildlife species to occur within the pockets of marginal habitat present within the western, northern, and north-central portions of the project site (primarily within the western and southern portions of the Victoria Golf Course). Thus, although the majority of special-status species identified in the CNDB and CNPS searches are expected to occur within better-quality habitat closer to the coast, the areas along the western, northern, and northcentral border of the project site have a potential to support the CNPS California Rare Plant Rank (CRPR) 1B.1 southern tarplant (*Centromadia parryi* ssp. *australis*), and a moderate potential to support the CRPR 2B.2 mud nama (*Nama stenocarpa*) and the federally listed as threatened and state species of special concern coastal California gnatcatcher (*Polioptila californica californica*).

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Southern Tarplant. Southern tarplant is a CRPR 1B.1 species typically found in the margins of marshes and swamps, vernal mesic valley and foothill grassland, and vernal pools. Southern tarplant is an annual herb that typically blooms between May and November. This species has been documented along the banks of the Dominguez Channel bordering the project site to the southwest. The banks of the Dominguez Branch Channel, a concrete-lined channel with earthen manufactured slopes that is a tributary to the Dominguez Channel and divides the center of the project site, may also provide habitat suitable to support this species. These channels are not expected to be impacted by the proposed project activities. However, potential indirect impacts (i.e., changes in hydrology and generation of fugitive dust and chemical pollutants) may occur; thus, this issue will be further evaluated in the EIR prepared for the proposed project.

Mud Nama. Mud nama is a CRPR 2B.2 species typically found in the margins or marshes and swamps (i.e., lake margins and riverbanks). Mud nama is an annual herb that is typically in bloom between January and July. According to CNDDDB, the closest documented occurrence for this species is in the vicinity of Harbor Lake and the surrounding marsh areas approximately 4.2 miles southwest of the project site (CDFW 2018). This record dates back to 1924 and is the only known source of information for this site. This species has the potential to occur along the banks of the Dominguez Channel, bordering the project site to the southwest, as well as along the banks of the Dominguez Branch Channel, a concrete-lined channel with earthen banks that is a tributary to the Dominguez Branch Channel and divides the center of the project site, based on the presence of suitable riparian habitat. These channels are not expected to be impacted by the proposed project activities. However, potential indirect impacts (i.e., changes in hydrology and generation of fugitive dust and chemical pollutants) may occur. Thus, this issue will be further evaluated in the EIR prepared for the proposed project.

Coastal California Gnatcatcher. Coastal California gnatcatcher is federally listed as threatened and is a CDFW species of special concern (CDFW 2018). This small songbird is a year-round resident found below 2,500 feet above mean sea level in Southern California. This subspecies occurs from northwest Baja California, Mexico, to Ventura County, California. The highest densities for coastal California gnatcatcher occur in coastal areas of Orange and San Diego Counties (Mock 2004), with small, disjunct populations documented for Ventura and Los Angeles Counties (Atwood et al. 1998). Coastal California gnatcatchers generally prefer open sage scrub habitats with California sagebrush as a dominant or co-dominant species. Nest placement is typically in areas with less than 40% slope gradient (Mock 2004).

The larger patches of coastal scrub habitat within the proposed project site provide potentially suitable, though marginal, habitat for this species. These areas are fragmented,

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occurring in small patches throughout the surrounding golf course outside of the project site, particularly in areas along the western and northcentral portions of the project site. ECORP Consulting Inc. (ECORP 2015) conducted focused protocol-level surveys for coastal California gnatcatcher in 2015 (USFWS 1997), with negative findings. Nevertheless, if occupied coastal California gnatcatcher habitat is present within 500 feet of the proposed project, potential indirect effects (i.e., increased noise levels, generation of fugitive dust, and increased human activity) to coastal California gnatcatchers within marginally suitable coastal sage scrub habitat of the project site could occur. Due to potential direct and/or indirect effects to coastal California gnatcatcher if present on site, the proposed project's effects on special-status species would potentially be significant. As such, this issue will be further evaluated in the EIR prepared for the proposed project.

- b)** *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Potentially Significant Impact. The riparian habitat and wetland known to occur at the lake within the Carson Harbor Village Mobile Home Park (also known as the marsh at Carson Harbor Village) is the only open space area with natural resources to support the preservation of plant and wildlife species, as well as to provide other ecological values and functions.⁴ This habitat is located approximately 1.2 miles north of the project site. Additionally, two drainages are mapped within the general study area: the concrete-lined Dominguez Channel and concrete-lined channel Dominguez Branch Channel (which is a tributary to Dominguez Channel). These channels are both mapped as aquatic resources by the USFWS in the National Wetlands Inventory (USFWS 2018). Dominguez Channel is located adjacent to the project site on the southwest and is bordered by a fence; therefore, it has the potential to be impacted by the proposed project. The concrete-lined Dominguez Branch Channel divides the center of the project site and support native and non-native riparian vegetation along its bank and sediment deposited on the channel floodplain. The Dominguez Branch Channel conveys water from the marsh at Carson Harbor Village through a concrete channel to the north (upstream) of the project site to Dominguez Channel at its southern (downstream) extent (south of the project site). Although direct impacts are not expected to occur to Dominguez Channel or Dominguez Branch Channel, indirect impacts (i.e., changes in hydrology and generation of fugitive dust and chemical pollutants) could result.

⁴ City General Plan (2004) and General Plan EIR (2002).

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There is the potential for the project to result in significant impacts to riparian or other sensitive natural communities. As such, the EIR will evaluate the project's potential impacts on riparian or other sensitive natural communities.

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

Potentially Significant Impact. Two drainages occur within the general study area: the concrete-lined Dominguez Channel and the concrete-lined Dominguez Branch Channel, which is a tributary to Dominguez Channel. As previously discussed, the Dominguez Channel is immediately southwest of the project site and is bordered by a fence. The concrete-lined Dominguez Branch Channel cuts through the center of the project site. Both channels support native and non-native riparian vegetation along their bank and on sediment deposited on the channel floodplain. The Dominguez Branch Channel conveys water from the marsh at Carson Harbor Village (located approximately 1.2 miles north of the project site) through a concrete channel to the north (upstream) of the project site, and conveys water to Dominguez Channel at its southern (downstream) extent (south of the project site). A Preliminary Jurisdictional Delineation of Wetlands was conducted for the project site on January 12, 2018, to evaluate potentially jurisdictional features within and adjacent to the project site (ESA 2018). Based on the results of the Jurisdictional Delineation, the project site does not support wetland waters of the U.S. However, the Dominguez Branch Channel is considered a non-wetland waters of the U.S. and may be subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE) based on its hydrological connection to the Dominguez Channel, a Relatively Permanent Waterway, which eventually outlets into the Los Angeles Harbor and the Pacific Ocean, a Traditional Navigable Waterway (ESA 2018). Thus, the Dominguez Channel and the Dominguez Branch Channel are likely subject to the jurisdiction of the USACE. The Dominguez Channel and Dominguez Branch Channel (tributary to the Dominguez Channel) also potentially fall under the authority of the Los Angeles RWQCB in accordance with Section 401 of the Clean Water Act. A total of 2.26 acres of non-wetland waters of the U.S. was delineated within the survey area, comprising 1.61 acres within the project site and an additional 0.65 acres immediately off site to the north and south. Non-wetland waters of the U.S subject to both USACE and RWQCB jurisdiction are not anticipated to be impacted by the proposed project; however, indirect impacts (i.e., changes in hydrology and generation of fugitive dust and chemical pollutants) to Dominguez Channel or Dominguez Branch Channel could result. Areas under California Department of Fish and Wildlife (CDFW) jurisdiction mapped in the project site include all non-wetland waters of the State, as well

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as upland banks and associated habitats. Areas within the drainage channel with potential CDFW jurisdiction have been mapped to the outer limits of a defined bed and bank, and include portions of the non-native woodland that are rooted within the drainage channel, for a total of 7.14 acres of potential CDFW jurisdiction within the survey area. This is comprised of 5.11 acres of potential CDFW jurisdiction on the project site and an additional 2.03 acres occurs immediately off site to the north and south. CDFW jurisdictional areas are not anticipated to be impacted by the proposed project; however, indirect impacts (i.e., changes in hydrology and generation of fugitive dust and chemical pollutants) to potential CDFW jurisdictional areas within Dominguez Channel or Dominguez Branch Channel could result. Because the proposed project could result in indirect impacts to USACE, RWQCB, and CDFW jurisdictional waters, impacts could be potentially significant. As such this will be further evaluated in the EIR.

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

Potentially Significant Impact. As discussed previously, the project site is located in an urban area and has been used as a public golf course since the late 1960s. The project site is dominated by planted non-native grasses and ornamental trees, and contains limited patches of ruderal habitat with minimal disturbed coastal sage scrub vegetation present among the ruderal habitat. The habitat on site is fragmented, and the golf course is isolated by urban development and major highways on all sides. Overall, the project site supports minimal native habitat and therefore represents lower-quality habitat with limited overall value. Dominguez Channel (immediately southwest of the project site) and Dominguez Branch Channel (which divides the center of the project site) could facilitate wildlife movement through the general area. These channels are not expected to be impacted by the proposed project. Additionally, more common localized wildlife species could use the golf course to move through the area. However, the overall use of this area is not anticipated to change greatly as a result of the proposed project; therefore, the area would continue to facilitate general wildlife movement after project construction. Migratory fish would not be found on site and native resident or migratory wildlife species are not anticipated. The project site does contain mature trees that could be used by migratory or nesting birds (including raptors). The Migratory Bird Treaty Act and California Fish and Game Code Sections 86, 3503, 3503.5, and 3513 would protect migratory and nesting birds from significant impacts resulting from the proposed project. This issue will be further evaluated in the EIR prepared for the proposed project.

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- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact. The project site does not occur within any designated regional habitat linkages or Significant Ecological Areas (SEAs) identified within the Los Angeles County General Plan EIR (2014). The County of Los Angeles Oak Tree Ordinance, codified in Section 22.46.2100 of the Los Angeles County Code of Ordinances (2013), preserves and protects oak trees within the County of Los Angeles. This Ordinance restricts oak tree removal or encroachment within the protected zone without a permit. The protected zone is defined as the area within the drip line of an oak tree, extending from the drip line to a point at least 5 feet outside the drip line or 15 feet from the trunk of an oak tree (whichever distance is greater). Protected oak trees do not occur within the project site; thus, impacts to oak trees would not occur.

The proposed project would comply with all local policies and ordinances protecting biological resources. No impact would occur, and this issue will not be further analyzed in the EIR prepared for the project.

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

No Impact. The project site is not located within an adopted habitat conservation plan or natural community conservation plan (CDFW 2017). Additionally, the project does not conflict with the provisions of the County General Plan or General Plan EIR. As previously discussed, the City's open space areas are composed of Recreational Open Space, including the Victoria Golf Course and Dominguez Branch Channel (a concrete-lined flood control channel) (City of Carson 2004). Although the project site occurs within the southern and western portions of the Victoria Golf Course, which is recognized as an open space area, the general use of the area will remain the same (from existing golf course to a new sports, recreation fitness, and wellness destination). As such, the proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. No impact would occur and this issue will not be further evaluated in the EIR prepared for the proposed project.

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2.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

Potentially Significant Impact. The Victoria Golf Course opened in approximately 1966 and is therefore more than 45 years old. In order to determine if the proposed project has the potential to impact historical resources under CEQA, the lead agency has a responsibility to record and evaluate the golf course in consideration of California Register of Historical Resources eligibility criteria and integrity requirements (California Public Resources Code, Section 21084.1; 14 CCR 15064.5(3)). The findings of the significance evaluation will reveal whether the proposed project has the potential to impact historical resources under CEQA and will assist in the development of appropriate mitigation measures (if required). As such, the potential for the project to cause a substantial adverse change in the significance of a historical resource will be evaluated in the EIR prepared for the project.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

Potentially Significant Impact. The proposed project involves the redevelopment of a portion of the existing Victoria Golf Course site with a new sports, recreation, fitness, and wellness destination. DTSC's 2016 Remedial Action Plan (RAP) for soil and soil gas media requires a three-foot soil cap over the project site. The project involves compaction of the existing soil at the site above the cap followed by import of fill to the site; therefore, it is unlikely that archaeological resources would be encountered. While it is unlikely that

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archaeological resources (sites, features, or artifacts) will be exposed during construction activities; further investigation will be undertaken through a California Historical Resources Information System records search and outreach to the Native American Heritage Commission for a sacred lands file search and the completion of Native American outreach letters. The results will be discussed in the EIR prepared for the project.

- c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Potentially Significant Impact. The proposed project involves the removal of a portion of the existing Victoria Golf Course and the replacement of the County golf course with a sports, recreation, fitness and wellness destination. DTSC's 2016 RAP for soil and soil gas media requires a three-foot soil cap over the project site. To avoid impacting remedial measures taking place at the site under the RAP, the project involves compaction of the existing soil at the site above the cap followed by import of fill to the site; therefore, it is unlikely that paleontological resources would be encountered. While it is unlikely that paleontological finds will be encountered, further investigation will be undertaken through a records search conducted by the Natural History Museum of Los Angeles County. The results of these investigations will be discussed in the EIR prepared for the proposed project.

- d) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?*

Less Than Significant Impact. The proposed project involves the removal of a portion of the existing Victoria Golf Course and the replacement of the golf course with a new sports, recreation, fitness, and wellness destination. DTSC's 2016 RAP for soil and soil gas media requires a three-foot soil cap over the project site. The project involves compaction of the existing soil at the site above the cap followed by import of fill to the site and may involve excavation into waste materials. As such, the potential to encounter or affect human remains is unanticipated. Nonetheless, in the event that unexpected human remains are encountered, existing regulations through California Health and Safety Code, Section 7050.5 et seq., state that if human remains are discovered during project construction, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code, Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition of the remains has been made. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable time. Subsequently, the Native American Heritage Commission shall identify the most likely descendant. The

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most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in California Public Resources Code, Section 5097.98. Through compliance with existing codes, impacts to resources would be less than significant, and this issue will not be further evaluated in the EIR prepared for the proposed project.

2.6 Geology and Soils

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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- a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

Less Than Significant Impact. The project site is not located within an identified Alquist-Priolo Earthquake Fault Zone. However, the project site is located in the seismically active Southern California region. Structures and people located on the project site do have the potential to be subject to strong seismic ground shaking; however, the site is not identified as being within an Alquist-Priolo Earthquake Fault Zone. As such, impacts would be less than significant, and this issue will not require further analysis in the EIR prepared for the project.

- ii) *Strong seismic ground shaking?*

Potentially Significant Impact. The project site is located in the seismically active Southern California region, and the closest fault to the project site is the Avalon–Compton Fault, identified as being within the Newport–Inglewood–Rose Canyon Fault Zone. This fault is located 2 miles northwest of the project site. As such, structures and people located on the project site do have the potential to be subject to strong seismic ground shaking. This issue will be further evaluated in the EIR prepared for the project.

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

Potentially Significant Impact. The project site is located in the seismically active Southern California region and is located within an identified liquefaction zone. As such, structures and people located on the project site do have the potential to be subject to seismic-related ground failure associated with liquefaction. This issue will be further evaluated in the EIR prepared for the project.

- iv) *Landslides?*

Less Than Significant Impact. The project site is located within a relatively flat area and is relatively flat itself. As such, given the limited slope of the site and surrounding area, risks to structures and people resulting from landslides are minimal. Impacts would be less than significant, and this issue will not require further analysis in the EIR prepared for the project.

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- b) Would the project result in substantial soil erosion or the loss of topsoil?*

Potentially Significant Impact. Implementation of the proposed project would result in substantial earthwork, including compaction, and the import of new soil to the site. As such, there is the potential for soil erosion to occur. This impact will be further evaluated in the EIR prepared for the project.

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

Potentially Significant Impact. The project site is a former landfill located in the seismically active Southern California region and is located within an identified liquefaction zone. As such, structures and people located on the project site do have the potential to be subject to seismic-related ground failure associated with liquefaction. This issue will be further evaluated in the EIR prepared for the project.

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

Potentially Significant Impact. The project site was historically used as a landfill, and as such, settlement and changes to the soil character of the project site are constantly occurring. Given the nature of the soil at the project site this issue will require further evaluation in the EIR prepared for the project.

- e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact. The proposed project would be connected to existing utility systems, including sewer lines. No septic tanks or alternative wastewater disposal systems would be used for the project. Therefore, no impacts would occur, and this issue will not be further analyzed in the EIR prepared for the project.

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2.7 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. Greenhouse gas (GHG) emissions would be produced by project-related short-term construction activities as well as by project operations. Construction activities would result in GHG emissions from heavy construction equipment, haul trips of imported soil, truck traffic, and worker trips to and from the project site. Because global climate change is a cumulative impact, the proposed project would have a potential impact through its incremental contribution of GHG emissions combined with the cumulative increase of all other sources of GHG emissions. As such, impacts associated with GHG emissions would be potentially significant. The EIR will analyze GHG emissions and determine whether the proposed project would result in a significant cumulative increase in GHG emissions.

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

Potentially Significant Impact. The South Bay Cities Council of Governments has prepared an Energy Efficiency Climate Action Plan for the City of Carson, and the County has adopted a Community Climate Action Plan, both of which provide objectives and strategies for the City and County to meet their energy and GHG reduction goals. The project has the potential to result in GHG emissions that should be considered in light of the adopted plans for reducing GHG emissions. Further investigation is required to determine whether the proposed project would be consistent with applicable plans, policies, or regulations. Impacts would be potentially significant, and this issue will be further analyzed in the EIR.

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2.8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Potentially Significant Impact. The proposed project would be located within what was formerly the BKK Carson landfill, which operated as a Class II landfill from 1948 to 1959. The Carson landfill was permitted to accept inert solid fill, household and commercial refuse, garbage, and liquids and semi-liquids. DTSC is overseeing the former

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landfill's remediation. Remediation activities began at the site in December 2006 and are still ongoing. Further investigation is required to determine whether the proposed project would have the potential to create a hazard to the public or the environment. Impacts would be potentially significant, and this issue will be further analyzed in the EIR.

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

Potentially Significant Impact. The proposed project would be located within what was formerly the BKK Carson landfill, which operated as a Class II landfill from 1948 to 1959. The Carson landfill was permitted to accept inert solid fill, household and commercial refuse, garbage, and liquids and semi-liquids. Because it is a former landfill, the site's remediation is being overseen by the California Department of Toxic Substances Control due to the presence of methane, perchlorate, volatile organic compounds, and other contaminants of concern. Remediation activities began at the site in December 2006 and are still ongoing. Further investigation is required to determine whether the proposed project would have the potential to create a hazard to the public or the environment through upset or accident conditions involving the release of hazardous materials into the environment. Impacts would be potentially significant, and this issue will be further analyzed in the EIR.

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

Less Than Significant Impact. The proposed project site is located approximately 0.4 miles from Towne Avenue Elementary School, a Los Angeles Unified School District K–5 school. Additionally, Leapwood Avenue Elementary School, another Los Angeles Unified School District K–5 school, is located approximately 0.4 miles from the project site. As discussed in Subsection 2.8(d), the project site is also included on a list of hazardous materials sites compiled pursuant to California Government Code, Section 65962.5. However, the project site would not be located within 0.25 mi of an existing or proposed school. As such, further investigation is not required, and impacts would be less than significant. This issue will not be further analyzed in the EIR.

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

Potentially Significant Impact. The proposed project is located on a site that is included on a list of hazardous materials sites compiled pursuant to California Government Code, Section 65962.5. As such, further investigation is required to determine whether the proposed project would have the potential to create a hazard to the public or the environment. Impacts would be potentially significant, and this issue will be further analyzed in the EIR.

- 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?*

No Impact. The project site is not located within an airport land use plan or within 2 miles of an existing public airport. The closest public airports to the project site are Compton Airport, approximately 2.7 miles northeast of the project site; Zamperini Field, approximately 5 miles southwest of the project site; Hawthorne Municipal Airport, approximately 6 miles northwest of the project site; and Long Beach Airport, approximately 6.6 miles southeast of the project site. As such, project implementation would not result in a safety hazard for people residing or working in the project area due to proximity to public use airports. No impacts would occur, and this issue will not be further analyzed in the EIR prepared for the project.

- 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?*

Potentially Significant Impact. The project site is located immediately southeast of the Goodyear Blimp Airship Base, a private airbase used solely for the Goodyear Blimp. This airbase has been used by the Goodyear Blimp since January 1968.. The project would replace a portion of the existing golf course with new recreational and academic facilities that are similar to the existing recreational use of the site. Replacement of a golf course area with a variety of public recreational facilities and ancillary uses that would serve the recreational facilities would introduce additional sources of nighttime lighting as well as more buildings and structures on the project site. As such, the potential safety hazards associated with the project being located adjacent to the Goodyear Blimp Airship Base will be evaluated in the EIR prepared for the project.

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- g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact. The project site is located southwest of the intersection of Martin Luther King Jr. Street and South Avalon Boulevard, both major thoroughfares in the City of Carson. According to the County of Los Angeles, Department of Public Works (DPW 2018), I-405, located west of the project site, is a primary freeway disaster route, and South Avalon Boulevard, located immediately east of the project site, is designated a secondary disaster route. Disaster routes are freeway, highway, or arterial routes pre-identified for use during times of crisis. These routes are used to bring in emergency personnel, equipment, and supplies to impacted areas in order to save lives, protect property, and minimize impact to the environment. During a disaster, these routes have priority for clearing, repairing, and restoration over all other roads. Implementation of the proposed project would occur on the project site itself, and no roadways would be closed during project construction or operation such that disaster routes would be compromised. As such, impacts would be less than significant, and this issue will not be further evaluated in the EIR prepared for the project.

- h) Would the project 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?*

Less Than Significant Impact. The project site is located in a developed area of the City of Carson and not close to any wildlands that could be subject to wildfire. North of the project site is the remaining portion of Victoria Golf Course, which is proposed to be separately redeveloped with tennis courts, soccer fields, and facilities dedicated to after-school youth development programming, and further to the north is Victoria Community Regional Park, which is a recreational open space with trees. East of the project site is a residential community, south of the project site is commercial development, and west of the project site is undeveloped land and I-405. Although open space with vegetation is located north and west of the project site, risk associated with wildland fires is minimal, and emergency fire service would be readily provided by the County via Martin Luther King Jr. Street and South Avalon Boulevard. As such, risks from wildland fires would be less than significant, and this issue will not be further evaluated in the EIR prepared for the project.

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2.9 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. The proposed project would be located on a site known to contain hazardous soils and groundwater. Although project construction and operation would comply with all water quality standards and waste discharge requirements, given

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the nature of the known contamination at the project site, this issue will require further evaluation in the EIR prepared for the project.

- b) Would the project 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 (i.e., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

Potentially Significant Impact. The proposed project would be located on a site known to contain hazardous substances in soils and groundwater associated with its past use as a landfill. DTSC is overseeing the investigation and remediation of site soil and groundwater. Implementation of the proposed project would not draw upon groundwater supplies. However, project implementation would increase the amount of impervious surface at the site, when compared to the existing golf course at the site. Given the nature of the site, the proposed increase in impervious surfaces associated with the project, and the ongoing groundwater investigation and remediation efforts, this issue will require further evaluation in the EIR prepared for the project.

- c) Would the project 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 on- or off-site?*

Potentially Significant Impact. The proposed project would be located on a site known to contain hazardous substances in soils and groundwater associated with its past use as a landfill. Given the soil settlement that occurs at the site, drainage patterns have the potential to shift. Implementation of the proposed project would require site preparation, including compaction and importing of fill to the site, which could result in alteration of existing drainage patterns. As such, this issue will require further evaluation in the EIR prepared for the project.

- d) Would the project 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 on- or off-site?*

Potentially Significant Impact. The proposed project would be located on a site known to contain hazardous substances in soils and groundwater associated with its past use as a landfill. Given the soil settlement that occurs at the site, drainage patterns have the potential to shift. Implementation of the proposed project would require site

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preparation, including compaction and importing of fill to the site, which could result in alteration of existing drainage patterns. As such, this issue will require further evaluation in the EIR prepared for the project.

- e) Would the project 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?*

Potentially Significant Impact. The proposed project would be located on a site known to contain hazardous substances in soils and groundwater associated with its past use as a landfill. Project implementation would alter existing stormwater drainage patterns. As such, the potential for the project to impact the capacity of existing or planned stormwater drainage system or provide additional sources of polluted runoff will require further evaluation in the EIR prepared for the project.

- f) Would the project otherwise substantially degrade water quality?*

Potentially Significant Impact. The proposed project would be located on a site known to contain hazardous substances in soils and groundwater associated with its past use as a landfill. Project implementation would alter existing conditions at the project site. As such, the potential for the project to degrade water quality will require further evaluation in the EIR prepared for the project.

- g) Would the project 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 Impact. The proposed project involves the redevelopment of a portion of the existing Victoria Golf Course to a recreation, health, and fitness complex with approximately 532,500 square feet of buildings, including a multi-use indoor sports complex, youth learning experience facility, marketplace, clubhouse, recreation and dining center, restaurants (alternatively a, specialty grocery store may be developed in place of some of the restaurant uses), and a sports wellness center. No housing is proposed as part of this project. As such, the project would not place housing within a 100-year flood hazard area, and no impacts would occur. This issue will not require further evaluation in the EIR prepared for the project.

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- h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

Potentially Significant Impact. A portion of the project site is located within an identified 100-year flood hazard area. These areas are located in the western portion of the project site adjacent to the Dominguez Branch Channel, in the portion of the site adjacent to the unnamed concrete-lined channel, and near the southern boundary of the project site. As such, the potential for structures proposed as part of the project to impede or redirect flood flows will require further evaluation in the EIR prepared for the project.

- i) Would the project 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?*

Potentially Significant Impact. The project site is not located on any California Department of Conservation Tsunami Inundation Maps (DOC 2016). However, west of the project site is Dominguez Branch Channel, the overflow of which would have the potential to result in flooding. As such, the potential for flooding to expose people or structures to significant loss will require further evaluation in the EIR prepared for the project.

- j) Would the project result in inundation by seiche, tsunami, or mudflow?*

Less Than Significant Impact. The tsunami inundation hazard maps, published by the California Department of Conservation, show that the project site is not within a tsunami inundation zone (DOC 2016). Additionally, the project site is located within a primarily flat and urbanized area. As such, the potential for the project to be affected by a seiche from an upstream water source or mudflows is limited. Impacts would be less than significant, and this issue will not be further analyzed in the EIR prepared for the project.

2.10 Land Use and Planning

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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a) Would the project physically divide an established community?

No Impact. The project site is currently used as a portion of a County golf course and is located south of an existing park and elementary school, west of a residential community, and north of commercial uses. Implementation of the proposed project would convert existing open space recreational golf uses to public recreational facilities, along with ancillary uses that would serve the recreational facilities. The site in its current condition serves as a transition between freeway uses to the west, commercial uses to the south, residential uses to the east, and additional recreational uses to the north. Redevelopment of a portion of the County golf course would maintain this transition and would not form any new barriers or divisions. As such, no impacts would occur, and this issue will not be further evaluated in the EIR prepared for the project.

b) Would the project 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?

Potentially Significant Impact. The project site is currently used as a portion of a County golf course and has a general plan land use designation of Recreational Open Space, per the City of Carson General Plan (City of Carson 2004), and a zoning designation of OS-ORL, Open Space–Organic Refuse Landfill, City of Carson Zoning Code (Section 9151.12). The Carson Vision Plan, adopted by the City of Carson in 2016, identifies an opportunity to reposition the property as an amenity for both Carson residents and the South Bay community. The County General Plan Parks and Recreation Element also designates the site as a “Special Use Facility.”⁵ Use of the site for continued public recreational purposes, as proposed, would not conflict with the existing general plan or zoning designations for the project site.

As previously stated, the project site is located on land owned by the County and, therefore, all land use decisions pertaining to the proposed project fall under the jurisdiction of the County. However, any off-site improvements required under the proposed project would be subject to city regulations.

Given the proposed change in land use of the project site, this issue will be further evaluated in the EIR prepared for the project.

⁵ Special use facilities are generally single purpose facilities that serve greater regional recreational or cultural needs.

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- c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. The project site is not located within or subject to any habitat conservation plans or natural community conservation plans. The conversion of the existing golf course recreation, health, and fitness uses would not conflict with habitat conservation or natural community conservation plans. No impacts would occur, and this issue will not be further analyzed in the EIR prepared for the project.

2.11 Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project 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?*

No Impact. The project site is currently used as a portion of a County golf course and is undergoing remediation for historical use as a landfill. No mineral resources are accessible from or produced by the project site. As such, implementation of the proposed project would not result in the loss of availability of a known mineral resource. No impacts would occur, and this issue area will not be further evaluated in the EIR prepared for the project.

- b) *Would the project 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 Impact. The project site is currently used as a portion of a County golf course and is undergoing remediation for historical use as a landfill. No mineral resources are accessible from or produced by the project site. The project site is not delineated as an important mineral resource recovery site in any land use plans. As such, implementation of the proposed project would not result in the loss of availability of a known mineral

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resource. No impacts would occur, and this issue area will not be further evaluated in the EIR prepared for the project.

2.12 Noise

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project result in 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?*

Potentially Significant Impact. The proposed project site is bordered by parkland to the north and a residential community to the east. As such, construction activities would potentially expose nearby sensitive receptors to noise levels above established standards. Although construction activity would be temporary, some activities may be audible at nearby noise-sensitive receptors. Because construction activities have the potential to result in noise levels above established standards, impacts would be potentially significant. Operation of the proposed project would increase the intensity of uses at the site with the provision of new sports, recreation, fitness, and wellness facilities. The majority of these uses would be concentrated within buildings. Impacts from operations

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could result in potentially significant impacts. As such, this issue will be further evaluated in the EIR prepared for the project.

- b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Potentially Significant Impact. Certain activities during project construction may expose persons to excessive groundborne noise levels. Although this impact would be temporary, related only to the construction phase of the proposed project, it may still be considered significant. Further evaluation of potentially significant impacts related to groundborne noise generated by construction activities for the proposed project will be conducted in the EIR prepared for the project.

The operation of the proposed project, specifically use of the multi-use indoor sports complex, youth learning experience facility, indoor skydiving facility, enhanced driving range experience, marketplace, clubhouse, recreation and dining center, zip lining facilities, community park, putting green, jogging path, restaurants (alternatively, a specialty grocery store may be developed in place of some of the restaurant uses), and sports wellness center, would not create any groundborne vibration. Impacts would be less than significant. As such, only groundborne vibration related to construction will be further evaluated in the EIR prepared for the project.

- c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potentially Significant Impact. The proposed project involves the replacement of a portion of the existing County Victoria Golf Course with a new sports, recreation, fitness, wellness and entertainment destination consisting of approximately 532,500 square feet of buildings, including a multi-use sports complex, youth learning experience facility, indoor skydiving facility, enhanced driving range experience, marketplace, clubhouse, recreation and dining center, restaurants, (alternatively a specialty grocery store may be developed in place of some of the restaurant uses), and a sports wellness center. The project would also provide zip lining facilities, a community park, a putting green, and a jogging path. Construction activities would generate temporary increases in ambient noise levels. Once in operation, the project does have the potential to result in permanent increases in ambient noise levels due to the additional outdoor uses and extended hours of use. Nighttime lighting would allow the facility to be used well beyond sunset. As such, project operations could create a permanent increase in ambient noise levels; therefore, this issue will be further analyzed in the EIR prepared for the project.

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- d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potentially Significant Impact. The proposed project site is bordered by parkland to the north and a residential community to the east. As such, construction activities could result in substantial temporary or periodic increases in ambient noise levels in the project vicinity. Additionally, during project operation, there is the potential that on-site activities would have the potential to result in noise level increases due to potential increased use of the site. Further analysis will be required in the project EIR to determine the potential for noise impacts associated with project construction and operation.

- e) Would the project be 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?*

No Impact. The proposed project is not located within an airport land use plan or within a 2-mile radius of any public airport or public use airport. No impact would occur, and this issue will not be further analyzed in the EIR prepared for the project.

- f) Would the project be within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

Less Than Significant Impact. The project site is located immediately south of the Goodyear Blimp Airship Base, a private airbase used solely for the Goodyear Blimp. This airbase has been used by the Goodyear Blimp since January 1968 and has not posed a safety or hazard risk to golfers at the Victoria Golf Course. The project would replace the existing golf course with new recreational facilities that are similar to the existing recreational use of the site. Noise associated with the Goodyear Blimp operations is solely related to blimp departures and arrivals, and due to the nature of the motors used in the blimp, such noise is minimal. As with current operations, recreational uses would be located adjacent to the airship base, and these would not expose people in the project area to excessive noise levels. Impacts would be less than significant, and this issue will not be further analyzed in the EIR prepared for the project.

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2.13 Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project 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)?*

Potentially Significant Impact. The proposed project involves the removal of the southern and western 87 acres of the existing Victoria Golf Course and replacing it with a new sports, recreation, fitness, and wellness destination. No new homes would be constructed as a part of this project. However, the addition of the multi-use indoor sports complex, youth learning experience facility, indoor skydiving facility, enhanced driving range experience, marketplace, clubhouse, recreation and dining center, restaurants, (alternatively a, specialty grocery store may be developed in place of some of the restaurant uses), and a sports wellness center would increase employment on site. Implementation of the proposed project would not require installation of new roadways, public services, or utilities; the site is currently served by existing roadways, utilities, and services, and these services would be maintained as part of the proposed project. Implementation of the proposed project has the potential to induce growth; therefore, this issue will require further analysis in the EIR prepared for the project.

- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. Implementation of the proposed project would result in the removal of the southern and western 87 acres of the existing Victoria Golf Course and the construction of a new sports, recreation, fitness, and wellness destination. No housing is currently located on the project site, and project implementation would not require demolition of existing

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housing or construction of new housing. As such, no impacts to housing would occur, and this issue will not require further evaluation in the EIR prepared for the project.

- c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. Implementation of the proposed project would result in the removal of the southern and western 87 acres of the existing Victoria Golf Course and the construction of a new sports, recreation, fitness, and wellness destination. No housing is currently located on the project site, and project implementation would not displace any individuals such that construction of new housing would be required. No displacement impacts would occur, and this issue will not require further evaluation in the EIR prepared for the project.

2.14 Public Services

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) 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:				
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *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:*

Fire protection?

Potentially Significant Impact. Fire protection is provided to the project site by the County of Los Angeles. Implementation of the proposed project would introduce more intensive uses to the project site such that an increase in the demand for fire protection

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services could occur. As such, impacts would be potentially significant, and this issue area will be evaluated further in the EIR prepared for the project.

Police protection?

Potentially Significant Impact. Police protection is provided to the project site by the County Sheriff's Department. Implementation of the proposed project would introduce more intensive uses to the project site such that an increase in the demand for police protection services could occur. As such, impacts would be potentially significant, and this issue area will be evaluated further in the EIR prepared for the project.

Schools?

Less Than Significant Impact. Schools located in the City of Carson are part of the Los Angeles Unified School District. The proposed project would replace the southern and western 87 acres of the existing Victoria Golf Course with a new sports, recreation, fitness, and wellness destination. Implementation of the project would not result in increased demand for schools or require the construction of new schools. The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed. The proposed project would not involve residential housing. The proposed project would result in increased employment opportunities during construction and operation, however these increases are not anticipated to result in increased demand for schools. Because the proposed project would be located in the densely populated Los Angeles metropolitan area, it is anticipated that most of the employees would be drawn from the existing labor force in the region and would not need to relocate to the region. The project is intended to serve the existing community and would not result in population growth such that new schools would be required. As such, impacts would be less than significant, and this issue area will not be further evaluated in the EIR prepared for the project.

Parks?

Less Than Significant Impact. The proposed project would replace the southern and western 87 acres of the existing Victoria Golf Course with a new sports, recreation, fitness, and wellness destination. Implementation of the project would not result in increased demand for parks or require the construction of new parks associated with an increased demand. Recreational needs would be provided by the project itself. The project is intended to serve the existing community and would not result in population growth such that new parks would be required. As such, impacts would be less than significant, and this issue area will not be further evaluated in the EIR prepared for the project.

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Other public facilities?

Less Than Significant Impact. The proposed project would replace the southern and western 87 acres of the existing Victoria Golf Course with a new sports, recreation, fitness, and wellness destination. Implementation of the project would not result in increased demand for libraries or other public facilities such that the construction of new facilities associated with increased demand would be required. The project is intended to serve the existing community and would not result in population growth such that new libraries or other public facilities would be required. As such, impacts would be less than significant, and this issue area will not be further evaluated in the EIR prepared for the project.

2.15 Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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?*

Less Than Significant Impact. The proposed project would be located on a portion of the existing Victoria Golf Course. The recreational uses associated with the proposed project are designed to serve the existing community. By attracting more users to the project site, the project does have the potential to attract more users to recreational uses in the project vicinity, especially to Victoria Community Regional Park, north of the project site. However, the recreational uses proposed as part of this project would complement the recreational use of Victoria Community Regional Park and would provide increased recreational opportunities. As such, project implementation would not result in increased use such that deterioration of existing recreational facilities would occur. Impacts would be less than significant, and this issue will not require further evaluation in the EIR prepared for the project.

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

Potentially Significant Impact. The proposed project involves the construction of a new sports, recreation, and wellness destination. As discussed in this Initial Study, there is a potential for construction and/or operation of the proposed project to result in impacts to the environment. An EIR will be prepared addressing all potentially significant impacts identified in this Initial Study. Separate technical analyses and chapters focused specifically on the potentially significant impacts will be included in the EIR.

2.16 Transportation and Traffic

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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- a) *Would the project 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?*

Potentially Significant Impact. The proposed project would replace the southern and western 87 acres of the existing Victoria Golf Course with a new sports, recreation, fitness, and wellness destination. Construction would result in construction employee trips as well as truck trips to haul imported soil to the project site. Although construction conditions would be temporary, occurring only during the time needed for construction of the proposed facilities, they may cause an increase in traffic that would be substantial in relation to the existing traffic load and capacity of the street system. During project operations, there is also a chance that more trips would be generated by the project site than the existing trips generated by the golf course. As such, further evaluation of potentially significant impacts related to traffic generated by the proposed project will be included in the EIR prepared for the project.

- b) *Would the project 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?*

Potentially Significant Impact. Construction of the proposed project would require grading and import of soil to level the project site, thereby generating a significant number of haul truck trips. Although impacts would be temporary and related only to the construction phase of the proposed project, construction traffic may exceed level of service standards established by the County congestion management agency for designated roads or highways. During project operation, there is also a chance that more trips would be generated by the project site than the existing trips generated by the golf course. As such, further evaluation of potentially significant impacts related to traffic generated by the proposed project will be conducted in the EIR prepared for the project.

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- c) *Would the project 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?*

Potentially Significant Impact. The project site is located immediately southeast of the Goodyear Blimp Airship Base, a private airbase used solely for the Goodyear Blimp. This airbase has been used by the Goodyear Blimp since January 1968. The proposed project would replace the southern and western 87 acres of the existing Victoria Golf Course with new sports, recreation, fitness, and wellness uses that are similar to the existing recreational use of the site. As such, the potential safety hazards associated with the project being located adjacent to the Goodyear Blimp Airship Base will be evaluated in the EIR prepared for the project.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Potentially Significant Impact. The proposed project would replace the southern and western 87 acres of the existing Victoria Golf Course with a new sports, recreation, fitness, and wellness destination. The project site is located near two major thoroughfares: Martin Luther King Jr. Street to the north, and South Avalon Boulevard to the east. The project site is east of Interstate 405 and north of a commercial area. East of the project site is a residential community. Given that the proposed project is designed to serve residents within the community and that the project site is located along busy roadways, pedestrian safety for individuals accessing the site will be considered and evaluated in the EIR prepared for the project.

- e) *Would the project result in inadequate emergency access?*

Potentially Significant Impact. Emergency access to the project site would be available via two east-west roadways extending westerly from South Avalon Boulevard into the project site, as well as one north-south roadway extending southwesterly from Martin Luther King Jr. Street into the project site. The southerly access road off Avalon Boulevard would be located opposite of the westerly terminus of Turmont Street (on the east side of Avalon Boulevard), and the northerly access road off Avalon Boulevard would be located approximately mid-way between Turmont Street and Elsmere Drive. The two access roads off Avalon Boulevard would be connected by a north-south internal circulation road that would allow vehicular traffic to access facilities and parking areas located within the interior portion of the project site. The north access road would connect to an east-west internal circulation road, which would span the unnamed channel on the site and provide access to the multi-use indoor sports complex and the youth learning experience. The access road off Martin Luther King Jr. Street would also span

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the drainage channel and provide access to parking areas, the multi-use indoor sports complex, and the youth learning experience, as well as to the rest of the project site. Regional access to the project site would be provided via the San Diego Freeway on- and off-ramps at Main Street and Avalon Boulevard. Project construction and operational activities would occur entirely on the project site and would not obstruct any roadways or affect emergency access. However, the EIR will analyze potential emergency access impacts related to construction haul routes, construction and operation traffic. As such, this issue will be evaluated in the EIR prepared for the project.

- f) ***Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?***

Less Than Significant Impact. The proposed project would convert the southern and western 87 acres of the existing Victoria Golf Course with a new sports, recreation, fitness, and wellness destination. The project site is located near two major thoroughfares: South Avalon Boulevard to the east and East Del Amo Boulevard to the south. South Avalon Boulevard includes dedicated bicycle lanes in both the northbound and southbound directions. Additionally, public transportation is provided along South Avalon Boulevard via Carson Circuit Routes A, E and H, Long Beach Transit Line 1 and Metro Line 205 and Line 246. During both construction and operation of the proposed project, bicycle lanes along South Avalon Boulevard would remain open and access to transit service provided by Carson Circuit, Long Beach Transit and Metro would be maintained. As such, project implementation would not conflict with adopted policies, plans, or programs regarding alternative forms of transportation, and impacts would be less than significant. Therefore, this issue will not be further evaluated in the EIR prepared for the project.

2.17 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Potentially Significant Impact. As the lead agency for this project, the County is initiating tribal consultation in compliance with Assembly Bill 52. Given the anticipated project construction activities, the potential for encountering resources is low. Nonetheless, consultations will be undertaken, and the outcome of the consultations will determine whether the project has the potential to cause a substantial adverse change to the significance of a tribal cultural resource. This issue area will be evaluated further in the EIR prepared for the project.

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

Potentially Significant Impact. As the lead agency for this project, the County is initiating tribal consultation in compliance with Assembly Bill 52. Given the anticipated project construction activities, the potential for encountering resources

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is low. Nonetheless, consultations will be undertaken, and the outcome of the consultations will determine whether the project has the potential to cause a substantial adverse change to the significance of a tribal cultural resource. This issue area will be evaluated further in the EIR prepared for the project.

2.18 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Potentially Significant Impact. Wastewater from the project site would drain to existing sewer connections and drainage facilities in the vicinity of the site. The potential for flows to exceed requirements from the Los Angeles Regional Water Quality Control Board will be evaluated in the EIR prepared for the project.

Initial Study Checklist – The Creek at Dominguez Hills Project

- b) Would the project 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?*

Potentially Significant Impact. Water would be provided to the project site via existing water conveyance pipelines, and wastewater from the project site would drain to existing sewer connections and drainage facilities in the vicinity of the site. The EIR prepared for the project will include an evaluation of whether the project could be supplied entirely by the existing water and wastewater treatment facilities.

- c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Potentially Significant Impact. Stormwater from the project site would drain to existing drainage facilities in the vicinity of the site. The EIR prepared for the project will include an evaluation of whether flows could be accommodated by the existing facilities.

- d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Potentially Significant Impact. Water would be provided to the project site via existing water conveyance pipelines. The EIR prepared for the project will include an evaluation of whether adequate water supplies would be available to serve the project.

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

Potentially Significant Impact. Wastewater would be conveyed from the project site for treatment off site at an existing wastewater treatment facility. The EIR prepared for the project will include an evaluation of whether adequate capacity exists to provide wastewater treatment for wastewater generated by the project.

- f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Potentially Significant Impact. Solid waste would be conveyed from the project site and disposed at an existing landfill. The EIR prepared for the project will include an evaluation of whether adequate landfill capacity exists to provide solid waste disposal services for solid waste generated by the project.

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- g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

Potentially Significant Impact. The EIR prepared for the project will include a discussion of how the proposed project would comply with all federal, state, and local statutes and regulations related to solid waste.

2.19 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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?*

Potentially Significant Impact. The existing Victoria Golf Course was constructed in 1966, and as such, the project has the potential to result in an adverse change to an historical resource. As the lead agency for this project, the County is initiating tribal consultation in compliance with Assembly Bill 52. The outcome of the consultations will

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determine whether the project has the potential to cause a substantial adverse change to the significance of a tribal cultural resource. As such, these two issues will be evaluated in the EIR prepared for the proposed project.

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

Potentially Significant Impact. The proposed project may have impacts that have been identified in the Initial Study as individually limited but that may be cumulatively considerable, depending on other current or probable future projects in the vicinity, such as development of the remaining portion of Victoria Golf Course under the leadership of the Carol Kimmelman Center, LLC . The EIR prepared for the project will evaluate potential project-related cumulative impacts.

As discussed in Section 2.3, Air Quality, the proposed project could contribute to a cumulatively considerable net increase in criteria air pollutants for which the SCAB has been designated non-attainment. The production of GHG emissions related to project construction may result in cumulative impacts that may contribute to global climate change. Cumulative traffic impacts could also occur during project construction. These impacts are potentially significant and will be further discussed in the EIR prepared for the proposed project.

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

Potentially Significant Impact. As discussed previously, environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, may occur from implementation of the proposed project. Further evaluation of potentially significant impacts relative to aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, noise, public services, recreation, transportation and traffic, tribal cultural resources, and utilities and service systems will be conducted in the EIR prepared for the proposed project.

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3 REFERENCES AND PREPARERS

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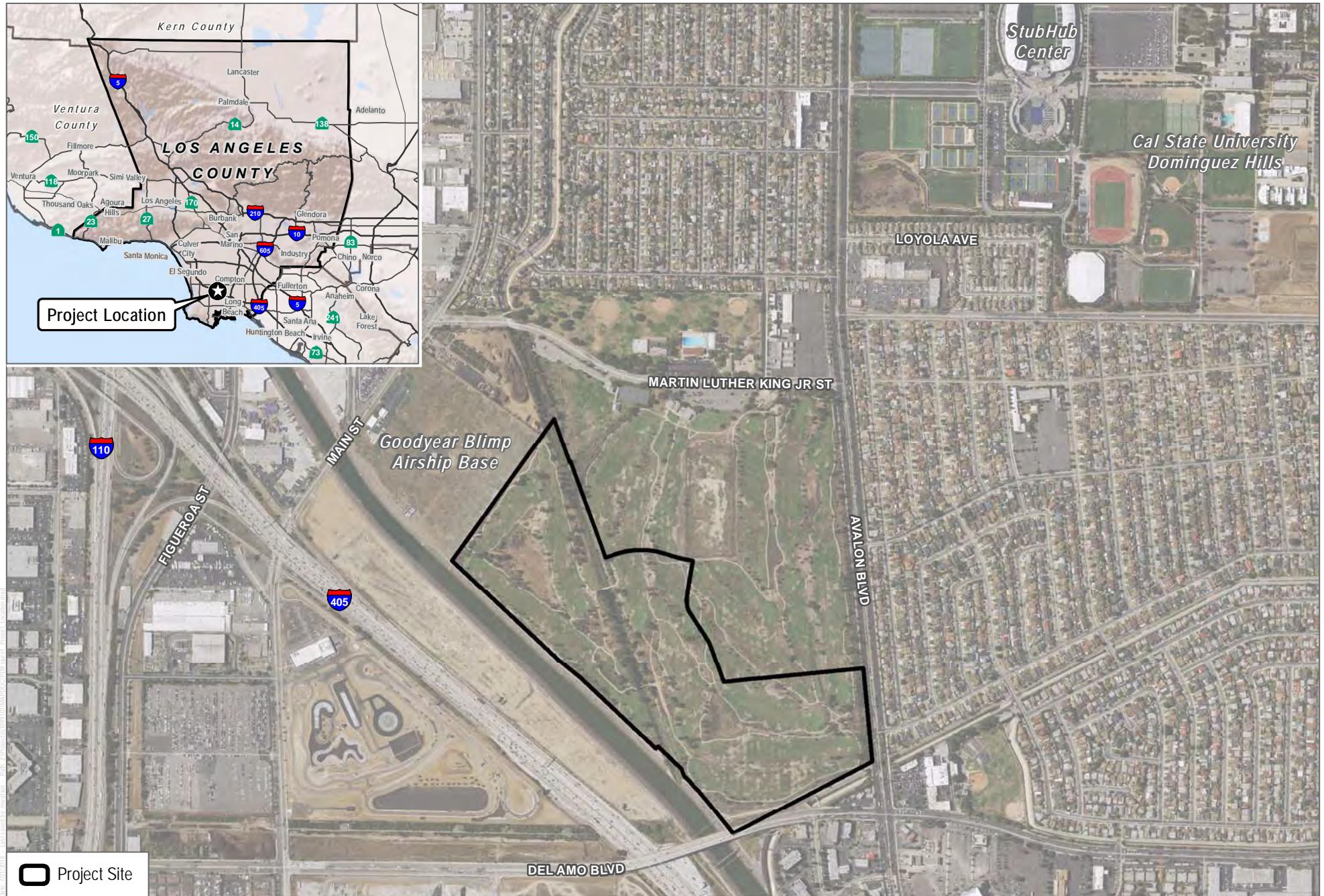
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3.2 List of Preparers

Dudek

Ruta Thomas, Principal
Carey Fernandes, Project Manager
Tamseel Mir, Deputy Project Manager
Johanna Page, Biologist
Elizabeth Denniston, Archaeologist



SOURCE: USDA 2016

DUDEK

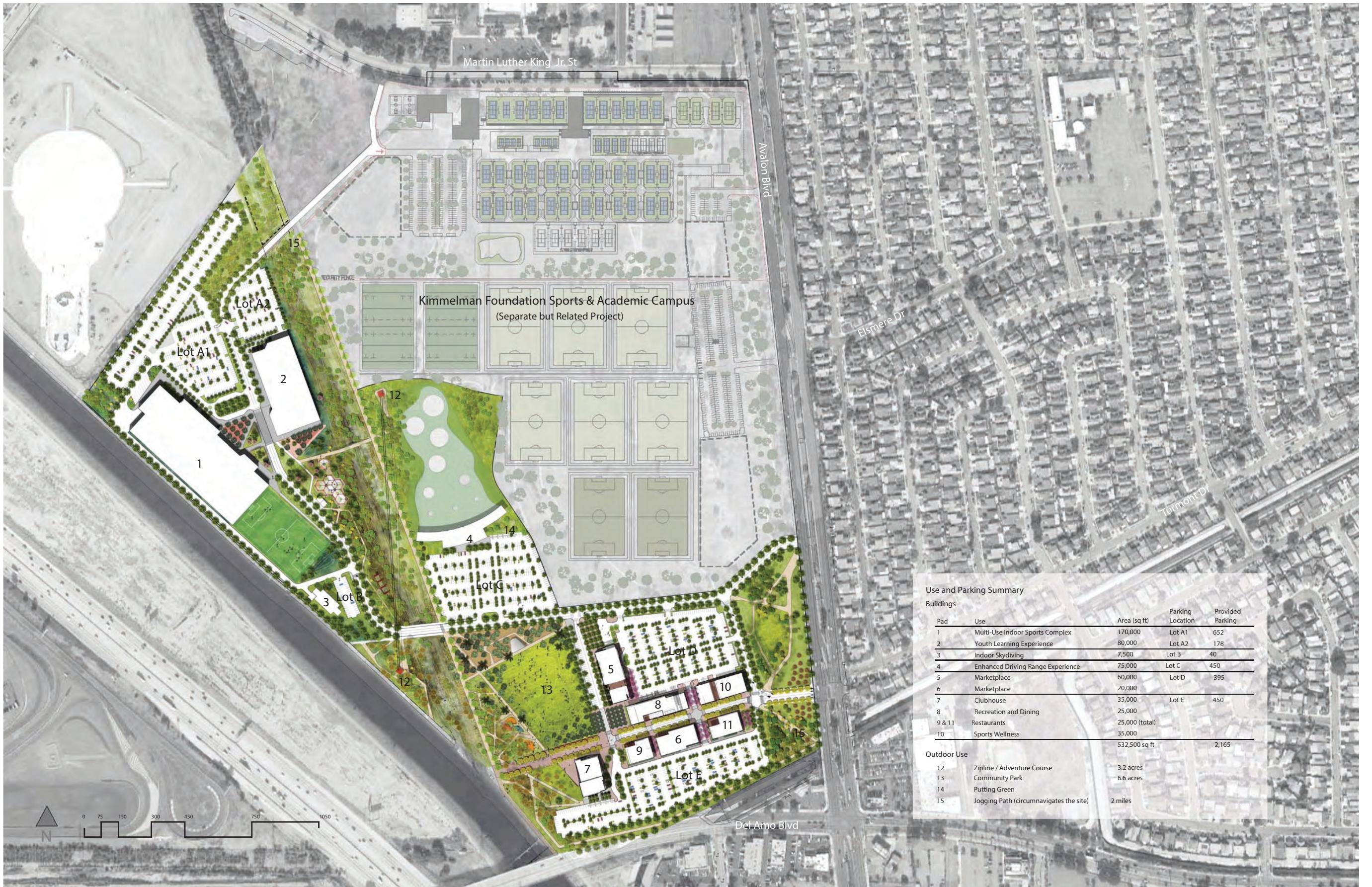
FIGURE 1

Project Location

The Creek at Dominguez Hills Project

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Plan Z-Project 109011WMDODDO

SOURCE: Perkins and Will 2018

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FIGURE 2

Site Plan

The Creek at Dominguez Hills Project

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