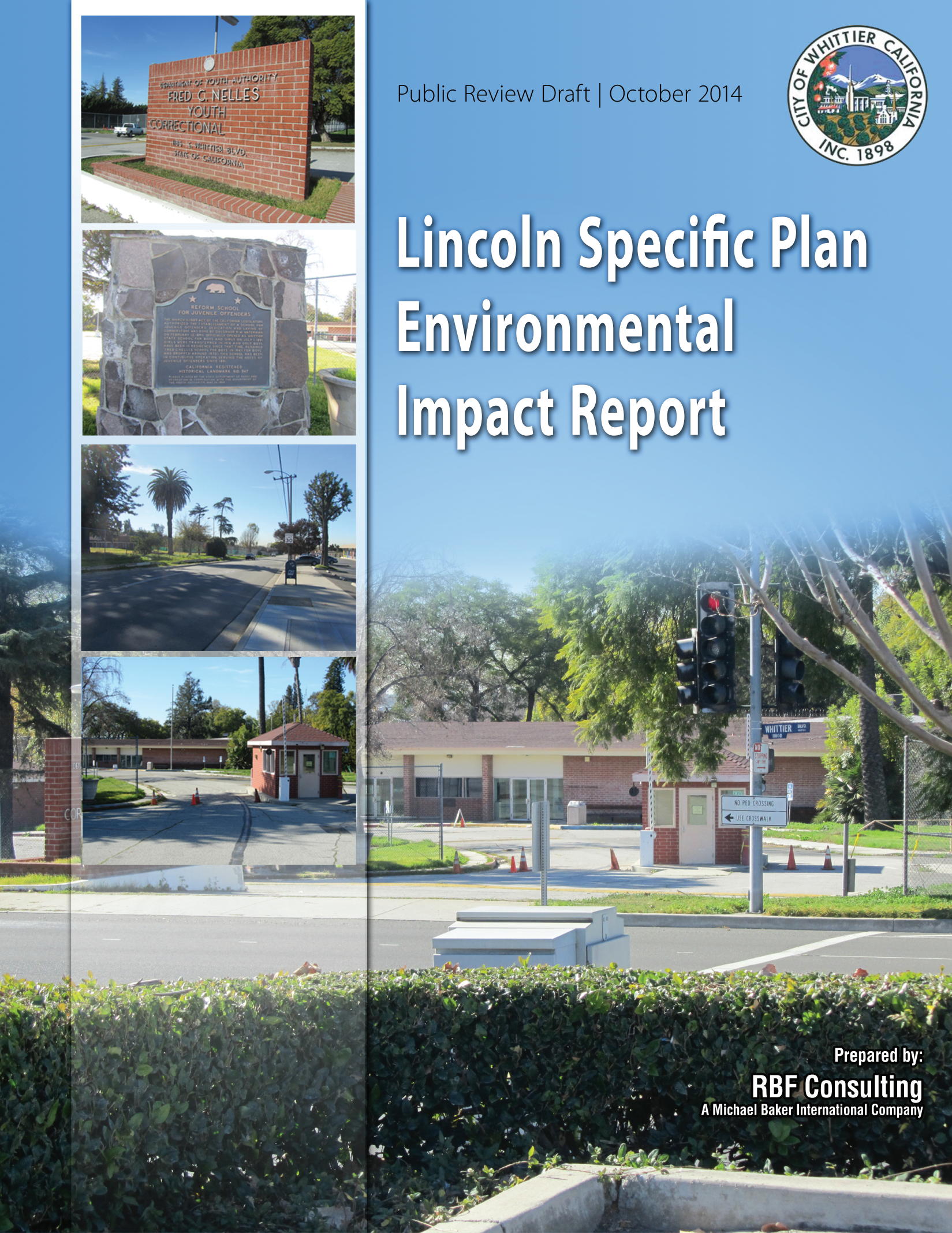
Public Review Draft | October 2014

Lincoln Specific Plan Environmental Impact Report



Prepared by:
RBF Consulting
A Michael Baker International Company

PUBLIC REVIEW DRAFT
ENVIRONMENTAL IMPACT REPORT

Lincoln Specific Plan

SCH NO. 2014011069

Lead Agency:

CITY OF WHITTIER
Community Development Department
13230 Penn Street, 2nd Floor
Whittier, California 90602
Contact: Mr. Conal McNamara, AICP
562.567.9320

Prepared by:

RBF CONSULTING
14725 Alton Parkway
Irvine, California 92618-2027
Contacts: Mr. Glenn Lajoie, AICP
Mr. Alan Ashimine
949.472.3505

October 2014

JN 135060

This document is designed for double-sided printing to conserve natural resources.

TABLE OF CONTENTS

Section 1.0: Executive Summary 1-1
1.1 Project Location 1-1
1.2 Project Summary 1-1
1.3 Goals and Objectives 1-2
1.4 Environmental Issues/Mitigation Summary 1-3
1.5 Summary of Project Alternatives 1-29

Section 2.0: Introduction and Purpose 2-1
2.1 Purpose of the EIR 2-1
2.2 Compliance with CEQA 2-2
2.3 Notice of Preparation/Early Consultation (Scoping) 2-2
2.4 Format of the EIR 2-4
2.5 Responsible and Trustee Agencies 2-5
2.6 Incorporation by Reference 2-6

Section 3.0: Project Description 3-1
3.1 Location and Setting 3-1
3.2 Background and History 3-6
3.3 Project Characteristics 3-7
3.4 Phasing and Construction 3-18
3.5 Goals and Objectives 3-21
3.6 Agreements, Permits, and Approvals 3-22

Section 4.0: Basis of Cumulative Analysis 4-1

Section 5.0: Environmental Analysis 5-1
5.1 Aesthetics 5.1-1
5.2 Air Quality 5.2-1
5.3 Biological Resources 5.3-1
5.4 Cultural Resources 5.4-1
5.5 Geology and Soils 5.5-1
5.6 Greenhouse Gas Emissions 5.6-1
5.7 Hazards and Hazardous Materials 5.7-1
5.8 Hydrology and Water Quality 5.8-1
5.9 Land Use and Planning 5.9-1
5.10 Fiscal 5.10-1
5.11 Noise 5.11-1
5.12 Public Services and Recreation 5.12-1
5.13 Utilities and Service Systems 5.13-1
5.14 Transportation and Traffic 5.14-1

Section 6.0: Other CEQA Considerations 6-1
6.1 Long-Term Implications of the Proposed Project 6-1
6.2 Significant Irreversible Environmental Changes That Would Be
6.3 Involved In the Proposed Action Should It Be Implemented 6-1
6.3 Growth-Inducing Impacts 6-2
6.4 Energy Conservation 6-8
6.4.1 Project Energy Consumption 6-8

TABLE OF CONTENTS (continued)

Section 7.0: Alternatives to the Proposed Project 7-1
7.1 "No Project" Alternative 7-8
7.2 "Reduced Density" Alternative 7-14
7.3 "Reduced Density/Additional Historic Preservation" Alternative 7-22
7.4 "Age Restricted Residential" Alternative 7-33
7.5 "Large Format Retail" Alternative 7-40
7.6 "Environmentally Superior" Alternative 7-48

Section 8.0: Effects Found Not To Be Significant 8-1

Section 9.0: Organizations and Persons Consulted 9-1

Section 10.0: References and Sources Cited 10-1

Section 11.0: Appendices (under separate cover and contained on CD)

11.1 Notice of Preparation/Initial Study/Environmental Checklist
11.2 NOP Comment Letters
11.3 Tree Evaluation
11.4 Air Quality/Greenhouse Gas Emissions Data and Health Risk Assessment
11.5 Biological Technical Report
11.6 Cultural Resources Reports
11.7 Geology and Soils Reports
11.8 Environmental Site Assessments
11.9 Drainage and Water Quality Study
11.10 Urban Decay Study
11.11 Fiscal Impact Study
11.12 Noise Data
11.13 Public Services/Utility Correspondence
11.14 Water and Wastewater Facilities Evaluation
11.15 Water Supply Assessment
11.16 Traffic Impact Analysis
11.17 Reuse Feasibility Study

LIST OF EXHIBITS

Exhibit 3-1 Regional Context 3-2
Exhibit 3-2 Local Context 3-3
Exhibit 3-3 Aerial Photo 3-4
Exhibit 3-4 Land Use Plan 3-9
Exhibit 3-5 Planning Areas 3-11
Exhibit 3-6 Parks and Open Space Plan 3-13
Exhibit 3-7 Entries and Signalization 3-16
Exhibit 3-8 Tentative Tract Map 3-19
Exhibit 4-1 Cumulative Project Locations 4-6
Exhibit 5.1-1 Existing On-Site Conditions 5.1-3
Exhibit 5.1-2 Existing Off-Site Conditions 5.1-5
Exhibit 5.1-3 Key View Location Map 5.1-7
Exhibit 5.1-4 Key Views 1 and 2 - Existing Conditions 5.1-8
Exhibit 5.1-5 Key Views 3 and 4 - Existing Conditions 5.1-10
Exhibit 5.1-6 Key Views 5 and 6 - Existing Conditions 5.1-11
Exhibit 5.1-7 Key View 1 - Existing and Proposed Conditions 5.1-17
Exhibit 5.1-8 Key View 2 - Existing and Proposed Conditions 5.1-18
Exhibit 5.1-9 Key View 3 - Existing and Proposed Conditions 5.1-20
Exhibit 5.1-10 Key View 4 - Existing and Proposed Conditions 5.1-21
Exhibit 5.1-11 Key View 5 - Existing and Proposed Conditions 5.1-22
Exhibit 5.1-12 Key View 6 - Existing and Proposed Conditions 5.1-23
Exhibit 5.1-13 Conceptual Landscape Plan 5.1-28
Exhibit 5.4-1 Nelles Facility Construction Dates 5.4-7
Exhibit 5.4-2 Individual Resource Evaluations 5.4-18

LIST OF EXHIBITS

Exhibit 5.4-3 Historical Impacts....5.4-36
Exhibit 5.5-1 Geologic Map....5.5-3
Exhibit 5.5-2 Fault Location and Seismicity Map....5.5-7
Exhibit 5.8-1 Existing Hydrologic Conditions....5.8-3
Exhibit 5.8-2 Proposed Hydrologic Conditions....5.8-23
Exhibit 5.11-1 Noise Measurement Locations....5.11-8
Exhibit 5.13-1 Whittier Narrows Operable Unit and City Well Supply System....5.13-6
Exhibit 5.13-2 Existing Whittier Utility Authority Domestic Water System....5.13-7
Exhibit 5.13-3 Existing and Proposed Domestic Water Pipelines....5.13-8
Exhibit 5.13-4 Proposed Dry Utilities....5.13-11
Exhibit 5.13-5 Proposed Wastewater Collection System....5.13-29
Exhibit 5.14-1 Study Intersection Locations....5.14-5

LIST OF TABLES

Table 3-1 Land Use Summary 3-10
Table 4-1 Cumulative Projects List....4-2
Table 5.1-1 Commercial Building Setbacks....5.1-26
Table 5.2-1 Measured Air Quality Levels 5.2-3
Table 5.2-2 Surrounding Off-Site Sensitive Receptors....5.2-6
Table 5.2-3 National and California Ambient Air Quality Standards....5.2-8
Table 5.2-4 South Coast Air Basin Reductions by Source Category 5.2-10
Table 5.2-5 SCAQMD Regional Pollutant Emission Thresholds of Significance....5.2-13
Table 5.2-6 Maximum Daily Pollutant Emissions During Construction 5.2-16
Table 5.2-7 Long-Term Operational Air Emissions....5.2-21
Table 5.2-8 Summary of Cancer Risk 5.2-23
Table 5.2-9 Localized Significance of Emissions....5.2-27
Table 5.2-10 Construction Emissions Dispersion Modeling....5.2-28
Table 5.3-1 Special-Status Plant Species Considered for the Project Site 5.3-3
Table 5.3-2 Special-Status Wildlife Considered for the Project Site 5.3-5
Table 5.4-1 Individual Historical Resource Evaluations....5.4-17
Table 5.4-2 Historical Resources on the Project Site 5.4-35
Table 5.4-3 Impacts to Historical Resources....5.4-38
Table 5.5-1 Summary of Active Faults and Generalized Earthquake Information....5.5-9
Table 5.6-1 Business As Usual Greenhouse Gas Emissions 5.6-15
Table 5.6-2 Mitigated Greenhouse Gas Emissions 5.6-17
Table 5.8-1 Existing 25- and 50-Year Hydrology....5.8-2
Table 5.8-2 Comparison of Proposed 25- and 50-Year Hydrology 5.8-22
Table 5.9-1 Existing Land Uses 5.9-2

LIST OF TABLES

Table 5.9-2 Whittier RHNA Allocation 2013-2021 .....5.9-8
Table 5.9-3 General Plan Consistency Analysis 5.9-9
Table 5.9-4 Whittier Adjusted RHNA Allocation 2014-2021.....5.9-18
Table 5.9-5 Whittier Boulevard Specific Plan Consistency Analysis.....5.9-23
Table 5.9-6 SCAG Consistency Analysis 5.9-28
Table 5.10-1 Land Use and Demographic Assumptions 5.10-1
Table 5.10-2 Recurring General Fund Revenues.....5.10-7
Table 5.10-3 Recurring General Fund Expenditures 5.10-9
Table 5.10-4 Net Fiscal Impact Summary 5.10-9
Table 5.11-1 Sound Levels and Human Response 5.11-2
Table 5.11-2 Noise Descriptors.....5.11-3
Table 5.11-3 Surrounding Offsite Sensitive Receptors.....5.11-6
Table 5.11-4 Noise Measurements 5.11-7
Table 5.11-5 Existing Traffic Noise Levels 5.11-10
Table 5.11-6 Noise Compatibility 5.11-12
Table 5.11-7 Maximum Noise Levels Generated by Construction Equipment.....5.11-16
Table 5.11-8 Typical Vibration Levels for Construction Equipment 5.11-19
Table5.11-9 Existing and Existing With Project Roadway Traffic Noise Levels 5.11-21
Table 5.11-10 Future Roadway Traffic Noise Levels.....5.11-22
Table 5.11-11 Maximum Noise Levels Generated by Parking Lots.....5.11-25
Table 5.11-12 Cumulative Noise Scenario.....5.11-29
Table 5.12-1 Los Nietos School District Facilities that Serve the Project Site.....5.12-3
Table 5.12-2 Estimated Student Generation 5.12-12
Table 5.13-1 Estimated Project Water Demand 5.13-26

LIST OF TABLES

Table 5.13-2 City Water Supply and Demand, Multiple Dry Years (AFY) 5.13-27

Table 5.13-3 Project Solid Waste Generation 5.13-31

Table 5.13-4 Landfill Capacities.....5.13-32

Table 5.13-5 Project Electrical Demand.....5.13-33

Table 5.13-6 Project Natural Gas Demand 5.13-34

Table 5.14-1 ICU LOS & V/C Ratios for Signalized Intersections.....5.14-1

Table 5.14-2 HCM LOS and Delay Ranges for Unsignalized Intersections 5.14-2

Table 5.14-3 State Highway Intersection HCM LOS and Delay Ranges 5.14-2

Table 5.14-4 Study Intersection by Jurisdiction.....5.14-3

Table 5.14-5 Existing Conditions Peak Hour City/County Study Intersection LOS 5.14-11

Table 5.14-6 Existing Conditions Peak Hour State Highway Study Intersection LOS.....5.14-12

Table 5.14-7 Existing Conditions Freeway Study Segments Volume to Capacity Ratios.....5.14-14

Table 5.14-8 Two-Lane Roadway Thresholds of Significance.....5.14-20

Table 5.14-9 Existing and Proposed Land Use Summary 5.14-23

Table 5.14-10 ITE Trip Generation Rates for Project Land Uses 5.14-24

Table 5.14-11 ITE Internal Trip Capture Percentages for Project.....5.14-25

Table 5.14-12 Pass-by Trip Reduction Percentage Applicable to Project.....5.14-25

Table 5.14-13 Forecast Trip Generation of Project 5.14-26

Table 5.14-14 Trip Purpose Percent Breakdowns by Land Use Type 5.14-27

Table 5.14-15 Trip Purpose Breakdown of Project Trip Generation 5.14-27

Table 5.14-16 Forecast Existing With Project Conditions Peak Hour City/County Study Intersection LOS.....5.14-29

Table 5.14-17 Summary of Forecast Existing With Project Conditions City/County Study Intersection Mitigation Measures 5.14-31

LIST OF TABLES

Table 5.14-18 Mitigated Forecast Existing With Project Conditions
Peak Hour City/County Study Intersection LOS 5.14-32

Table 5.14-19 Forecast Existing With Project Conditions
Peak Hour State Highway Study Intersection LOS.....5.14-34

Table 5.14-20 Summary of Forecast Existing With Project Conditions
State Highway Study Intersection Mitigation Measures and Fair Share.....5.14-35

Table 5.14-21 Mitigated Forecast Existing With Project Conditions
Peak Hour State Highway Study Intersection LOS.....5.14-35

Table 5.14-22 Forecast Existing With Project Conditions Freeway
Study Segments Volume to Capacity Ratios.....5.14-36

Table 5.14-23 Forecast Existing With Project Conditions Peak Hour
Future Expansion Affected Intersection LOS.....5.14-37

Table 5.14-24 Existing and Forecast Existing With Project Conditions
Two-Lane Roadway Analysis.....5.14-38

Table 5.14-25 Forecast Trip Generation of Cumulative Projects.....5.14-39

Table 5.14-26 Forecast Year 2020 Without Project Conditions
Peak Hour Study Intersection LOS 5.14-41

Table 5.14-27 Forecast Year 2020 Without Project Conditions
Peak Hour State Highway Study Intersection LOS.....5.14-42

Table 5.14-28 Forecast Year 2020 Without Project Conditions
Freeway Study Segments Volume to Capacity Ratios 5.14-43

Table 5.14-29 Forecast Year 2020 With Project Conditions
Peak Hour Study Intersection LOS 5.14-44

Table 5.14-30 Summary of Forecast Year 2020 With Project Conditions
City/County Study Intersection Mitigation Measures and Fair Share.....5.14-47

Table 5.14-31 Mitigated Forecast Year 2020 With Project Conditions
Peak Hour City/County Study Intersection LOS 5.14-48

Table 5.14-32 Forecast Year 2020 With Project Conditions
Peak Hour State Highway Study Intersection LOS.....5.14-49

Table 5.14-33 Summary of Forecast Year 2020 With Project Conditions
State Highway Study Intersection Mitigation Measures and Fair Share.....5.14-51

LIST OF TABLES

Table 5.14-34 Mitigated Forecast Year 2020 With Project Conditions
AM & PM Peak Hour State Highway Study Intersection LOS 5.14-52

Table 5.14-35 Forecast Year 2020 With Project Conditions Off-Ramp Queue Analysis 5.14-53

Table 5.14-36 Forecast Year 2020 With Project Conditions
Freeway Study Segments Volume to Capacity Ratios 5.14-54

Table 5.14-37 Forecast Year 2020 With Project Conditions
Peak Hour Future Expansion Affected Intersection LOS 5.14-55

Table 5.14-38 Forecast Year 2020 With Project Conditions
Two-Lane Roadway Analysis 5.14-55

Table 5.14-39 Forecast Existing With Project Conditions
CMP Study Intersection Peak Hour LOS 5.14-60

Table 5.14-40 Summary of Forecast Existing With Project Conditions
CMP Study Intersection Mitigation Measure 5.14-61

Table 5.14-41 Mitigated Forecast Existing With Project Conditions
Peak Hour CMP Study Intersection LOS 5.14-61

Table 5.14-42 Forecast Year 2020 With Project Conditions
CMP Study Intersection Peak Hour LOS 5.14-63

Table 5.14-43 Summary of Forecast Year 2020 With Project Conditions
CMP Study Intersection Mitigation Measures 5.14-63

Table 5.14-44 Mitigated Forecast Year 2020 With Project Conditions
Peak Hour CMP Study Interection LOS 5.14-64

Table 5.14-45 CMP Transit Trip Generation of the Project 5.14-67

Table 6-1 Project Employment Forecast 6-4

Table 6-2 Project Compared to Existing Conditions 6-5

Table 6-3 Project Compared to SCAG Growth Forecasts 6-7

Table 6-4 Construction Fuel Consumption 6-10

Table 6-5 Project Operational Fuel Consumption 6-11

Table 7-1 Comparison of Proposed Project and Reduced Density Alternative 7-15

Table 7-2 Comparison of Proposed Project and Reduced Density Alternative ADT 7-21

LIST OF TABLES

Table 7-3 Comparison of Proposed Project and Reduced Density/ Additional Historic Preservation Alternative 7-23

Table 7-4 Comparison of Proposed Project and Reduced Density/ Additional Historic Preservation Alternative ADT 7-31

Table 7-5 Comparison of Proposed Project and Age Restricted Residential Alternative 7-33

Table 7-6 Comparison of Proposed Project and Age Restricted Residential Alternative ADT 7-39

Table 7-7 Large Format Retail Alternative Operational Emissions 7-42

Table 7-8 Comparison of Proposed Project and Large Format Retail Alternative Daily Trip Generation 7-46

Table 7-9 Comparison of Alternatives 7-49

ENVIRONMENTAL IMPACT REPORT AND APPENDICES ON CD

This page intentionally left blank.