

11.1 Notice of Preparation/Initial Study/Environmental Checklist



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Agencies and Interested Parties

DATE: January 24, 2014

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Lincoln Specific Plan

PROPONENT: Brookfield Residential, 3090 Bristol Street, Suite 200, Costa Mesa, CA 92626

LEAD AGENCY: City of Whittier, 13230 Penn Street, 2nd Floor, Whittier, California 90602
Aldo E. Schindler, Director of Community Development
Phone (562) 567-9320, Email: aschindler@cityofwhittier.org

The City of Whittier is commencing with preparation of a Draft Environmental Impact Report (DEIR) for the Lincoln Specific Plan (i.e. State-owned Fred C. Nelles California Youth Authority site) and has released this Notice of Preparation (NOP) per the requirements of the California Environmental Quality Act (CEQA).

The City wants to know your views and your specific concerns related to the potential environmental effects of the project. Information gathered during the NOP comment period will be used to shape and focus future analysis of environmental impacts.

If you are a public agency, the City is interested in the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the DEIR prepared by the City when considering issuance of a permit or other approval for the project.

NOP COMMENT PERIOD:

The City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this notice. **The NOP public comment period begins on January 24, 2014 and ends on February 24, 2014.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence.

DOCUMENT AVAILABILITY:

The project description, location, and potential environmental effects are described herein. Copies of the NOP have been transmitted to the California State Clearinghouse and to applicable responsible and trustee agencies. Copies of this NOP, the Initial Study, and future environmental documents prepared in conjunction with the project will be available for public review on the City's website at www.cityofwhittier.org, and at the following locations. You will be notified when the DEIR is available for public review:

- Whittier City Hall, Community Development Department, 13230 Penn Street, 2nd Floor, Whittier, California 90602
- Whittier Central Library, 7344 S. Washington Avenue, Whittier, California 90602
- Whittwood Branch Library, 10537 Santa Gertrudes Avenue, Whittier, California, 90603

PROJECT LOCATION:

The Lincoln Specific Plan (Project) site is located in the County of Los Angeles, in the western portion of the City of Whittier (City). The Project site is specifically located at the site of the former Fred C. Nelles Youth Correctional Facility, approximately 1.3 miles east of the San Gabriel River/605 Freeway, at 11850 Whittier Boulevard. The site also includes a 2.3-acre property immediately east of the Nelles facility (at 12090 Whittier Boulevard) that is currently occupied by an auto recycling business.

The Project site consists of approximately 76 acres, generally bound by Whittier Boulevard and Sorensen Avenue to the northeast and northwest, respectively, Presbyterian Intercommunity Hospital (PIH) to the southeast, commercial uses to the east, and commercial and residential uses to the west. The western site boundary is located along the City boundary with unincorporated Los Angeles County

land, which forms part of the City's Sphere of Influence (SOI). Uptown Whittier, the City's historic mixed-use district, is located approximately one-half mile east of the Project site along Philadelphia Street.

PROJECT SUMMARY:

The Project involves a Specific Plan with the following primary components: demolition of 50 structures (approximately 400,156 square feet of non-operational institutional building area) associated with the site's prior use as a correctional facility; construction of approximately 750 dwelling units; approximately 208,350 square feet of commercial land uses (including adaptive reuse of two vacant structures on-site); 8.5 (7.3 net) acres of open space; and offsite infrastructure improvements including roadway improvements to Whittier Boulevard, Sorensen Avenue, the extension of Elmer Avenue, and construction of a sewer main between the Project site and Washington Boulevard. Buildout of the area could not exceed the maximum allowed development under the Specific Plan.

The Lincoln Specific Plan is intended to provide an orderly and efficient development of the development site, in accordance with the provisions of the Whittier General Plan. The Specific Plan would serve both planning and regulatory functions including land use regulations, circulation pattern, and development standards. The proposed Land Use Plan includes a varied mix of residential, commercial, and open space land uses. The Specific Plan establishes the maximum allowable development within the boundaries of the Specific Plan area. Should the Specific Plan be approved, all future development proposals (e.g., site plan review) would be subject to compliance with the Specific Plan's provisions and reviewed by the City to ensure consistency.

The Land Use Plan does not provide a specific site plan; rather it identifies a land use concept that demonstrates how development allowed under the Specific Plan could be implemented on the Project site. The ultimate building layout and site planning would be determined at the time of site plan submittal for a specific parcel, subject to the development standards and permitted uses outlined in the proposed Specific Plan.

PROBABLE ENVIRONMENTAL EFFECTS:

Through preparation of an Initial Study, the City has determined that the project could result in impacts relating to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. An EIR will be prepared to evaluate the significance of these potential impacts.

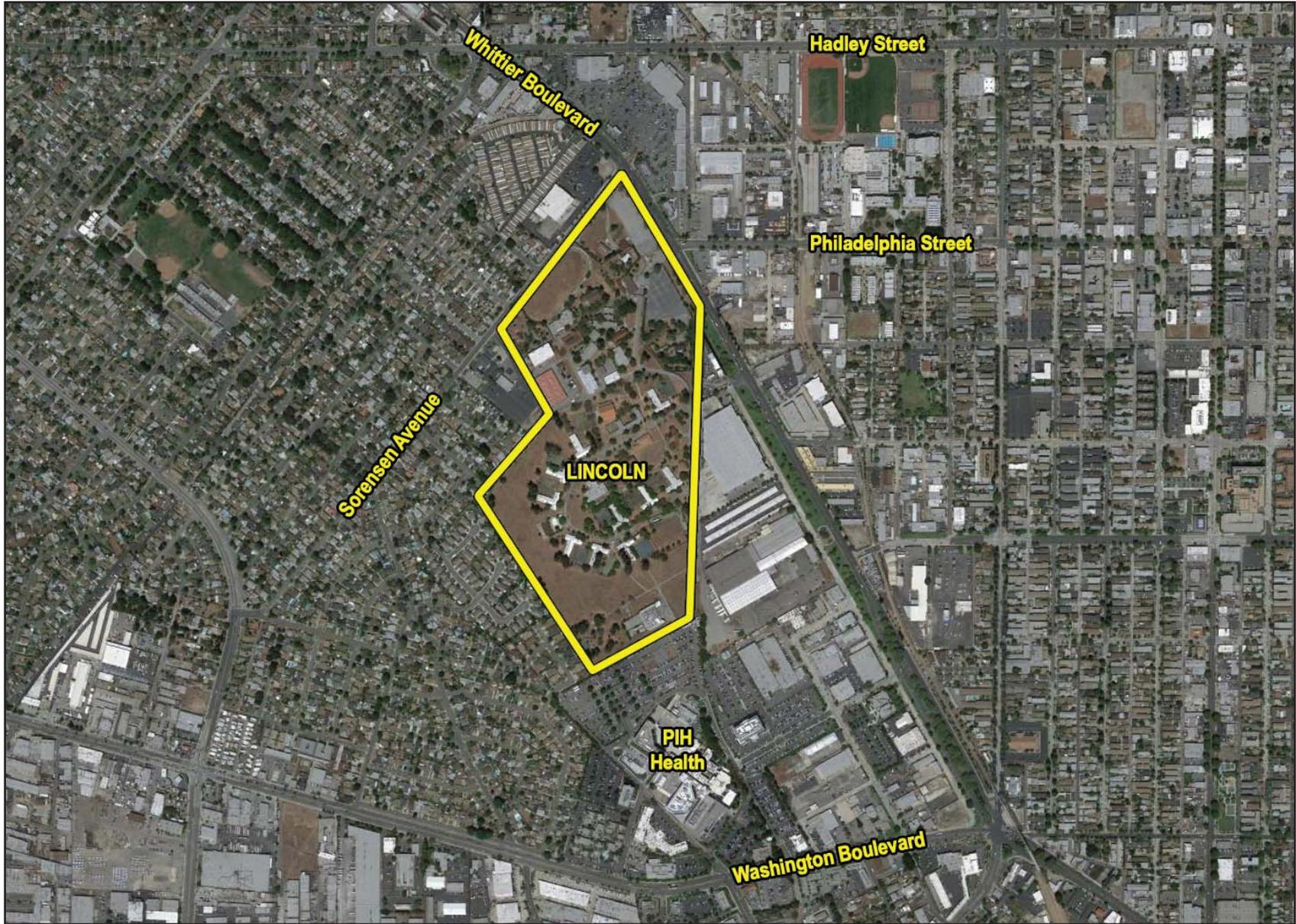
PUBLIC SCOPING MEETING:

To provide for an additional opportunity for input, the City will be conducting a Scoping Meeting. The Scoping Meeting will include a brief overview of the Specific Plan and discussion of potential environmental issues. The meeting will be held on the following date:

Date: February 6, 2014
Time: 6:30pm to 8:30pm
Location: Radisson Hotel Whittier
7320 Greenleaf Avenue, Whittier, CA 90602



Aldo E. Schindler
Director of Community Development



Source: Google Maps, December 2013.

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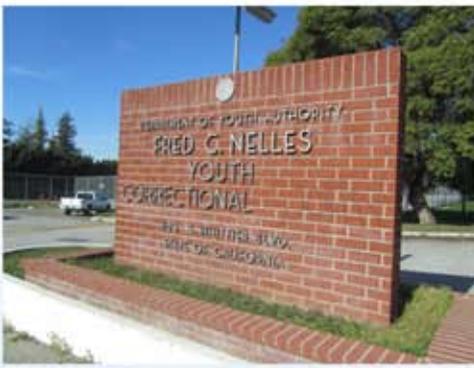
LINCOLN SPECIFIC PLAN
NOTICE OF PREPARATION

Aerial Photo



Public Review | January 2014

Lincoln Specific Plan Initial Study/ Environmental Checklist



INITIAL STUDY/ENVIRONMENTAL CHECKLIST

LINCOLN SPECIFIC PLAN

LEAD AGENCY:

CITY OF WHITTIER

Community Development Department

13230 Penn Street, 2nd Floor

Whittier, California 90602

Contact: Mr. Aldo E. Schindler

562.567.9320



PREPARED BY:

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January 2014

JN 135060

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



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1.0 INTRODUCTION

The Lincoln Specific Plan (Project) involves an approximately 76-acre property located at 11850 Whittier Boulevard, the site of the former Fred C. Nelles Youth Correctional Facility in the City of Whittier. The proposal consists of the development of 750 dwelling units (DU), 208,350 square feet of commercial land uses, 8.5 acres of open space, and infrastructure improvements (including roadways and sewer main). The Project is discussed in detail in Section 2.0, Project Description. Following preliminary review, the City of Whittier determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 - 21177). This Initial Study addresses the potential for direct, indirect, and cumulative environmental effects associated with the Project, as proposed.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with CEQA, this Initial Study was prepared to analyze the proposed Project identifying any potentially significant impacts upon the environment that would result from Project construction and implementation. In accordance with *CEQA Guidelines* Section 15063, this Initial Study is a preliminary analysis conducted by the Lead Agency, the City of Whittier, in consultation with other jurisdictional agencies, to determine whether the Project may have a significant effect on the environment. If the agency determines that there is substantial evidence that any aspect of the Project, either individually or cumulatively, may cause a significant effect on the environment, the lead agency shall do one of the following:

- (A) Prepare an EIR; or
- (B) Use a previously prepared EIR which the lead agency determines would adequately analyze the project at hand; or
- (C) Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration. The lead agency shall then ascertain which effects, if any, should be analyzed in a later EIR or negative declaration.

Conversely, if there is no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment, the lead agency shall prepare a negative declaration.

The Initial Study will undergo a 30-day public review period. During this review period, comments by the public and responsible agencies on the Project relative to environmental issues are to be submitted to the City of Whittier. The City will review and consider all comments as a part of the Project's environmental analysis. The comments received with regard to this Initial Study will be addressed in the Project environmental documentation, for consideration by the City of Whittier.

1.2 PURPOSE AND CONTENT OF AN INITIAL STUDY

The purposes of an initial study are to: (1) Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or negative declaration; (2) Enable an applicant or lead agency to



modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a negative declaration; (3) Assist the preparation of an EIR, if one is required; (4) Facilitate environmental assessment early in the design of a project; (5) Provide documentation of the factual basis for the finding in a negative declaration that a project will not have a significant effect on the environment; (6) Eliminate unnecessary EIRs; (7) Determine whether a previously prepared EIR could be used with the project.

Pursuant to *CEQA Guidelines* Section 15063(c), an initial study must contain the following in brief form:

- (1) A description of the project including the location of the project;
- (2) An identification of the environmental setting;
- (3) An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
- (4) A discussion of ways to mitigate the significant effects identified, if any;
- (5) An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls; and
- (6) The name of the person or persons who prepared or participated in the initial study.

1.3 CONSULTATION

In accordance with *CEQA Guidelines* Section 15063, as soon as the Lead Agency determines that an Initial Study will be required for a project, the Lead Agency must informally consult with all Responsible and Trustee Agencies that are responsible for resources affected by the project, in order to obtain the recommendations of those agencies on the environmental documentation to be prepared for the project. Following receipt of any written comments from those agencies, the City will consider their recommendations when formulating the preliminary findings. Upon completion of this Initial Study, the City of Whittier will initiate formal consultation with these and other governmental agencies as required under *CEQA* and its implementing guidelines.

1.4 INCORPORATION BY REFERENCE

The references outlined below were utilized during preparation of this Initial Study. Copies of these documents are available for review/purchase at the City of Whittier Community Development Department (13230 Penn Street, 2nd Floor, Whittier).

City of Whittier General Plan. The City adopted the comprehensive City of Whittier General Plan (General Plan) in 1993. The General Plan is designed to direct growth and maintain the quality of the environment in the City. The General Plan provides planning direction for City operations and programs and serves as a guide for public and private decision-making through goals and policies that embody the intent of all City actions. The General Plan addresses a broad range of issues relating to the community's physical,



economic, and social development, public safety and cultural and historical preservation. It contains an evaluation of existing conditions and provides the long-term Goals, Policies, and Standards necessary to guide growth and development in the direction that the community desires. Through the Goals, Policies, and Standards it contains, the General Plan serves as a decision-making tool to guide future development and change. The General Plan requirements for the open space and conservation elements have been combined into the Environmental Resource Management Element. The General Plan consists of a Land Use Map, and the following eight elements:

- Land Use Element;
- Housing Element (updated 2013);
- Transportation Element;
- Environmental Resource Management Element;
- Air Quality Element;
- Public Safety Element;
- Noise Element; and
- Historical Resources Element.

The General Plan was used throughout this Initial Study as a source of baseline data.

Whittier Municipal Code. The Whittier Municipal Code (“WMC”) regulates municipal affairs within the City’s jurisdiction including, without limitation, zoning regulations (codified in WMC Title 18). WMC Title 18 is the primary tool for implementing the Whittier General Plan’s Goals, Policies, and Standards. The WMC is referenced throughout this Initial Study in order to establish the Project’s baseline requirements according to the City’s regulatory framework.

Whittier Boulevard Specific Plan (August 2011). The Whittier Boulevard Specific Plan (WBSP) is intended as both a strategy for change along Whittier Boulevard, and as a regulatory policy to guide and govern future development on Whittier Boulevard. The WBSP applies to all properties fronting Whittier Boulevard, from Broadway Avenue to Valley Home Road. The WBSP, which represents the zoning for properties within the WBSP boundaries, details the proposed land uses and their distribution, proposed infrastructure improvements, development standards, and implementation measures required to achieve its goals. The Project site is within the WBSP boundaries, thus, is subject to the WBSP’s zoning regulations. The WBSP was used throughout this Initial Study as a source of descriptive data for the proposed Project.

Whittier Commercial Corridor Redevelopment Plan Amendment EIR (June 2005). The Whittier Commercial Corridor Redevelopment Plan Amendment Final EIR (FEIR) analyzed the potential environmental impacts that would result from implementation of the Whittier Commercial Corridor Redevelopment Plan Amendment. The environmental impact analysis contained in the FEIR assumes three subareas, a total of approximately 218 additional acres of real property to the existing Redevelopment Project Area. The Project site is Subarea B, the Fred C. Nelles Youth Correctional Facility. As the FEIR did not include project-level review of the proposed redevelopment, the historical resources technical report outlined 7 criteria by which to protect the historic resources at the Nelles site. The FEIR was used throughout this Initial Study as a source of descriptive data for the proposed Project.



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2.0 PROJECT DESCRIPTION

2.1 LOCATION

The Lincoln Specific Plan (Project) is located in the County of Los Angeles, in the western portion of the City of Whittier, approximately 12 miles east of downtown Los Angeles; refer to [Exhibit 2-1, *Regional Context*](#). The Project site is more specifically located at the site of the former Fred C. Nelles Youth Correctional Facility, approximately 1.3 miles east of the San Gabriel River/605 Freeway, at 11850 Whittier Boulevard; refer to [Exhibit 2-2, *Local Context*](#).

2.2 ENVIRONMENTAL SETTING

The Project site consists of approximately 76 acres, generally bound by Whittier Boulevard and Sorensen Avenue to the northeast and northwest, respectively, Presbyterian Intercommunity Hospital (PIH) to the southeast, commercial uses to the east, and commercial and residential uses to the west. The western site boundary is located along the City boundary with unincorporated Los Angeles County land, which forms part of the City's Sphere of Influence (SOI). Uptown Whittier, the City's historic mixed-use district, is located approximately one-half mile east of the Project site along Philadelphia Street; see [Exhibit 2-2](#).

ONSITE LAND USES

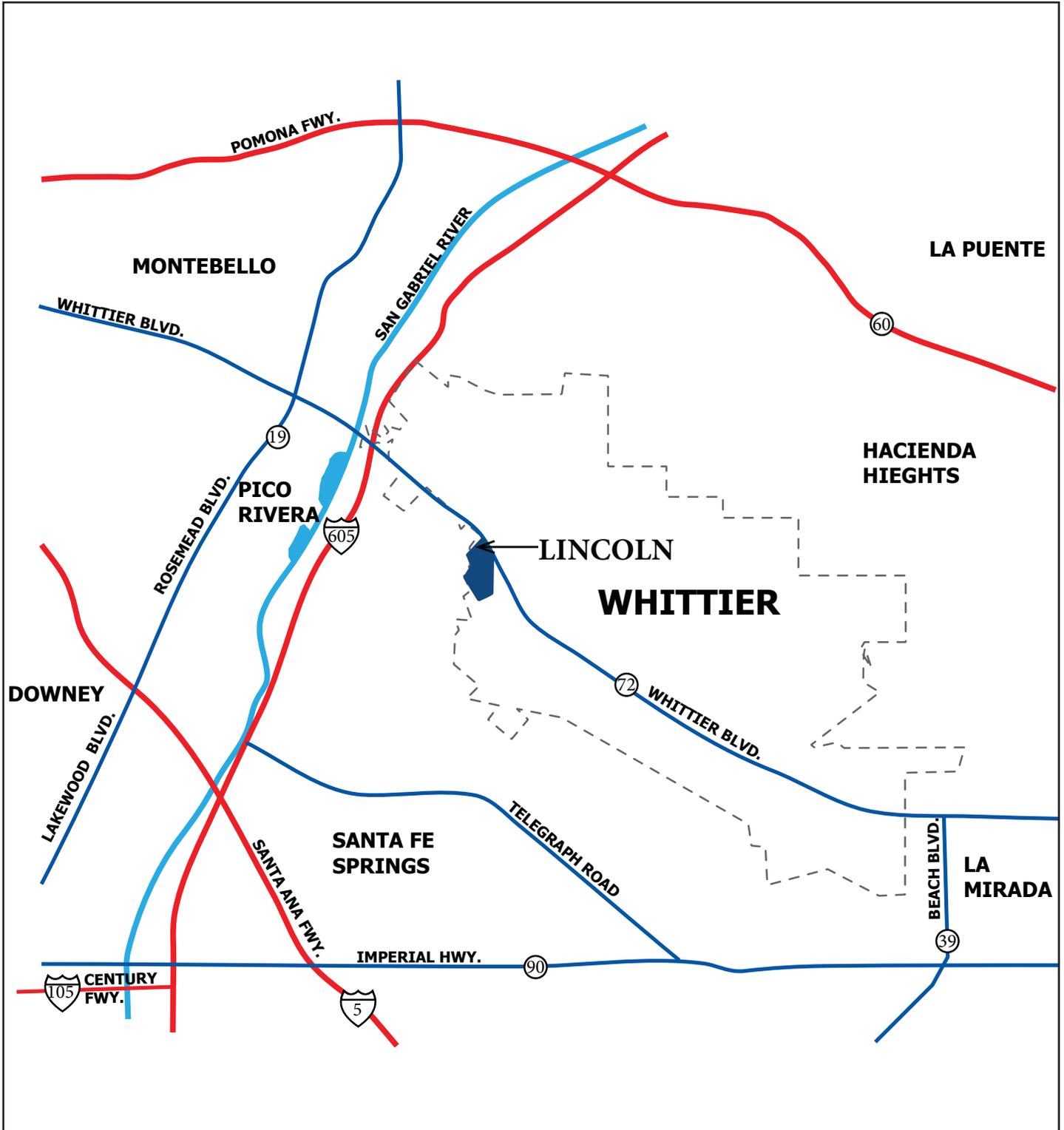
The Project site is generally comprised of two areas: a former youth correctional facility area (approximately 73.7 acres); and an adjacent commercial area (approximately 2.3 acres) located at the eastern corner of the site; refer to [Exhibit 2-3, *Aerial Photo*](#). The youth correctional facility is fully developed with structures, hardscapes, landscaping, and associated infrastructure related to the site's prior use. The commercial area is currently occupied by an auto recycling business.

Youth Correctional Facility

The Fred C. Nelles Youth Correctional Facility consists of a complex of buildings, structures, and ancillary facilities. It contains 52 vacant buildings¹ constructed in various architectural styles between 1920 and 2002, with a combined total area of approximately 420,173 square feet. The various buildings include dormitories (or cottages), staff residences, school buildings, an auditorium, a gymnasium, and several support structures.² The facility was designated a California State Historical Landmark in 1982. Additionally, the property is listed on the California Register of Historical Resources and has been determined as eligible for listing in the National Register of Historic Places (National Register). Eight of the 52 buildings on the subject property contribute to the significance of the historical resource, because of their important historical associations with the property and their high degree of exterior architectural integrity. Several large landscaped areas and athletic fields are interspersed throughout the site. Surface parking lots are located along Whittier Boulevard and a network of pedestrian paths and private roadways traverse the site. Existing onsite vegetative cover consists of grass-covered open fields and numerous

¹ Includes temporary/mobile structures.

² Page & Turnbull, *Fred C. Nelles Youth Correctional Facility Re-Use Feasibility Study For 8 Historic Buildings*, November 14, 2011.



Source: City of Whittier, *Lincoln Specific Plan*, January 20, 2014.

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LINCOLN SPECIFIC PLAN
INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Regional Context

Exhibit 2-1



Source: City of Whittier, *Lincoln Specific Plan*, January 20, 2014.

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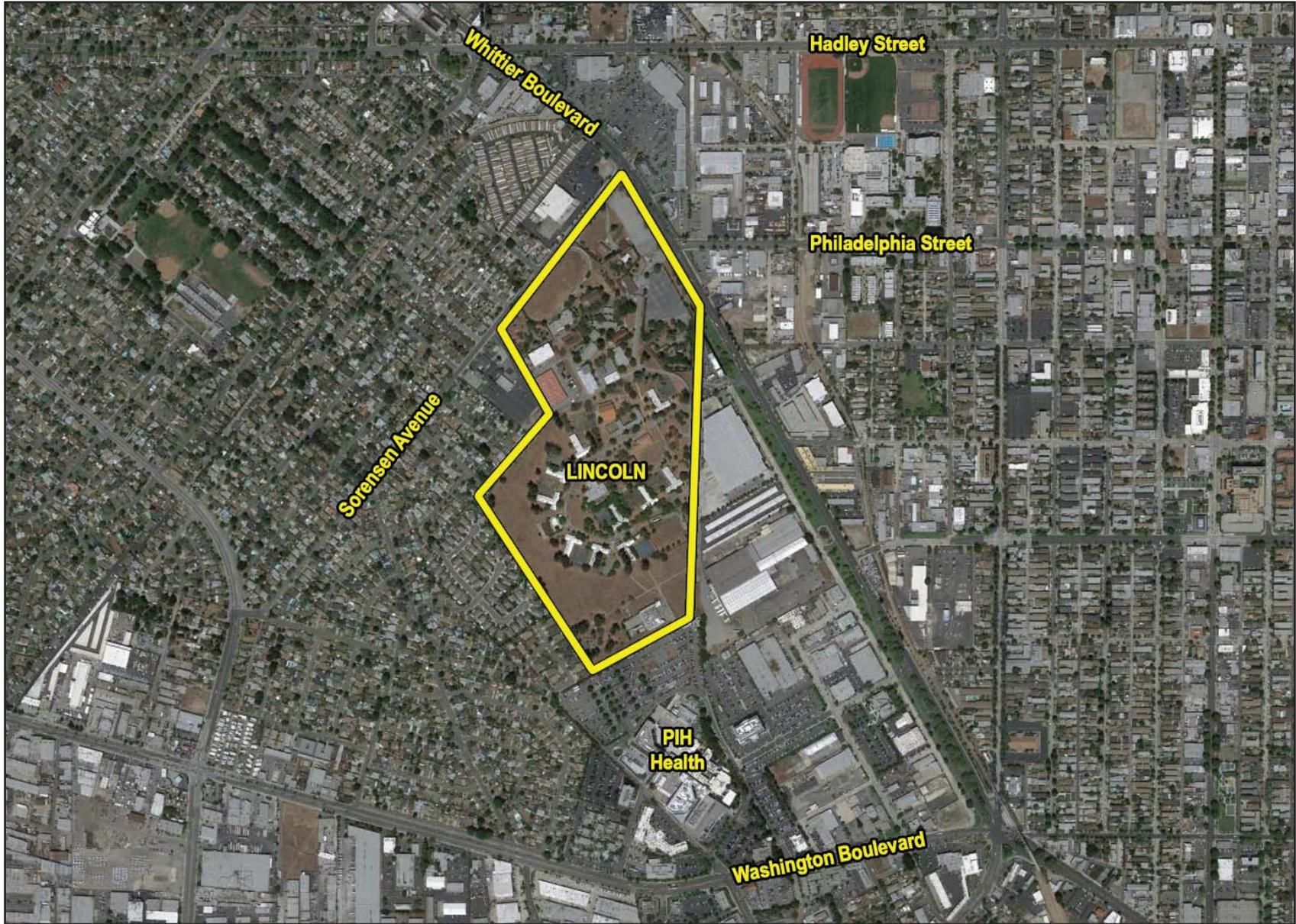


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LINCOLN SPECIFIC PLAN
INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Local Context

Exhibit 2-2



Source: Google Maps, December 2013.

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LINCOLN SPECIFIC PLAN
INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Aerial Photo

Exhibit 2-3



ornamental trees, shrubs, and non-native grasses. The youth correctional facility is surrounded on all sides by an approximately 15-foot high chain link and razor wire fence. Security lighting associated with the facility's prior use is located around the site's perimeter. The facility has remained vacant since its closure in 2004, although the property is periodically used for filming.

Existing Commercial Area

The commercial area consists of an approximately 0.6-acre former railroad right of way and 0.8-acre Caltrans easement along Whittier Boulevard that surround an approximately 0.9 acre operational auto recycling business. The auto recycling business involves four small structures totaling 6,105 square feet, of which approximately 480 square feet are enclosed building area.

EXISTING GENERAL PLAN AND ZONING

According to the Whittier General Plan Land Use Map (as amended in 2005), the Project site is designated Specific Plan (SP). The Project site is zoned Specific Plan (SP - Whittier Boulevard Specific Plan), according to the City's Official Zoning Map.

As previously noted, the Project site's northeastern portion fronts Whittier Boulevard. The Whittier Boulevard Specific Plan (WBSP) was originally adopted in 2005 and subsequently amended in August 2011. The WBSP "is intended as both a strategy for change along the Boulevard, and as a regulatory policy to guide and govern future development along Whittier Boulevard. It serves to publicly state the City's goals, objectives and expectations for the future of the Corridor, and to instigate the transformation of the character of the various parts of the Corridor along its length through the City." The WBSP applies to all properties fronting Whittier Boulevard, from Broadway Avenue to Valley Home Road. The WBSP, which represents the zoning for properties within the WBSP boundaries, details the proposed land uses and their distribution, proposed infrastructure improvements, development standards, and implementation measures required to achieve its goals.

As shown on WBSP Illustration 25, *Corridor Plan Areas*, certain properties adjacent to Whittier Boulevard were also brought into the study area, in the interest of creating a cohesive development pattern for each Corridor segment. As also shown on WBSP Illustration 25, the Project site is in its entirety located within the WBSP's Workplace District. WBSP Section 4.0.5, *Standards for Specific Land Uses*, notes the following regarding the youth correctional facility property:

Prior to the development of the Nelles property, a master plan must be prepared and approved by the Planning Commission prior to any development occurring on the site. The master plan must comply with all standards of the Workplace District section, and must promote a reasonable mix of land uses that will provide needed services to the community and be revenue-positive to the City. Alternately, a separate Specific Plan that includes development standards and design guidelines compatible with the Whittier Boulevard Specific Plan may be prepared for the property.

SURROUNDING LAND USES

The land uses surrounding the Project site are illustrated on [Exhibit 2-3](#) and described as follows:



- North: Whittier Boulevard forms the northeastern site boundary. Surface parking and low-rise commercial uses are located across Whittier Boulevard, generally north of Philadelphia Street. Industrial uses and surface parking are generally located across Whittier Boulevard, south of Philadelphia Street. The commercial and industrial areas located directly along Whittier Boulevard are zoned WBSP. Sorensen Avenue forms the site's northeastern boundary. North of Rincon Drive, adjacent uses along Sorensen Avenue include low-rise commercial uses and surface parking. This commercial area is also zoned WBSP.
- South: The Presbyterian Intercommunity Hospital (PIH Health) is located directly south of the Project site. PIH Health is comprised of multiple structures and a large surface parking lot. It is separated from the Project site by a 15-foot high security fence. The PIH Health site is designated as Hospital in the City General Plan and zoned WBSP. Residential uses within the City's SOI are located directly southwest of the Project site beyond the youth correctional facility's 15-foot high security fencing.
- East: Low-rise industrial uses, including a self-storage business with surface parking, border the site to the east. The adjacent uses are separated from the Project site by the correctional facility's security fencing. These uses are zoned WBSP. Uptown Whittier, the City's historic mixed use district, is located approximately one-half mile east of the Project site via Philadelphia Street as shown in Exhibit 2-2.
- West: The City boundary makes up the site's western boundary. Single-family residential uses are located west of the Project site. A church and related surface parking are located adjacent to the Project site near the intersection of Sorensen Avenue and Havenwood Drive. Both of these uses are separated from the Project site by the correctional facility's security fencing. These adjacent uses are located within unincorporated Los Angeles County and the City's SOI area.

2.3 BACKGROUND AND HISTORY

The Fred C. Nelles Youth Correctional Facility (youth correctional facility) was formerly located on the Project site. Opening on July 1, 1891 as the "Reform School for Juvenile Offenders," the facility was the oldest of its kind operated by the California Youth Authority until its closure in June 2004, after over 113 years of operation. The facility's period of significance (1912-1941) reflected the tenure of school Superintendent Fred C. Nelles, who oversaw numerous and significant changes at the institution.

In 1893, the School's name was changed to the "Whittier State School." In 1912, the Board of Trustees hired Los Angeles businessman Fred C. Nelles as Superintendent of the Whittier State School. From this point onward, the School focused on a program of rehabilitation and resocialization. In 1941, the State of California adopted the Youth Authority Act and established the Youth Correction Authority (California Youth Authority), which oversaw activities at the School. From the 1940s onward, the "Fred C. Nelles School for Boys" operated in the same capacity as other delinquency schools. During the 1950s and 1960s, the School underwent a massive building program in which a new school was constructed along with a series of new cottages, program buildings, and detention facilities. In the late 1980s, the School's first true detention facility was constructed with the Carter-Nixon Building, which mirrored the design of adult penitentiaries. Later, the School was renamed the "Fred C. Nelles School" and soon after, the "Fred C. Nelles Youth Correctional Facility." Finally, in December 2004, the facility was closed and declared State



surplus property. In June 2011, the State entered into a Purchase and Sale Agreement with Brookfield Residential, as part of a State facility disposition strategy. The facility has remained vacant since its closure, although the property is periodically used for filming.

2.4 PROJECT CHARACTERISTICS

The Applicant seeks approval of the Lincoln Specific Plan (Project), which includes a land use plan, description of existing and proposed infrastructure and services, design regulations and guidelines, and implementation provisions, as summarized below. The Lincoln Specific Plan (Specific Plan) also includes numerous exhibits, as supporting documents to its text.

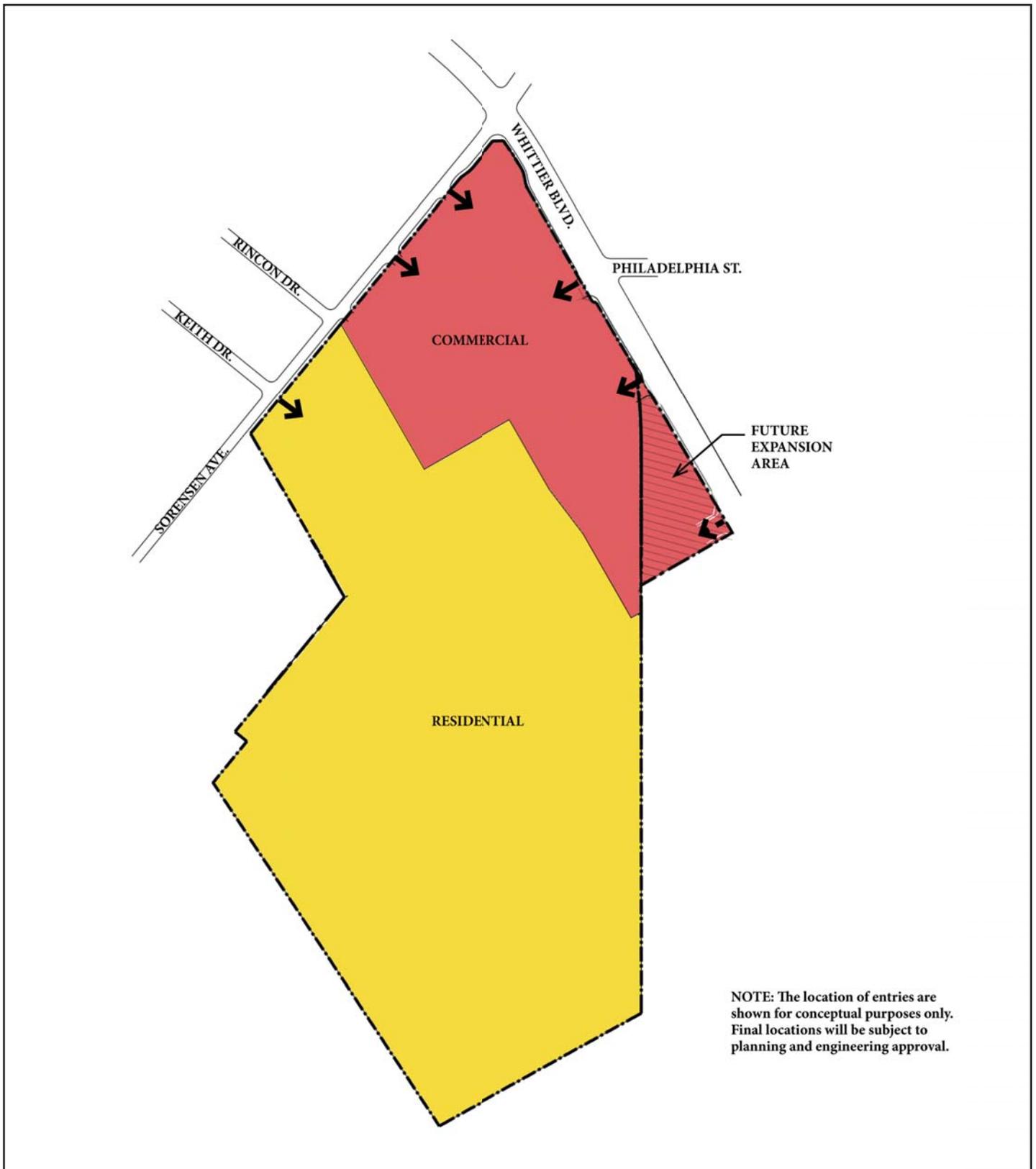
The Project involves the following primary components: demolition of 50 structures (approximately 400,156 square feet of non-operational institutional building area) associated with the site's prior use as a correctional facility; construction of 750 DU; approximately 208,350 square feet of commercial land uses; 8.5 (7.3 net) acres of open space; and offsite infrastructure improvements including roadway improvements to Whittier Boulevard and Sorensen Avenue, extension of Elmer Avenue, and construction of a sewer main between the Project site and Washington Boulevard.

The Lincoln Specific Plan is intended to provide an orderly and efficient development of the Specific Plan area, in accordance with the provisions of the Whittier General Plan. The Specific Plan would serve both planning and regulatory functions including land use regulations, circulation pattern, and development standards. Combined, these elements would provide the necessary framework for the creation of a mixed-use, pedestrian friendly urban infill community. Future development plans, tentative parcel, and/or tract map(s) or similar entitlements for Specific Plan properties would be subject to compliance with the Specific Plan regulations, as well as other applicable City regulations.

LAND USE PLAN

The proposed Land Use Plan includes a varied mix of residential, commercial (retail/office), and open space land uses. The delineation between the residential and commercial use areas is shown on Exhibit 2-4, Land Use Plan. The Specific Plan establishes the maximum allowable development within the boundaries of the Specific Plan area. All future development proposals (e.g., site plan review) would be subject to compliance with the Specific Plan's provisions and reviewed by the City to ensure consistency. Although it is anticipated that the actual amount of development would be refined during subsequent entitlement processes, it would not exceed the development limits established by the Lincoln Specific Plan.

The Land Use Plan does not provide a specific site plan; rather it identifies a land use concept that demonstrates how development allowed under the Specific Plan could be implemented on the Project site. The ultimate building layout and site planning would be determined at the time of site plan submittal for a specific parcel, subject to the development standards and permitted uses outlined in Specific Plan Section 4, *Development Regulations*. Overall, the Specific Plan would establish a maximum allowable development within the Specific Plan area boundaries of 750 DU and 208,350 square feet of commercial land uses, as indicated in Table 2-1, Land Use Summary. Buildout of the area could not exceed the maximum allowed development under the Specific Plan. For purposes of this analysis, Project buildout assumes: 750 DU; 20,017 square feet of commercial uses within existing structures to be adaptively reused; 188,333 square feet of commercial uses within new structures; and 8.5 acres of open space; refer to Table 2-1.



Source: City of Whittier, *Lincoln Specific Plan*, January 20, 2014.

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LINCOLN SPECIFIC PLAN
INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Land Use Plan

Exhibit 2-4



**Table 2-1
Land Use Summary**

Plan- ning Area	Description	Acres	Institutional (SF) ¹	Commercial (SF)	Commercial Re-Use (SF)	Commercial ² (New) (SF)	Residential ² (DU) ¹
EXISTING							
	Correctional Facility (52 Buildings) ³	73.7	420,173				
	Auto Recycling (4 Buildings) ⁴	2.3		6,105			
	<i>Total Existing</i>	76.0	420,173	6,105			
PROPOSED							
Demolish							
	Correctional Facility (50 Buildings)		-400,156				
	Auto Recycling (4 Buildings) ⁵			-6,105			
	<i>Subtotal Demolish</i>		-400,156	-6,105			
Proposed							
1	The Market	13.0				170,000	
2	Heritage Court • Superintendent's Residence ^{3, 6} • Administration Building ^{3, 6} • New Construction	3.9			8,767 11,250	5,833	
3	Medium Density Res. (7.1-15 DU/AC) ¹ Open Space	8.5 1.6					120
4	Medium Density Res. (7.1-15 DU/AC) Open Space	11.7 1.2					98
5	Medium Density Res. (7.1-15 DU/AC) Open Space	11.1 0.6					96
6	Med. High Density Res. (15.1-25 DU/AC) Open Space	7.4 0.6					140
7	High Density Res. (25.1-35 DU/AC)	9.6					296
8	Open Space	4.5					
9	Future Expansion Area ⁷	2.3				12,500	
	Total Project	76.0			20,017	188,333	750
	Total Demolition		-406,261				
	Buildout Residential	48.3					750
	Buildout Commercial	19.2			208,350		
	Buildout Open Space	8.5					

Notes:

- SF = square feet; DU = dwelling units; DU/AC = dwelling units per acre.
- Urban Design Associates, Lincoln Specific Plan Table 2-1, January 2014.
- CH2M Hill, *Building Demo Square Foot Quantities Table*.
- Written Correspondence: Jeff Adams, Planning Services Manager, City of Whittier, December 16, 2013.
- It is assumed that existing commercial uses would continue until such time as market conditions cause the property owner to wish to redevelop the site.
- Although commercial (retail/office) uses are contemplated for these buildings, they may be dedicated to a non- or for-profit organization for institutional uses.
- Includes approximately 6,150 square feet of existing commercial use (auto recycling business), which would retain its current function in the near term, although it ultimately would integrate with Heritage Court in the future.



PLANNING AREAS

As shown on Exhibit 2-5, *Planning Areas*, the Specific Plan proposes nine planning areas. The Specific Plan's concept is to distribute commercial and residential areas, with Independence Park as its central component. There are three commercial and six residential planning areas. As also shown on Exhibit 2-5, the Specific Plan's concept is to locate:

- Higher density homes adjacent to the higher intensity commercial uses;
- Lower density homes adjacent to existing lower density housing;
- Lower density homes further from the site entries to reduce Vehicle Miles Traveled (VMT);
- A variety of home types in the Specific Plan area; and
- A primary open space at the center, surrounded by a diversity of home types.

Residential Uses

The Specific Plan would allow a maximum of 750 DU on 48.3 acres within Planning Areas 3 through 7; see Table 2-1. As indicated on Exhibit 2-5, a variety of residential densities and types would be permitted including Medium Density Residential (7.1-15 DU per acre), Medium High Density Residential (15.1-25 DU per acre), and High Density Residential (25.1-35 DU per acre). Throughout the Specific Plan area, eleven different home types and their respective estimated densities would be permitted; see Specific Plan Table 2-2.

Commercial Uses

The Specific Plan proposes approximately 19.2 acres (approximately 208,350 square feet) of commercial uses within Planning Areas 1, 2, and 9, at the northern portion of the site. The proposed commercial areas are summarized below.

- *The Market (Planning Area 1)*. This approximately 13-acre community shopping center site would accommodate a maximum of 170,000 square feet of commercial uses.
- *Heritage Court (Planning Area 2)*. Heritage Court would integrate two existing correctional facility buildings (i.e., the Superintendent's Residence and Administration Building) with new buildings into a smaller, pedestrian scale concept on approximately 3.9 acres that would accommodate a maximum of 25,850 square feet of commercial uses.
- *Future Expansion Area (FEA) (Planning Area 9)*. The existing approximately 6,150-square foot commercial use (auto recycling business) would retain its current function in the near term, although it ultimately would integrate with Heritage Court in the future, with an assumed commercial intensity of 12,500 square feet of mixed commercial (retail/office) uses replacing the existing use. The property is currently assumed for future intensification under the Whittier Boulevard Specific Plan. It is assumed that existing uses would continue until such time as market conditions cause the property owner to wish to redevelop the site.



Source: City of Whittier, Lincoln Specific Plan, January 20, 2014.

NOT TO SCALE



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LINCOLN SPECIFIC PLAN
INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Planning Areas

Exhibit 2-5



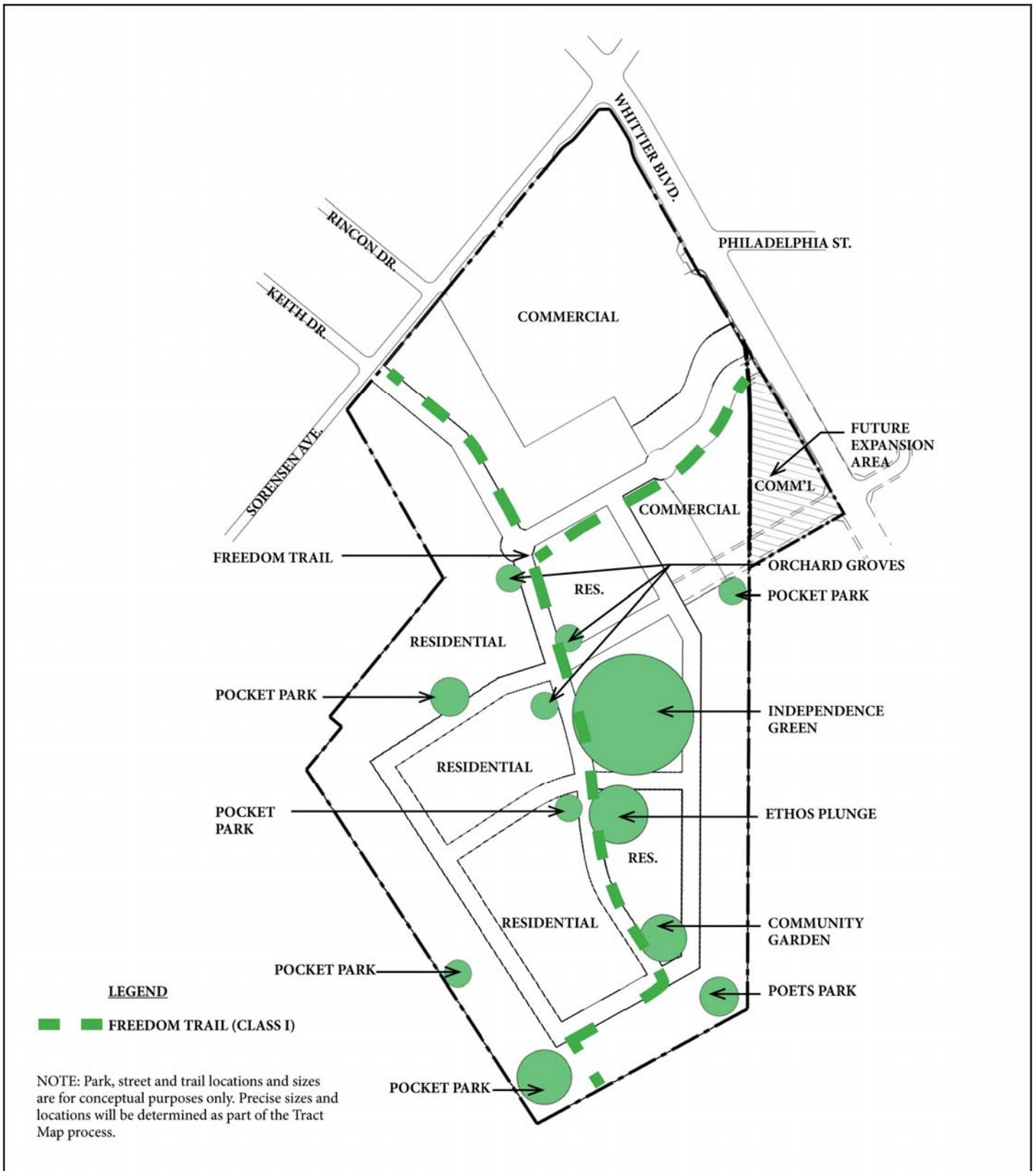
Parks and Open Space

The Specific Plan includes a Parks and Open Space Plan that provides community, neighborhood, and private open space for residents on a total of 8.5 (7.3 net) acres within Planning Areas 3, 4, 5, and 8. The conceptual park locations are shown in Exhibit 2-6, *Parks and Open Space Plan*, and described below.

- *Private Open Space - Ethos Plunge (Planning Area 3)*. This 0.7-acre private recreation area would be maintained by the Homeowners' Association and designed to serve Lincoln Specific Plan residents.
- *Private Open Space - Community Garden (Planning Area 3)*. This 0.4-acre private passive and/or active park would serve Specific Plan neighborhoods that are not immediately accessible to Independence Green and Ethos Plunge.
- *Public Open Space - Poets Park (Planning Area 3)*. This 0.6-acre passive park would provide an open space location for the onsite neighborhoods not immediately adjacent to Independence Green and Ethos Plunge.
- *Private Open Spaces - Pocket Parks (Planning Areas 3, 4, and 5)*. Pocket parks (1.2 acres) would be located within neighborhoods to provide additional active and passive recreation opportunities. Amenities may include benches, shade structures, fitness equipment, dog runs, tot lots, and/or open lawn areas.
- *Private Open Spaces - Orchard Groves (Planning Areas 5 and 6)*. Orchard groves (0.6 acres) would be located along various public streets to buffer homes from traffic and provide an enhanced street scene.
- *Public Open Space/Park - Independence Green (Planning Area 8)*. This 4.5-acre (3.3 net acres) public park is proposed in the central portion of the site and would provide active and passive areas.
- *Freedom Trail*. The Freedom Trail concept would include an enhanced walking/ biking/running trail that would run adjacent to one side of each of the two main streets connecting the proposed residential area to Whittier Boulevard, Sorensen Avenue, Independence Green, and PIH Health.

INFRASTRUCTURE AND SERVICES

Specific Plan Section 3, *Infrastructure and Services*, addresses the proposed distribution, location, and extent of major components of public and private utilities and infrastructure, and other essential services and facilities within the Lincoln Specific Plan area, which are needed to support the land uses described above.



Source: City of Whittier, *Lincoln Specific Plan*, January 20, 2014.

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LINCOLN SPECIFIC PLAN
INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Parks and Open Space Plan

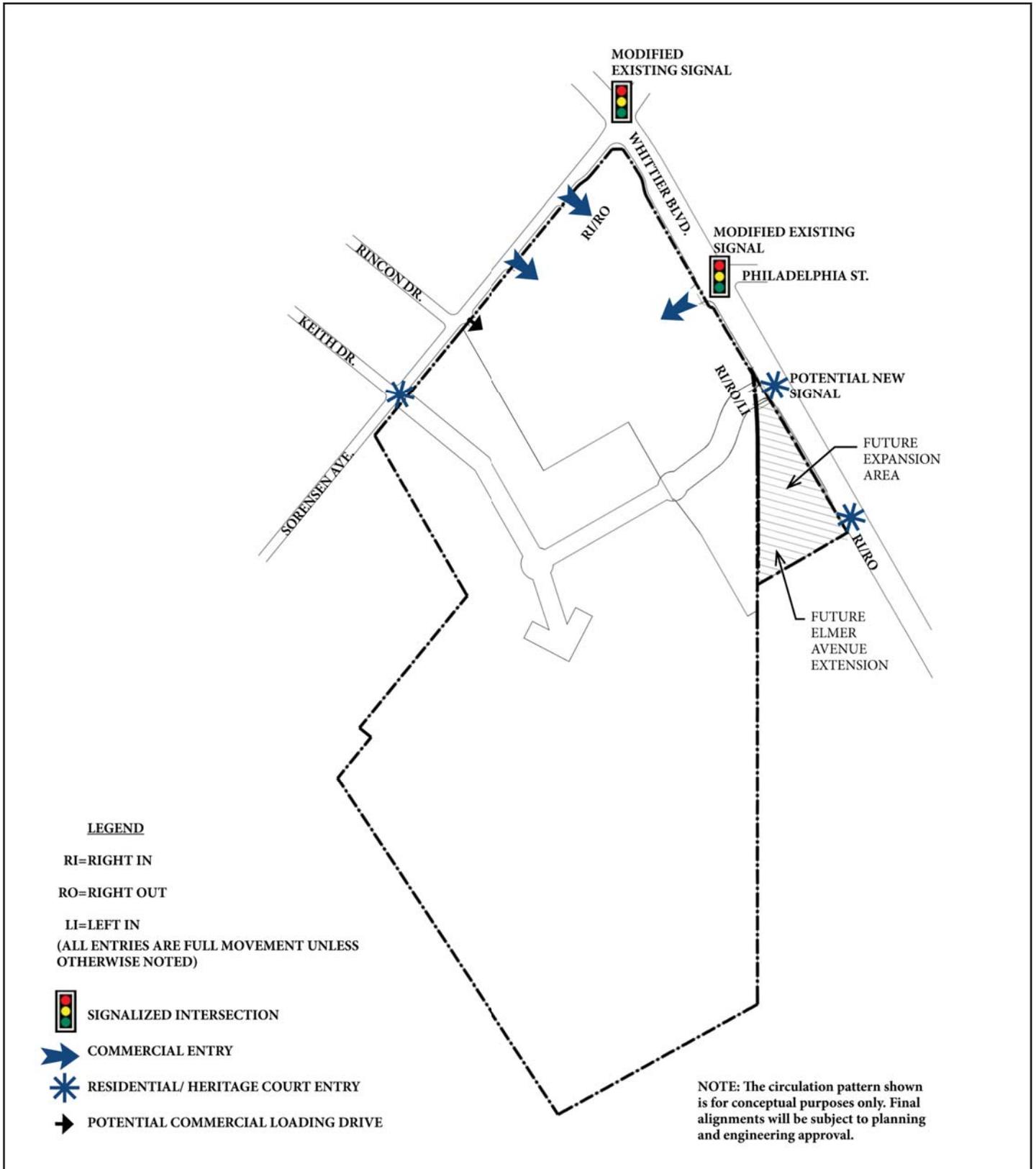
Exhibit 2-6



Master Plan of Circulation

Specific Plan Section 3.1, *Master Plan of Circulation*, describes the infrastructure and access for various modes of travel, including automobiles, transit, bicycles, and pedestrian. The proposed Master Plan of Circulation considers the perimeter public streets (Whittier Boulevard and Sorensen Avenue), regional trails (the Whittier Greenway Trail), site access, internal streets, roundabouts, alleys/private drives and non-vehicular circulation elements accommodating the pedestrian and bicycle. Onsite internal streets would be public except for alleys and private drives. The proposed improvements are summarized below.

- *Entries and Signalization*. The Specific Plan proposes up to three dedicated access points to the commercial area: two access points via Sorensen Avenue; and one signalized access point on Whittier Boulevard opposite Philadelphia Street; see Exhibit 2-7, *Entries and Signalization*. Two dedicated access points to the residential areas are proposed: one potentially signalized access point via from Whittier Boulevard, which would also serve the Heritage Court commercial area; and one access point via at the Sorensen Avenue/Keith Drive intersection. A third dedicated access point to the FEA/Heritage Court/residential area via Whittier Boulevard at the proposed Elmer Avenue extension could be provided, as part of the development of the FEA.
- *Whittier Boulevard Improvements*. Whittier Boulevard would be expanded from two through lanes to three through lanes in each direction along the Project frontage from Sorensen Avenue/Market Place to the easterly boundary line (future Elmer Street extension intersection). Depending on the results of the final traffic impact analysis, and final City and Caltrans approvals, the third northbound through lane may serve a dual role as a shared through/right-turn lane at the Philadelphia Street and Sorensen Avenue intersections. Whittier Boulevard southbound from Sorensen Avenue would be widened to accommodate a dedicated right-turn/deceleration lane to enter the Market at the terminus of Philadelphia Street. Dual left-turn lanes would be included from southbound Whittier Boulevard to eastbound Philadelphia Street and northbound Whittier Boulevard to westbound Market entry driveway. In addition, Whittier Boulevard southbound from Philadelphia Street would be widened to accommodate a dedicated right-turn/deceleration lane to the Residential/Heritage Court entry. A single left-turn lane would be provided for northbound Whittier Boulevard to westbound Residential/Heritage Court; eastbound left-turn movements from Residential/Heritage Court to northbound Whittier Boulevard would be prohibited. The third southbound through lane on Whittier Boulevard along project frontage would transition to a dedicated right-turn lane at the future Elmer Street Extension intersection. The existing signalized intersections would be modified to accommodate the new through and turning movements. The necessary right-of-way (ROW) for the proposed Whittier Boulevard improvements is located within the Project site boundaries; therefore, ROW acquisition from adjacent parcels would not be required.
- *Sorensen Avenue Improvements*. Sorensen Avenue eastbound would be widened and restriped as it approaches Whittier Boulevard to provide a dedicated right turn lane for motorists intending to travel southbound on Whittier Boulevard and a left-turn and an option left-turn/through lane for motorists expected to continue north on Whittier Boulevard. The existing signal at Whittier Boulevard and Sorensen Avenue would be modified to accommodate the new movements. The necessary ROW for the proposed Sorensen Avenue improvements is located within the Project site boundaries; therefore, ROW acquisition from adjacent parcels would not be required.



Source: City of Whittier, *Lincoln Specific Plan*, January 20, 2014.

NOT TO SCALE



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LINCOLN SPECIFIC PLAN
INITIAL STUDY/ENVIRONMENTAL CHECKLIST
Entries and Signalization

Exhibit 2-7



- *Elmer Avenue Extension.* As part of the FEA, Elmer Avenue would be extended into the site, providing an additional access point into the Specific Plan area and a connection to the Greenway Trail on the north side of Whittier Boulevard. On the north side of Whittier Boulevard, Elmer Avenue would be extended from its current terminus to intersect with Whittier Boulevard. The future intersection of Elmer Avenue and Whittier Boulevard would be signalized.

Infrastructure Plans

Because the Specific Plan area involves a previously developed infill site that is surrounded by urbanization, water, sewer, stormwater, electricity, and telecommunications infrastructure are immediately available. Specific Plan Section 3.2 specifically addresses how the following utilities and infrastructure would be implemented: water; sewer; grading/water quality/groundwater; solid waste; gas; electricity; telephone; and cable television. Specific Plan Section 3.2 also addresses fire, police, and library services.

It is noted that construction of an offsite sewer main is needed between the site's southwest corner and Washington Boulevard, in order to support the proposed land uses. As illustrated in Exhibit 2-8, Conceptual Sewer Main Alignment, the proposed sewer main would traverse the PIH's northwestern corner, proceed generally parallel to/east of Crowndale Avenue within an existing 15-foot easement, and proceed along the Washington Boulevard ROW to its intersection with Rivera Road, where it would connect with an existing Los Angeles County 12-inch sewer main. The proposed approximately 10-inch sewer main would extend a total distance of approximately 2,100 linear feet.

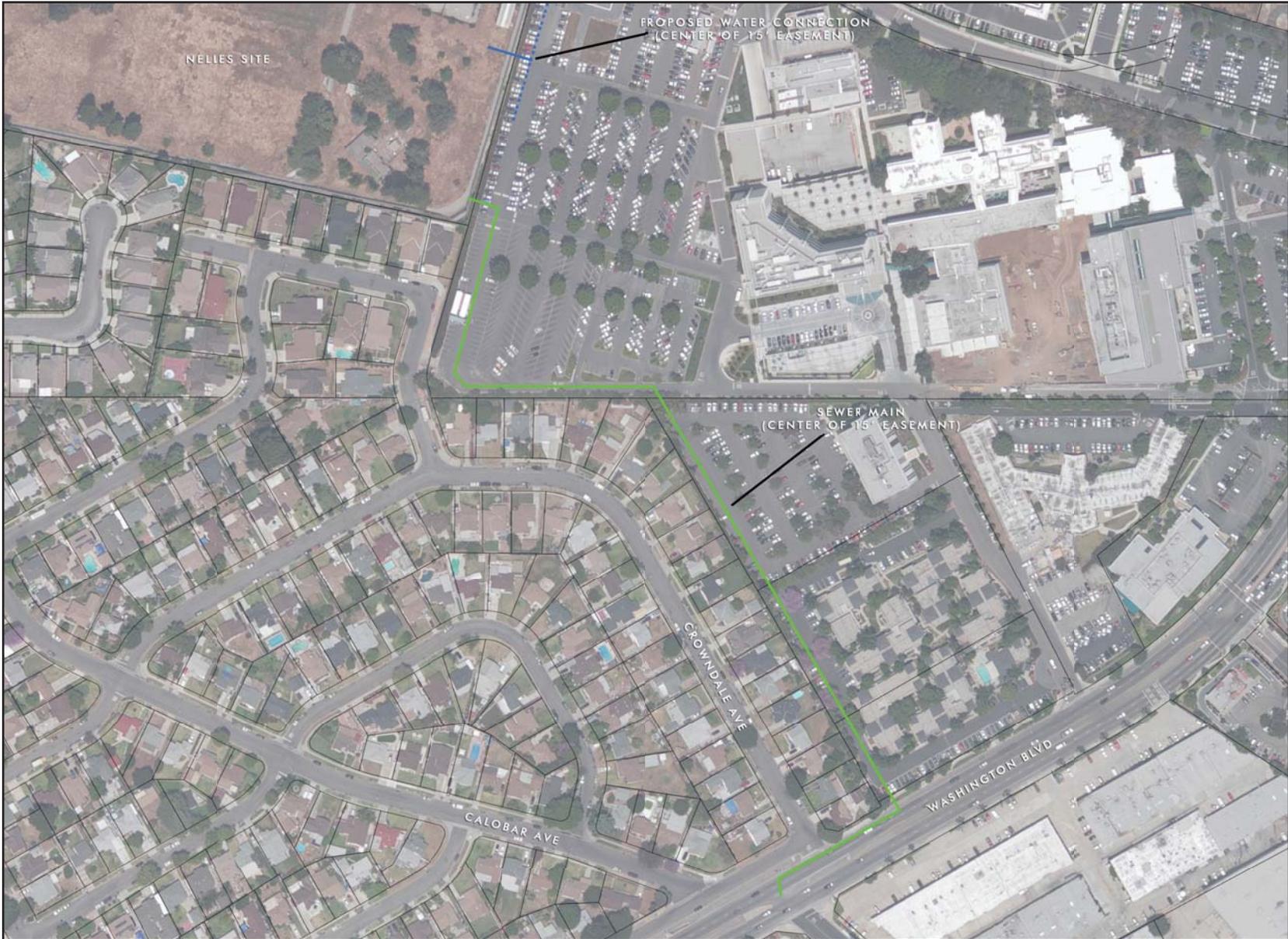
Development Regulations

Section 4 of the Specific Plan specifies the regulations by which Specific Plan development would occur. These regulations (which are intended to supplement the existing zoning regulations) address various aspects of development, including the following:

- Applicability;
- Permitted Uses;
- Conditionally Permitted Uses;
- Development Regulations (i.e., Lot Area, Height, Setbacks, Lot Frontage, and Walls/Fences); and
- Parking Requirements.

Design Guidelines

Section 5 of the Specific Plan includes design guidelines that are intended to provide the overall design integrity envisioned for both residential and commercial uses. Because this Section includes "guidelines" rather than "development standards," strict compliance would not be required. Rather, these guidelines are intended to promote the quality of design planned for the Project. The design guidelines include criteria for site planning, buildings, architectural styles, landscaping, and lighting, among others.



Source: Fuscoe Engineering, November 2013.



Implementation

The program of implementation necessary to carry out the land use plan, utilities/infrastructure, and development regulations described above are addressed in Section 5 of the Specific Plan. This Section addresses the development review process, financing and maintenance, and modifications and Specific Plan amendment process.

OTHER PROPOSED ENTITLEMENTS

In order to implement the Lincoln Specific Plan, the Project would require approval of the following additional entitlements:

- A General Plan Amendment to update the General Plan text and tables associated with the Project site development details.
- Zoning Code text and Zoning Map amendments changing the existing zoning from Specific Plan (SP, Whittier Boulevard Specific Plan) to SP, Lincoln Specific Plan.
- The facility is designated a California State Historical Landmark, is listed on the California Register of Historical Resources, and is has been determined as eligible for listing in the National Register of Historic Places (National Register). The Project proposes to demolish 50 structures and adaptively reuse two structures associated with the site's prior use as a correctional facility. Because eight of these structures contribute to the significance of the historical resource, City approval of Certificates of Appropriateness (COA) would be required in compliance with the Whittier Historic Resources Ordinance (Whittier Municipal Code (WMC) Chapter 18.84). Specifically, the Ordinance requires a COA for any alteration, addition, restoration, rehabilitation, remodeling, demolition, or, relocation of a historic resource. Such work also requires review and approval by the City's Historic Resources Commission to ensure that all proposed work is consistent with the requirements of and other applicable ordinances. The City Council would be the final approval authority on any COA.
- A Tentative Tract Map (TTM) indicating the approximate location of planning area boundaries, streets, and proposed grading for the Specific Plan's planning areas is proposed for City approval. Following City approval of the TTM, Final Maps would be prepared and become the legal documents that are recorded to define legal parcels and lots that can be sold for development purposes. Parcel Maps indicating the approximate location of lot lines, streets, and proposed grading for the Specific Plan's commercial portions would also require City approval.
- A Development Agreement that specifies the standards and conditions that would govern development of the Specific Plan area, and details the Applicant's and City's obligations.

GRADING

According to the Preliminary Grading Plan (Fusco Engineering, November 22, 2013), the preliminary earthwork quantities indicate the proposed grading would balance onsite, involving a total of approximately 970,000 cubic yards (CY) of cut and fill, inclusive of soil shrinkage and remedial grading.



FUTURE ENTITLEMENTS

Development Review Process

Following approval of the Lincoln Specific Plan, all development proposals for individual neighborhoods or commercial areas within the Specific Plan area would be subject to the City's development review process; see Specific Plan Section 6.1, *Development Review Process*.

Builder Subdivision Maps

Subsequent Tentative Tract Maps (TTM) would be prepared for approval by the City for development of individual planning areas within the Specific Plan; these maps would indicate the location of individual residential lot lines, streets, and proposed grading for the Specific Plan's residential planning areas and require City approval. Following City approval of each TTM, Final Maps would be prepared and become the legal documents that are recorded to define legal lots that can be sold for development.

2.5 PROJECT PHASING

Construction and occupancy of the Specific Plan's anticipated land uses are not proposed according to a phasing schedule. Rather, development would be dictated by market demand and phased accordingly. The phasing described below is conceptual and provided for planning and analysis purposes only.

Construction of the proposed development is conceptually anticipated to occur in two phases, as described below.

Phase 1

- Planning Areas 1 through 8:
 - 20,017 square feet of commercial uses within existing structures to be adaptively reused;
 - 175,833 square feet of commercial uses within new structures;
 - 750 DU; and
 - 8.5 acres of open space.
- All infrastructure improvements, excluding the Elmer Avenue extension.

Phase 2

- Planning Area 9:
 - 12,500 square feet of commercial uses within new structures.
- Elmer Avenue extension.

Phase 1 construction activities, including demolition, is conceptually anticipated to occur beginning November 2014 and ending February 2020. The Phase 2 construction schedule is presently unknown and is dependent upon the Planning Area 9 property owner's plan for long-term use of the property.



2.6 PROJECT APPROVALS

The City, as Lead Agency for the Project, has discretionary authority over the Project. In order to implement the proposed Lincoln Specific Plan, the Applicant would need to obtain, at a minimum, the following discretionary permits/approvals:

1. Environmental Impact Report Certification;
2. General Plan Text Amendments;
3. Zoning Code and Zoning Map Amendments;
4. Lincoln Specific Plan Adoption;
5. Certificates of Appropriateness for historic structures;
6. Tentative Tract Map Approval; and
7. Development Agreement.



3.0 INITIAL STUDY CHECKLIST

3.1 BACKGROUND

1. Project Title: Lincoln Specific Plan
2. Lead Agency Name and Address: City of Whittier Community Development Department 13230 Penn Street, 2 nd Floor Whittier, CA 90602
3. Contact Person and Phone Number: Mr. Aldo E Schindler Director of Community Development 562.567.9620
4. Project Location: County of Los Angeles, City of Whittier, 11850 Whittier Boulevard
5. Project Sponsor's Name and Address: BHCS, LLC 6500 Seabluff Drive Playa Vista, California 90094 Mr. Marc Huffman, Vice President of Planning & Entitlements
6. General Plan Designation: Specific Plan (SP)
7. Zoning: Specific Plan (SP – Whittier Boulevard Specific Plan)
8. Description of the Project: Refer to <u>Section 2.4, Project Characteristics</u> .
9. Surrounding Land Uses and Setting: North: Office, Commercial, Industrial, and Parking. Southeast: Hospital. East: Commercial, Industrial and Parking. West: Commercial, Single-Family Residential, and Church.
10. Other public agencies whose approval is required (e.g., permits). California Department of Transportation, District 7 – Encroachment Permit Los Angeles Regional Water Quality Control Board – NPDES Compliance



3.2 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" or "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

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



3.3 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0, *Environmental Analysis*, have been added. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Signature

City of Whittier
Agency

Aldo Schindler, Director of Community Development
Printed Name/Title

Date



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4.0 ENVIRONMENTAL ANALYSIS

Sections 4.1 through 4.18 analyze the potential environmental impacts associated with the proposed Project. The environmental issue areas that are evaluated are:

- Aesthetics;
- Agriculture and Forest Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation/Traffic;
- Utilities and Service Systems; and
- Mandatory Findings of Significance.

The environmental analysis in the following sections is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines*, as amended, and used by the City of Whittier in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- No Impact. The development will not have any measurable environmental impact on the environment.
- Less Than Significant Impact. The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- Less Than Significant With Mitigation Incorporated. The development will have the potential to generate impacts, which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- Potentially Significant Impact. The development could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.

The following is a discussion of potential project impacts as identified in the Initial Study/Environmental Checklist. Explanations are provided for each item.



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4.1 AESTHETICS

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

4.1.a. *Have a substantial adverse effect on a scenic vista?*

Less Than Significant Impact. According to the General Plan, the City of Whittier has scenic qualities in the form of tree-lined streets, roadways leading into the hills, views of the Puente Hills from the community, and aerial views of the City from the surrounding foothills. The Project site is located in the western portion of the City, which consists of, and is surrounded by urban/developed land. Given the degree of urbanization and the intervening structures, there are no vistas present from within or involving this relatively flat portion of the City. Therefore, Project implementation would have a less than significant effect on a scenic vista and this topic will not be further analyzed in the EIR.

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

Potentially Significant Impact. The Project site is bound by Whittier Boulevard (State Route 72) to the northeast. Whittier Boulevard is not a designated State scenic highway and there are no designated State scenic highways in the Project's vicinity.¹ However, Whittier Boulevard is the City's primary major east/west arterial, stretching seven miles from I-605 to the Whittier/La Habra city limit. According to General Plan Environmental Resource Management Element (ERME) Exhibit 5-4, *Design and Scenic Corridors and Entryways*, Whittier Boulevard along the Project site is designated a "Design Corridor," in order to maintain and improve its visual qualities. The ERME dictates standards for new development along Design Corridors, in order to preserve the corridors' qualities.

In addition, the Project would result in the demolition of numerous structures associated with the former youth correctional facility, which was designated a California State Historical Landmark in 1982. Preliminary historic analysis indicates that eight of the 52 buildings on the subject property contribute to the significance of the historical resource, because of their important historical associations with the property and their high degree of exterior architectural integrity; refer also to Response 4.5.a. Additionally, the site

¹ State of California, Department of Transportation Website, California Scenic Highway Mapping System, Officially Designated State and County Scenic Highways, <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>, Accessed December 6, 2013.



contains numerous ornamental trees. Therefore, Project implementation could damage scenic resources, including trees and historic buildings. Further analysis will be conducted as part of the Project EIR to determine potential impacts in this regard.

4.1.c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. As depicted in Exhibit 2-3, the area's visual character is dominated by the former youth correctional facility, which is housed in 52 buildings constructed in various architectural styles between 1920 and 2002. Some of these buildings are historic and/or possess a high degree of exterior architectural integrity, which contribute to the site's visual character. Additional factors that contribute to the site's existing visual character include the property's grass-covered open fields and numerous ornamental trees, shrubs, and non-native grasses, and the approximately 15-foot high chain link/razor wire fence that surrounds the property. Security lighting associated with the correctional facility is also located around the site's perimeter. The Project site is surrounded by urban/developed land, which generally consists of commercial to the north, the Presbyterian Intercommunity Hospital (PIH Health) to the south, general industrial uses to the east, and single-family residential to the west.

The introduction of a varied mix of residential, commercial, and open space land uses resulting from Project implementation would both alter and improve the visual character and quality of the Project site and its surroundings. Therefore, further analysis will be conducted as part of the Project EIR to determine the Project's potential impacts in this regard.

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

Potentially Significant Impact. The Project would result in the future development of residential and commercial uses. Short-term light and glare impacts associated with construction activities would likely be limited to nighttime lighting (for security purposes) in the evening hours. The future uses would include street lighting, security lighting, parking lot lighting, and lighting associated with the interior of structures. The short- and long-term operations may create new sources of light and glare, which could adversely affect day or nighttime views in the area. Therefore, further analysis will be conducted as part of the Project EIR to determine potential impacts in this regard.



4.2 AGRICULTURE AND FOREST RESOURCES

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

4.2.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?

No Impact. The Project site is designated as Nonirrigated Farmland.¹ The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, Project implementation would not convert Important Farmland to non-agricultural use and this topic will not be further analyzed in the EIR.

¹ California Department of Conservation, *Farmland Mapping and Monitoring Program, California Important Farmland Finder*, <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>, Accessed on November 27, 2013.



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

No Impact. As depicted on the City's official Zoning Map, the Project site is zoned Specific Plan (SP, Whittier Boulevard Specific Plan). As shown on WBSP Illustration 25, the Project site is in its entirety located within the WBSP's Workplace District. This zoning is intended for development of a job center for the City and not for agricultural use. Additionally, the Project site is not a part of a Williamson Act contract. Therefore, Project implementation would not conflict with existing zoning for agricultural use or a Williamson Act contract and this topic will not be further analyzed in the EIR.

4.2.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))?

No Impact. As previously noted, the Project site is in its entirety located within the WBSP's Workplace District, which is intended for development of a job center for the City and not forest land or timberland use. Therefore, Project implementation would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. This topic will not be further analyzed in the EIR.

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

No Impact. The Project site was previously developed and is not occupied by or used as forest land. Therefore, Project implementation would not result in the loss of forest land or conversion of forest land to non-forest use and this topic will not be further analyzed in the EIR.

4.2.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?

No Impact. There is no Farmland or forest land located on the Project site or in its immediate vicinity. The Project site is located within an urbanized area. The proposed Project would not involve 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. This topic will not be further analyzed in the EIR.



4.3 AIR QUALITY

<i>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:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
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)?	✓			
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?			✓	

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

Potentially Significant Impact. The Project site is located within the South Coast Air Basin (SCAB), regulated by the South Coast Air Quality Management District (SCAQMD). The United States Environmental Protection Agency (EPA) has classified the SCAB as a non-attainment area for Federal and State air quality standards. The SCAQMD CEQA Air Quality Handbook specifies the main criteria that must be addressed, in order to determine consistency with the 2012 AQMP. Because Project implementation could result in potentially significant impacts involving conflicts or obstruction of implementation of the AQMP, further analysis will be conducted as part of the EIR.

4.3.b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact.

Construction Emissions

The Project involves demolition of 50 structures (approximately 406,261 square feet) associated with the site's prior use as a correctional facility, along with the appurtenant hardscapes, utilities, and infrastructure. Construction activities would involve demolition, grading/earthwork, paving, building construction, and architectural coating. Construction activities associated with the Project would generate pollutant emissions from site grading, operation of construction equipment, and construction vehicle activities. The construction activities could violate air quality standards or contribute substantially to an existing or projected air quality violation. An analysis of the Project's impacts from construction-related activities will be conducted as part of the EIR, in order to determine whether the Project's total construction-related emissions would exceed SCAQMD thresholds.



Operational Emissions

The Project would involve the construction of 750 DU and approximately 208,350 square feet of commercial land uses. The long-term operations associated with these proposed uses would result in pollutant emissions from two sources: long-term mobile source emissions from vehicles traveling to and from the site, once the Project is operational; and long-term stationary source emissions from stationary equipment, and power and natural gas consumption from the on-site uses. Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. An analysis of the Project's impacts resulting from operational activities will be conducted as part of the EIR, in order to determine whether the Project's total operational (mobile, energy, and area source) emissions would exceed SCAQMD thresholds.

4.3.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)?*

Potentially Significant Impact. Refer to Responses 4.3.a and 4.3.b.

4.3.d. *Expose sensitive receptors to substantial pollutant concentrations?*

Potentially Significant Impact. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Project-related grading and excavation operations could result in air quality impacts in the absence of mitigation. Construction and operation of the Project would also increase vehicle trips on area roadways and result in associated air pollutants. Since the Project includes commercial uses that involve delivery of merchandise and sensitive receptors (i.e., residential uses) are located in proximity to the Project site, additional analysis will be required to evaluate diesel particulate matter (DPM) and potential health impacts to sensitive receptors. Mobile source air quality impacts to sensitive receptors will be analyzed utilizing local carbon monoxide (CO) standards. Stationary source air quality impacts to sensitive receptors will be analyzed utilizing the SCAQMD's Localized Significance Thresholds (LST) methodology. The Project's Traffic Impact Analysis will be utilized in the analysis of CO hotspots. These impacts require emissions quantification and additional analysis in the EIR to assess their level of significance.

4.3.e. *Create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not propose development of any uses identified by the SCAQMD as being associated with odors. Construction activities associated with the Project could generate detectable odors from heavy-duty equipment exhaust. However, construction-related odors would be intermittent, short-term in nature, and cease upon Project completion. Therefore, Project implementation would not create objectionable odors affecting a substantial number of people and this topic will not be further analyzed in the EIR.



4.4 BIOLOGICAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
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?				✓
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?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

4.4.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?*

Potentially Significant Impact. The Project site contains numerous ornamental trees, shrubs, and non-native grasses. Existing ornamental trees include Eucalyptus, Bottlebrush, Jacaranda, Tree of Heaven, Magnolia, and several Pine and Palm species including Mexican Fan Palm. A preliminary Biological Resources Assessment¹ of the Project site concluded no special-status plant species were observed on site and none are expected to occur due to a lack of suitable habitat. Additionally, no special-status wildlife species were observed on site and none are expected to occur due to an absence of a suitable habitat. However, the onsite trees provide raptors with foraging opportunities and raptor nests including one active

¹ Glenn Lukos Associates, *Biological Technical Report for the Proposed 76-Acre Mixed-Used Nelles Specific Plan Project Whittier, Los Angeles County, California*, May 3, 2013.



red-tailed hawk and several inactive raptor/corvid nests were identified onsite during preliminary surveys. None of the nests were occupied by special-status or sensitive wildlife species. The open fields provide limited foraging opportunities to several raptor species including red-tailed hawks, Cooper's hawk, barn owls, and great horned owls due to the height of the weedy species and absence of small mammal burrows. Notwithstanding, Project implementation could result in potential significant impacts to nesting raptors and general nesting birds. Therefore, Project implementation could significantly impact either directly or through habitat modifications, plant or wildlife species identified as a candidate, sensitive, or special status. This topic will be further analyzed in the EIR.

4.4.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?*

No Impact. There is no riparian habitat or other sensitive natural communities present on the Project site. Further, no areas associated with the Project site are subject to the jurisdiction of the California Department of Fish and Wildlife. The Project site also does not occur within areas designated by the U.S. Fish and Wildlife Service as critical habitat for any federally listed species.² Project implementation would not significantly impact any riparian habitat or other sensitive natural community and this topic will not be further analyzed in the EIR.

4.4.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?*

No Impact. There are no federally protected wetlands present on the Project site. Additionally, there are no blue-line drainages or other aquatic environments associated with the Project site.³ Project implementation would not impact federally protected wetlands through direct removal, filling, hydrological interruption, or other means and this topic will not be further analyzed in the EIR.

4.4.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?*

No Impact. The Project site consists of, and is surrounded by, urban/developed land that has been permanently altered due to the construction of aboveground improvements (e.g., buildings, parking lots, roads, and hardscapes). Therefore, Project implementation would not impact the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites and this topic will not be further analyzed in the EIR.

² Ibid.

³ Ibid.



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

No Impact. There are no local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance that are relevant to the Project site. Therefore, Project implementation would not conflict with any local policies or ordinances protecting biological resources and this topic will not be further analyzed in the EIR.

4.4.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?

No Impact. The Project site is not within the jurisdiction of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, Project implementation would not conflict with the provisions of any such plan and this topic will not be further analyzed in the EIR.



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4.5 CULTURAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	✓			
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	✓			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓			
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓	

4.5.a. *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?*

Potentially Significant Impact. The Project site is currently developed with a former youth correctional facility and an adjacent commercial area. The youth correctional facility is comprised of 52 buildings that were constructed between 1920 and 2002. According to a preliminary Historical Resources Assessment¹ of the Project site, the correctional facility was designated a California State Historical Landmark in 1982. The property is listed in the California Register of Historical Resources as an individual historical resource without consideration of varying levels of historical and architectural significance within the overall property. The property has also been determined as eligible for listing in the National Register of Historic Places (National Register).

The preliminary Historical Resources Assessment concluded eight (8) of the 52 buildings (permanent and temporary/modular) on the subject property contribute to the significance of the historical resource, because of their important historical associations with the property and their high degree of exterior architectural integrity. Therefore, the Project site contains buildings/improvements that qualify as historical resources, as defined in *CEQA Guidelines Section 15064.5*. Although the Specific Plan proposes to adaptively reuse the Superintendent's Residence and Administration Building as commercial uses, the other correctional facility buildings would be demolished. Project implementation could cause a substantial adverse change in the significance of a historical resource. Further research and evaluation are necessary to clearly delineate the historical resource and its contributing elements. The potential impacts to historical resources will be further analyzed in the EIR.

¹ EDAW, Inc., *Historical Resources Assessment of the Fred C. Nelles School*, April 2005.



4.5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

Potentially Significant Impact. A preliminary Archaeological and Paleontological Assessment² was conducted for the property. The Assessment concluded no archaeological sites have been previously recorded within a 1-mile radius of the Project area. However, given the proximity of known Gabrielino settlements to the Project area, it is possible that prehistoric deposits lie buried on the property. Therefore, Project implementation could cause a substantial adverse change in the significance of an archaeological resource. Thus, impacts related to archaeological resources will be further analyzed in the EIR.

4.5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. As noted above, a preliminary Archaeological and Paleontological Assessment³ was conducted for the property. The Assessment concluded cuts more than approximately 7.0 feet deep have a moderate potential to expose significant paleontological resources, including Pleistocene-age fossil vertebrates between 10,000 and 2 million years. Therefore, Project implementation could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Impacts related to paleontological resources will be further analyzed in the EIR.

4.5.d. Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. Given the highly disturbed condition of the site, the potential for Project implementation to disturb any human remains is remote. Additionally, no conditions exist that suggest human remains are likely to be found during Project construction activities. Nevertheless, if human remains were found, those remains would require proper treatment in accordance with applicable laws. Public Resources Code Sections 5097, *et seq.*, and Health and Safety Code Sections 7050.5-7055 describe the general provisions regarding human remains, including the requirements if any human remains are accidentally discovered during excavation of a site. The requirements and procedures set forth in Public Resources Code Section 5097.98 would be implemented if human remains are discovered, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overly adjacent remains until the County coroner investigates and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Compliance with applicable law regarding human remains, including those interred outside of formal cemeteries, would result in less than significant environmental impacts. This topic will not be further analyzed in the EIR.

² EDAW, Inc., *Archaeological and Paleontological Due Diligence Assessment For The Fred C. Nelles Youth Correctional Facility Property*, March 2005,

³ *Ibid.*



4.6 GEOLOGY AND SOILS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.				✓
2) Strong seismic ground shaking?	✓			
3) Seismic-related ground failure, including liquefaction?	✓			
4) Landslides?				✓
b. Result in substantial soil erosion or the loss of topsoil?	✓			
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✓			
d. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?	✓			
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

4.6.a.1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

No Impact. Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. Ground rupture is most likely along active faults, and typically occurs during earthquakes of magnitude five or higher. Ground rupture only affects the area immediately adjacent to a fault.

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo (AP) Earthquake Fault Zones," around the



surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). The Project site is not affected by a State-designated AP Earthquake Fault Zone.¹ Further, the preliminary Geotechnical Study² prepared for the Project concluded the site is not located within a mapped Earthquake Fault-Rupture Zone and no known active or potentially active faults are known to exist within or in the immediate vicinity of the site. Therefore, Project implementation would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault. This topic will not be further analyzed in the EIR.

4.6.a.2. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Potentially Significant Impact. The preliminary Geotechnical Study concluded the Project site is located in a seismically active area, as is the majority of California. Specifically, the City is located in California Seismic Zone 4.³ The principal seismic hazard that could affect the Project site is ground shaking resulting from an earthquake occurring along any one of several major active and potentially active faults in the region. Geotechnical Study Table 1 lists selected known active faults that may affect the Project site, including the following, which are located within 20 miles: Puente Hills Blind Thrust; Whittier; Upper Elysian Park Blind Thrust; San Jose; and Verdugo Faults. Because Project implementation could expose additional people and structures to potential substantial adverse effects involving strong seismic ground shaking, further analysis will be conducted as part of the EIR.

4.6.a.3. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Potentially Significant Impact. The secondary effects of seismic shaking resulting from large earthquakes on the major faults in the Southern California region are liquefaction, dynamic settlement, ground lurching, and shallow ground rupture. Liquefaction occurs when loose, saturated, granular soils behave similar to a fluid when subject to high-intensity ground shaking. Dynamic settlement of dry sands can also occur as the sand particles tend to settle and density, as a result of a seismic event. The Preliminary Geotechnical Evaluation Report⁴ concluded the southern and southwestern portions of the Project site are located within a mapped Seismic Hazard Zone for soils considered potentially susceptible to earthquake-induced liquefaction. Based upon the Report's preliminary analyses, some of the underlying sandy materials are subject to liquefaction and dynamic settlement during a significant earthquake. Project implementation could expose additional people and structures to potential substantial adverse effects involving the secondary effects of seismic shaking, including liquefaction and dynamic settlement.

¹ State of California, Department of Conservation California Geological Survey Website, *Alquist-Priolo Home Page*, http://www.quake.ca.gov/gmaps/ap/ap_maps.htm, Accessed December 10, 2013.

² Lawson & Associates Geotechnical Consulting, Inc., *Geotechnical Feasibility Study, Proposed Development, Fred C. Nelles Site*, February 25, 2005.

³ California Seismic Safety Commission, *Earthquake Maps of California*, http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf, Accessed December 10, 2013.

⁴ LGC Geotechnical, *Preliminary Geotechnical Evaluation Report Proposed Development, Fred C. Nelles Site*, April 26, 2013.



Therefore, further analysis will be conducted as part of the EIR, in order to verify potential impacts in this regard.

4.6.a.4. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic Landslides?

No Impact. The Project site and its surroundings are relatively level. Onsite elevations range from approximately 185 feet above mean sea level on the southern portion of the site, to approximately 220 feet above mean sea level at the northeast corner.⁵ Given the site's topography, there is no potential for seismically-induced landslides. Therefore, Project implementation would not expose people or structures to potential substantial adverse effects involving seismic landslides. This topic will not be further analyzed in the EIR.

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

Potentially Significant Impact. Development of the proposed uses would result in ground-disrupting activities such as excavation and trenching for foundations and utilities; soil compaction and site grading; and the erection of new structures, all of which would temporarily disturb soils. Disturbance to soils during these activities could lead to increased on-site erosion and off-site sediment; refer also to Response 4.9.a. Therefore, further analysis will be conducted as part of the EIR.

4.6.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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. Refer to Response 4.6.a.3. Further analysis will be conducted as part of the EIR.

4.6.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?

Potentially Significant Impact. The Preliminary Geotechnical Evaluation Report concluded the site generally contains clayey soils with high fines content and expansion potential.⁶ Given the shrink-swell potential of these soils, the proposed Project could be located on an expansive soil, creating risks to life or property. Therefore, further analysis will be conducted as part of the EIR in order to verify potential impacts in this regard.

4.6.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?

⁵ Google Earth, 2013.

⁶ LGC Geotechnical, *Preliminary Geotechnical Evaluation Report Proposed Development, Fred C. Nelles Site*, April 26, 2013.



No Impact. The Project site is located in a fully urbanized area. As such, sewer infrastructure is available for disposal of wastewater generated by the proposed development. As illustrated in Exhibit 2-8, a sewer main is proposed between the Project site and Washington Boulevard to connect with an existing 12-inch sewer main. Septic tanks and alternative wastewater disposal systems will not be required as part of the Project. This topic will not be further analyzed in the EIR.



4.7 GREENHOUSE GAS EMISSIONS

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✓			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	✓			

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

Potentially Significant Impact. Greenhouse gasses (GHGs) are gases in the atmosphere that absorb and emit radiation from the Sun. The main GHGs that are found in the Earth's atmosphere are water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), hydrofluorocarbons (HCFs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Direct GHG emissions include emissions from construction activities, area sources, and mobile (vehicle) sources. Typically, mobile sources make up the majority of direct emissions. Indirect GHG emissions are generated by incremental electricity consumption and waste generation. Project implementation would increase GHG emissions from mobile sources, electricity usage, natural gas consumption, solid waste generation, and water use. Because the proposed Project could generate greenhouse gas emissions that may have a significant impact on the environment, Project-related GHG emissions will be quantified and analyzed in the EIR, in order to determine the significance of potential impacts.

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

Potentially Significant Impact. The City does not have an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. However, energy conservation and sustainable development goals and policies that are established within the General Plan and the proposed Lincoln Specific Plan will be analyzed in detail in the EIR to determine the significance of potential impacts.



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4.8 HAZARDS AND HAZARDOUS MATERIALS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	✓			
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	✓			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	✓			
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	✓			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
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?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	✓			
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?				✓

4.8.a. **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Potentially Significant Impact. Exposure of the public or the environment to hazardous materials could occur through improper handling or use of hazardous materials or hazardous wastes particularly by untrained personnel, a transportation accident, environmentally unsound disposal methods, or fire, explosion, or other emergency. The severity of potential hazards would vary with the activity conducted, the concentration and type of hazardous material or waste present, and the proximity to sensitive receptors. Further analysis will be conducted in the EIR to determine the potential for the Project to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.



4.8.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?

Potentially Significant Impact. The Project involves demolition of 50 structures (approximately 406,261 square feet) associated with the site's prior use as a correctional facility. A Phase I Environmental Site Assessment (ESA)¹ of the Project site concluded recognized environmental conditions (RECs) and areas of potential concern (AOPC) were identified at and adjacent to the Project site. These RECs and AOPC involve the following conditions/areas among others: underground storage tanks (UST); leaking underground storage tanks (LUST); hydraulic lift; drain pit; lead-based paint (LBP); asbestos-containing materials (ACMs); former agricultural areas; polychlorinated biphenyls (PCBs); former railway line (arsenic and herbicides); and adjacent groundwater contamination. Thus, exposure of construction personnel and the public to hazardous substances could occur. In addition, disturbing soils could result in the exposure of construction workers to health or safety risks if previously unidentified contaminated soils or groundwater are encountered during construction activities. Further analysis will be conducted as part of the EIR, in order to determine whether Project implementation would 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.

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

Potentially Significant Impact. Although there are no existing or proposed schools located within 0.25-miles of the Project site, there are various schools located in the vicinity (including Sorensen Elementary, approximately 0.3-mile to the west). Further analysis will be conducted as part of the EIR in order to determine potential impacts involving emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste near an existing school.

4.8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. According to a preliminary database search conducted as part of the Phase I ESA, 14 known sites of environmental significance were identified within proximity of the site boundaries, including the Fred C. Nelles Youth Correctional Facility site itself. Further analysis will be conducted as part of the EIR, in order to verify these preliminary findings and determine potential impacts in this regard.

4.8.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?

¹ CH2MHill, *Phase I Environmental Site Assessment Fred C. Nelles Youth Correctional Facility*, April, 2005.



No Impact. The nearest airport to the Project site is the El Monte Airport, which is located approximately 7.5 miles to the southwest. According to the El Monte Airport Influence Area Map,² the Project site is not located within the El Monte Airport planning boundaries, which include the 65 and 70 CNEL noise contours. Therefore, the proposed Project would not result in an airport-related safety hazard for people working at or visiting the Specific Plan area. This topic will not be further analyzed in the EIR.

4.8.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?*

No Impact. The Project site is not located in the vicinity of a private airstrip. Therefore, the proposed Project would not result in a safety hazard for people working in the Project area associated with a private airstrip. This topic will not be further analyzed in the EIR.

4.8.g. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Potentially Significant Impact. Construction activities associated with the proposed Project could involve temporary construction detours or other obstructions involving nearby roadways. Long-term operations would also result in increases in vehicular traffic on surrounding roadways. Therefore, further analysis will be conducted as part of the EIR in order to determine whether Project implementation would physically interfere with an adopted emergency response plan or emergency evacuation plan.

4.8.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?*

No Impact. The Project site consists of, and is surrounded by, urban/developed land. Therefore, Project implementation would not expose people or structures to a significant risk involving wildland fires. This topic will not be further analyzed in the EIR.

² County of Los Angeles, Department of Regional Planning Website, Los Angeles County Airport Land Use Commission, *El Monte Airport - Airport Influence Area Map*, http://planning.lacounty.gov/assets/upl/project/aluc_airport-el-monte.pdf, Accessed December 10, 2013.



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4.9 HYDROLOGY AND WATER QUALITY

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	✓			
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)?	✓			
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	✓			
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?	✓			
e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	✓			
f. Otherwise substantially degrade water quality?	✓			
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				✓
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?				✓
j. Inundation by seiche, tsunami, or mudflow?				✓

4.9.a. *Violate any water quality standards or waste discharge requirements?*

Potentially Significant Impact. As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant



discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City of Whittier is within jurisdiction of the Los Angeles Regional Water Quality Board (LARWQCB).

Short-Term Construction

Construction of the Project would include activities with the potential to contribute to water quality degradation. Soils disturbed during the Project's earthwork and construction phase are susceptible to high rates of erosion from wind and rain. The potential for erosion, siltation, and sedimentation, which affect water quality, would be the greatest during this phase. The delivery, handling, and storage of construction materials and wastes, as well as the use of construction equipment, could also introduce a risk for storm water contamination. Other pollutants attached to sediment and transported to downstream locations could cause or contribute to water quality degradation. Therefore, because construction-related activities associated with the proposed Project could violate water quality standards or waste discharge requirements, further analysis will be conducted as part of the EIR, in order to determine potential impacts in this regard.

Long-Term Operational (Post-Construction)

Development in accordance with the proposed Specific Plan would result in changes to land use and development intensity and amount of impervious surfaces, and standards related to site layout, building design, and landscaping. New impervious surfaces (e.g., parking lots, rooftops, and hardscaping) that would be developed as part of the Specific Plan have the potential to result in changes in the amount of runoff and increase the potential for build up and wash off of pollutants during rain events. Changes in land use can also alter the concentration of pollutants in runoff entering receiving waters. Therefore, because operational activities associated with the proposed Project could violate water quality standards or waste discharge requirements, further analysis will be conducted as part of the EIR, in order to determine potential impacts in this regard. The EIR will also consider potential Project-related impacts under the City's recently-prepared *Whittier Green Streets Manual*, which includes strategies and design measures to assist the City in compliance with the LARWQCB Municipal Separate Storm Sewer System (MS4) Permit.

4.9.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)?*

Potentially Significant Impact. The City receives water from a groundwater treatment facility located in the Main San Gabriel Basin. In addition, the City assists in groundwater treatment facility operations located in the Central Basin and receives treated water from the Central Basin Plant as a drinking water supply.¹ As illustrated in the Whittier Water Service Area Map,² water utility service to the Project site is provided by the City of Whittier. As concluded in Response 4.17.d, the proposed Project would result in an increased demand for water over existing conditions. Therefore, because the Project would increase the

¹ City of Whittier, 2012 Annual Water Quality Report, <http://www.cityofwhittier.org/civicax/filebank/blobdload.aspx?blobid=6036>.

² City of Whittier, Whittier Water Service Area Map, <http://www.cityofwhittier.org/civicax/filebank/blobdload.aspx?blobid=2776>.



demand for water and the City receives its water from the Main San Gabriel Basin and Central Basin, which rely in part on groundwater resources, further analysis will be conducted as part of the EIR to evaluate potential impacts to water supplies.

The Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, since it is not located within a groundwater recharge area. Project implementation would result in a less than significant impact involving groundwater recharge.

4.9.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. Refer to Response 4.9.a. Further analysis will be required in the EIR.

4.9.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?

Potentially Significant Impact. Implementation of the proposed Specific Plan would result in removal of the existing land uses and replacement with residential, commercial, and open space uses. Project implementation could result in increased impervious surfaces, other alterations in surface drainage conditions, or modifications to the storm water collection system. Increased impervious surfaces and alterations in surface drainage systems could increase runoff to the storm drain system. Implementation of the Specific Plan would not alter the course of a stream or river. Increased impervious surfaces could result in alterations in drainage characteristics, which could contribute to localized on-site flooding or exceedance of storm drain system capacities. Therefore, further analysis will be conducted as part of the EIR to determine potential impacts in this regard.

4.9.e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. Refer to Responses 4.9.a and 4.9.d.

4.9.f. Otherwise substantially degrade water quality?

Potentially Significant Impact. Refer to Response 4.9.a.

4.9.g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). A Special Flood Hazard Area is defined as the area that will be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. The one-percent annual chance flood is also referred to as the base flood or 100-year flood. The



Project site is located within Zone X, pursuant to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 1835, Map No. 06037C1835F (September 26, 2008).³ Zone X is an area of minimal flood hazard. The Project site is not located within a Special Flood Hazard Area. Therefore, Project implementation would not place housing within a Special Flood Hazard Area. This topic will not be further analyzed in the EIR.

4.9.h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

No Impact. As concluded in Response 4.9.g above, the Project site is not located within a 100-year flood hazard area. Therefore, Project implementation would not place within a 100-year flood hazard area structures that would impede or redirect flood flows. This topic will not be further analyzed in the EIR.

4.9.i. Increase expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. No portion of the Project site is located within a levee or dam inundation area. Therefore, Project implementation would not increase the exposure of people or structures to a significant risk involving flooding as a result of the failure of a levee or dam. This topic will not be further analyzed in the EIR.

4.9.j. Inundation by seiche, tsunami, or mudflow?

No Impact. A seiche is an earthquake or slide-induced wave that can be generated in an enclosed body of water of any size from swimming pool, to a harbor, or lake. There is no enclosed body of water that is located in the vicinity of the Project site.

A tsunami is a sea wave generated by an earthquake, landslide, volcanic eruption, or even by a large meteor hitting the ocean. An event such as an earthquake creates a large displacement of water resulting in a rise or mounding at the ocean surface that moves away from this center as a sea wave. Tsunamis generally affect coastal communities and low-lying (low-elevation) river valleys in the vicinity of the coast. Buildings closest to the ocean and near sea level are most at jeopardy. According to the California Geological Survey Los Angeles County Tsunami Inundation Maps,⁴ the Project site is not located within a tsunami inundation area. Additionally, based on the distance of the Project site from large bodies of open water, the possibility of seiches and/or tsunamis affecting the site is considered remote.⁵

Potential risk from mudflow (i.e., mudslide, debris flow) does not exist within the Project area, as steep slopes are not located on or in proximity to the Project site.

Therefore, Project implementation would not expose people or structures to potential hazards from inundation by seiche, tsunami, or mudflow. These topics will not be further analyzed in the EIR.

³ Federal Emergency Management Agency Website, Map Service Center, <https://msc.fema.gov/webapp/wcs/stores/servlet/mapstore/homepage/MapSearch.html>, Accessed December 15, 2013.

⁴ State of California, Department of Conservation Website, *Los Angeles County Tsunami Inundation Maps*, http://www.quake.ca.gov/gmaps/tsunami/tsunami_maps.htm, Accessed December 15, 2013.

⁵ Lawson & Associates Geotechnical Consulting, Inc., Geotechnical Feasibility Study, Proposed Development, Fred C. Nelles Site, 11850 East Whittier Boulevard, City of Whittier, California, February 25, 2005.



4.10 LAND USE AND PLANNING

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				✓
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?	✓			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

4.10.a. *Physically divide an established community?*

No Impact. The Project site consists of approximately 76 acres generally bound by Whittier Boulevard and Sorensen Avenue to the northeast and northwest, respectively with office, commercial uses, and parking to the north; PIH Health to the southeast, commercial uses to the east and single-family residential and commercial uses to the west. The Project site is currently developed with a former youth correctional facility area (approximately 73.7 acres) and an adjacent commercial area (approximately 2.3 acres) located in the eastern corner of the site. The Lincoln Specific Plan proposes a varied mix of residential, commercial, and open space land uses. The Project site is surrounded by existing residential neighborhoods and commercial uses, and thus, would be considered a continuation of the existing land use pattern. Therefore, Project implementation would not physically divide an established community. This topic will not be further analyzed in the EIR.

4.10.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?*

Potentially Significant Impact. The Project would allow a maximum of 750 DU, 208,350 square feet of commercial land uses, 8.5 acres of open space, and infrastructure improvements (roadways and sewer main). The proposed Project entitlements also include the following:

1. General Plan Text Amendments;
2. Zoning Code and Zoning Map Amendments;
3. Certificates of Appropriateness for historic structures;
4. Tentative Tract Map and Parcel Map Approvals; and
5. Development Agreement.



Further analysis will be conducted as part of the EIR to determine whether the Lincoln Specific Plan and proposed actions would conflict with the City of Whittier General Plan or Municipal Code. Consistency review with regional planning documents will also be conducted.

4.10.c. *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. Refer to Response 4.4.f. This topic will not be further analyzed within the EIR.



4.11 MINERAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

4.11.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?

No Impact. No state-designated mines or mineral producers currently exist on the Project site or in its vicinity.¹ As discussed in the General Plan Environmental Resources Management Element Background Report, no significant aggregate mineral resources have been identified in the Whittier area. Therefore, Project implementation would result in no impact involving the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. This topic will not be further analyzed in the EIR.

4.11.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?

No Impact. Refer to Response 4.11.a. This topic will not be further analyzed in the EIR.

¹ U.S. Department of Conservation, *SMARA Mineral Land Classification Maps website*, <http://www.quake.ca.gov/gmaps/WH/smaramaps.htm>, Accessed December 5, 2013.



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4.12 NOISE

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	✓			
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
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?				✓
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?				✓

4.12.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?*

Potentially Significant Impact. Noise from Project-related construction activities would be generated by two primary sources: 1) the transport of workers and equipment to and from the construction site; and 2) the noise related to active construction equipment. These noise sources could be a local nuisance or unbearable to sensitive receptors. The proposed Specific Plan would introduce new activities and noise to the area, as people are attracted to the new land uses that would develop as part of the proposed Project. The Project's long-term operational noise would be generated by new mobile and stationary sources. The Project's long-term mobile source noise would be generated by vehicular traffic to and from the site. The long-term stationary source noise would be generated by mechanical equipment, parking lots, deliveries, and industrial operations. Therefore, short- and long-term activities associated with the proposed Project could expose persons to or generate noise levels in excess of existing City noise standards. Additional analysis will be conducted as part of the EIR in order to determine potential impacts in this regard.

4.12.b. *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*



Potentially Significant Impact. The groundborne noise and vibration generated during Project construction activities could impact nearby sensitive uses (e.g., residences, schools, and hospitals). Additional analysis will be conducted as part of the EIR in order to determine potential impacts in this regard.

4.12.c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Refer to Response 4.12.a. Additional analysis will be conducted as part of the EIR in order to determine potential impacts in this regard.

4.12.d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above the levels existing without the project?

Potentially Significant Impact. Refer to Response 4.12.a. Additional analysis will be conducted as part of the EIR in order to determine potential impacts in this regard.

4.12.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?

No Impact. The Project site is located approximately 7.5 miles southwest of El Monte Airport. According to the El Monte Airport Influence Area Map,¹ the Project site is not located within the El Monte Airport planning boundaries, which include the 65 and 70 CNEL noise contours. Therefore, the proposed Project would not expose people working in or visiting the Specific Plan area to excessive noise levels associated with El Monte Airport. This topic will not be further analyzed in the EIR.

4.12.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?

No Impact. The Project site is not located in the vicinity of a private airstrip. Therefore, the proposed Project would not expose people working in the Project area to excessive noise levels associated with a private airstrip. This topic will not be further analyzed in the EIR.

¹ County of Los Angeles, Department of Regional Planning Website, Los Angeles County Airport Land Use Commission, *El Monte Airport - Airport Influence Area Map*, http://planning.lacounty.gov/assets/upl/project/aluc_airport-el-monte.pdf, Accessed December 10, 2013.



4.13 POPULATION AND HOUSING

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	✓			
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

4.13.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)?

Potentially Significant Impact. A project could induce population growth in an area, either directly (by proposing new homes and/or businesses) or indirectly (through extension of roads or other infrastructure). The Project involves development of 750 DU and 208,350 square feet of commercial land uses. Therefore, Project implementation could induce direct population growth in the City through development of new residences and new businesses. Because Project implementation could result in potentially significant impacts involving direct population growth in the City, further analysis will be conducted as part of the EIR.

The Project proposes infrastructure improvements necessary to carry out the Specific Plan, including roadway improvements to Whittier Boulevard and Sorensen Avenue, the extension of Elmer Avenue, and construction of a sewer main between the Project site and Washington Boulevard. However, the Project is considered an infill development, as the site has been previously developed and is surrounded by urbanized uses. The proposed roadway improvements would not provide new access to an area. Additionally, the proposed sewer main would not remove an impediment to growth, since it would not establish a new essential public utility system to an area lacking such services.

4.13.b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. Although group housing exists within the correctional facility area, it is currently vacant and has been vacant since the facility's closure in 2004. Therefore, Project implementation would not displace housing or people, such that construction of replacement housing is necessary. This topic will not be further analyzed in the EIR.



4.13.c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. Refer to Response 4.13.b. This topic will not be further analyzed in the EIR.



4.14 PUBLIC SERVICES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
1) Fire protection?	✓			
2) Police protection?	✓			
3) Schools?	✓			
4) Parks?	✓			
5) Other public facilities?			✓	

4.14.a.1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?*

Potentially Significant Impact. The County of Los Angeles Fire Department (LACFD) provides fire protection services to the City and Project site, including fire, emergency medical, and life safety services. Battalion 8 provides four stations and Battalion 21 provides one station to serve the City. The Project site is located approximately 0.16 mile south of Fire Station No. 17, which is located at 12006 Hadley Street, in Whittier.¹ The proposed Specific Plan involves development of 750 DU and 208,350 square feet of commercial land uses, which would increase the number of fire protection service calls to the Project area over existing conditions. Further analysis will be conducted as part of the EIR, in order to determine the Project's potential impacts involving fire protection services, including potential impacts to service ratios, response times, and fire flows.

4.14.a.2. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

Potentially Significant Impact. The Whittier Police Department provides police protection services to the City and Project site. The Whittier Police Department resides on the west side of City Hall at 13200 Penn

¹ County of Los Angeles Fire Department official website, *Hometown Fire Stations*, <http://fire.lacounty.gov/HometownFireStations/HometownFireStations.asp>, Accessed December 4, 2013.



Street, which is located approximately 0.8 miles east of the Project site. The Police Department is comprised of 128 sworn police officers and 54 civilian staff.² The Project site is located within Whittier's Public Service Area 2. The proposed Specific Plan would allow for additional development, which would result in an increase in the number of police protection service calls to the Project area over existing conditions. Further analysis will be conducted as part of the EIR, in order to determine the Project's potential impacts involving police protection services, including potential impacts to service ratios and response times.

4.14.a.3. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

Potentially Significant Impact. The Project site is located within the Los Nietos School District (LNSD) and the Whittier Union High School District (WUHSD). The proposed Project would involve development of 750 DU and 208,350 square feet of commercial land uses, and would result in a direct increase in student population. Further analysis will be conducted as part of the EIR in order to determine the potential for future uses within the Specific Plan area to impact the student population, and whether such impacts would result in the need for new or physically altered school facilities.

4.14.a.4. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

Potentially Significant Impact. The Project proposes development of 750 DU, which would induce population growth within the City, thereby generating a demand for park facilities. Additionally, the Specific Plan includes a Parks and Open Space Plan that provides a total of 8.5 acres of community, neighborhood, and private open space for residents within Planning Areas 3, 4, 5, 6, and 8. The conceptual park locations are shown in Exhibit 2-6, Parks and Open Space Plan. Therefore, the Project could result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts. This topic will be further analyzed in the EIR.

4.14.a.5. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, need for new or physically altered library 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?*

Less Than Significant Impact. Other public services that could potentially be impacted by the proposed Project include public libraries. The Project site is served by two libraries: Whittier Public Library, located at 7344 South Washington Avenue; and Whittwood Branch Library, located at 10537 Santa Gertrudes. The

² Whittier Police Department official website, <http://www.cityofwhittier.org/depts/police/default.asp>, Accessed December 4, 2013.



Project proposes development of 750 DU, thus, would induce substantial population growth within the City, generating a demand for public library facilities and services. WMC Chapter 3.48 applies to all fees imposed by the City to finance public facilities attributable to new development, including library facilities, among others. Compliance with WMC Chapter 3.48, which requires payment of a development impact fee, would minimize any potential impacts to library facilities. Therefore, the Project would not result in substantial adverse physical impacts associated with the need for new or physically altered library facilities. Thus, impacts in this regard would be less than significant and no further analysis will be provided in the EIR.



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4.15 RECREATION

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓			
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✓			

4.15.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?*

Potentially Significant Impact. Refer to Response 4.14.a.4. This topic will be further analyzed in the EIR.

4.15.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. Refer to Response 4.14.a.4. This topic will be further analyzed in the EIR.



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4.16 TRANSPORTATION/TRAFFIC

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	✓			
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?	✓			
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?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓			
e. Result in inadequate emergency access?	✓			
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?	✓			

4.16.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?

Potentially Significant Impact. The Project would generate increased traffic volumes on the surrounding circulation system, potentially impacting the levels of service on intersections, roadways, and freeways. A Traffic Impact Analysis will be conducted as part of the EIR in order to determine the Project's potential to conflict with local and regional policies that address vehicular traffic. Potential impacts to alternative modes of transportation will also be analyzed in the EIR.

4.16.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?



Potentially Significant Impact. According to the General Plan, the Los Angeles County Transportation Commission (LACTC) included Whittier Boulevard (SR-72) in the Congestion Management Program (CMP) for Los Angeles County. No other Whittier streets are included in the CMP system. As of 2009, CMP Arterial Monitoring Station reported Whittier Boulevard with levels of service at D and E.¹ The Project would generate increased traffic volumes on the surrounding circulation system, potentially impacting this CMP facility. A Traffic Impact Analysis will be conducted as part of the EIR in order to determine the Project's potential impacts to CMP facilities.

4.16.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?

No Impact. The Project site is located approximately 7.5 miles southwest of El Monte Airport. The Project involves development of 750 DU and 208,350 square feet of commercial land uses. Given the nature, scope, and location of the proposed Project, any increased air travel would not be such that a change in air traffic patterns would occur. Additionally, no change in location involving El Monte Airport would occur. Therefore, Project implementation would not result in a substantial safety risk associated with increased travel. This topic will not be further analyzed in the EIR.

4.16.d. 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. As described in Section 2.4, Project Characteristics, the Project proposes new access points and signalization improvements, and roadway improvements, including the following: three dedicated access points to the commercial area; two dedicated access points to the residential areas; and improvements to Whittier Boulevard and Sorensen Avenue. In addition, Elmer Avenue would be extended into the Project site, providing an additional access point into the Specific Plan area and a connection to the Greenway Trail on the north side of Whittier Boulevard. Therefore, further analysis will be conducted as part of the EIR, in order to determine whether Project implementation could substantially increase hazards due to a design feature.

4.16.e. Result in inadequate emergency access?

Potentially Significant Impact. Refer to Response 4.8.g. Further analysis will be provided within the EIR.

4.16.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?

Potentially Significant Impact. Refer to Response 4.16.a. Further analysis will be provided within the EIR.

¹ Los Angeles County Metropolitan Transportation Authority, *2010 Congestion Management Program*, http://media.metro.net/projects_studies/cmp/images/CMP_Final_2010.pdf, 2010.



4.17 UTILITIES AND SERVICE SYSTEMS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✓			
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?	✓			
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?	✓			
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
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?	✓			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓			
g. Comply with federal, state, and local statutes and regulations related to solid waste?	✓			

4.17.a. ***Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

Potentially Significant Impact. The LARWQCB issued a National Pollutant Discharge Elimination System (NPDES) permit which includes the City as a co-permittee. That NPDES permit implements federal and state law governing point source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the United States. Implementation of the proposed Project would increase wastewater generation. Consequently, the Project would increase the demand for wastewater treatment (refer to Response 4.17.b, below). Since the County of Los Angeles' NPDES permit was recently adopted and guidance to address these new requirements is not available at this time, further analysis will be conducted as part of the EIR in order to determine potential impacts in this regard.

4.17.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?***



Potentially Significant Impact. Project implementation would increase water demand and wastewater generation, which would place increased demands on water and wastewater treatment facilities, respectively. Further analysis will be conducted as part of the EIR, in order to determine potential impacts in this regard.

4.17.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?*

Potentially Significant Impact. As concluded in Response 4.9.d, Project implementation could result in increased impervious surfaces or other alterations in surface drainage conditions. Increased impervious surfaces and alterations in surface drainage systems could increase runoff to the storm drain system. Peak flow storm water conveyance facilities will be designed based upon the criteria provided within the Los Angeles County Hydrology Manual. Onsite detention facilities and peak flow mitigation measures shall be incorporated into the proposed storm water system in order to reduce peak flows for the capital storm event. Such systems may include above and/or below ground facilities, joint use systems for water quality and storm flow mitigation and lengthening flow lines to extend Time of Concentration, which can help reduce peak flow. The proposed Project would result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Therefore, further analysis will be conducted as part of the EIR to determine potential impacts in this regard.

4.17.d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Potentially Significant Impact. Project implementation would increase water demand. A Water Supply Assessment will be conducted as part of the EIR, in order to verify that sufficient water supplies are available to serve the Project from existing entitlements and resources.

4.17.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?*

Potentially Significant Impact. Refer to Response 4.17.b. Further analysis will be provided within the EIR.

4.17.f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Potentially Significant Impact. Project implementation would increase solid waste generation, placing greater demands on collection and disposal services, and impacting capacities at transfer stations, materials recovery facilities, and landfills. Further analysis will be conducted as part of the EIR in order to verify that the Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs.



4.17.g. Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact. Project implementation would increase solid waste generation. Therefore, further analysis will be conducted as part of the EIR in order to verify that the Project would comply with federal, state, and local statutes and regulations related to solid waste.



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4.18 MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	✓			
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)?	✓			
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓			

4.18.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. As concluded in Section 4.4, Biological Resources, the Project has the potential to result in impacts to sensitive plant and animal species. In addition, as noted in Section 4.5, Cultural Resources, the Project may result in impacts to historical, archaeological, and paleontological resources.

Therefore, further analysis will be conducted as part of the EIR, in order to determine whether the proposed Project would 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, or reduce the number or restrict the range of a rare or endangered plant or animal. Thus, further analysis will be conducted as part of the EIR to determine potential impacts in this regard.



- 4.18.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. A significant impact may occur if a proposed project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but would be significant when viewed together. Further analysis will be conducted as part of the EIR in order to determine whether the Project would have impacts that are individually limited, but cumulatively considerable.

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

Potentially Significant Impact. As concluded in Sections 4.1 through 4.17 of this Initial Study, Project implementation would result in potentially significant environmental impacts. Therefore, further analysis will be conducted as part of the EIR in order to verify whether these impacts could cause adverse effects on human beings, either directly or indirectly.



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