

4.11 Land Use and Policy Consistency Analysis

This section assesses the potential for significant impacts related to the potential future oil field development compatibility with existing land uses and consistency with applicable land use plans and policy. The methodologies used for this analysis include field investigation to confirm existing land use conditions, interpretation of current aerial photographs, and review of applicable City of Whittier and County of Los Angeles land use plans and zoning ordinances, along with the Puente Hills Landfill Native Habitat Preservation Authority (Habitat Authority) Resource Management Plan (RMP). Further, this section analyzes the conclusions for other issues addressed in this Environmental Impact Report with implications for land use compatibility and policy consistency.

4.11.1 Environmental Setting

4.11.1.1 Background

The City of Whittier owns approximately 1,290 acres of former oil fields in the hills north of the developed areas of the City. This area, commonly known as the Whittier Main Oil Field, produced oil for nearly 100 years until the early 1990s. Oil exploration began in the Central Valley of California in the 1870s, and as exploration continued the oil industry expanded into Southern California. As a result of initial productive exploration, large swaths of the area in and around the Puente Hills were developed as oil fields and oil wells, and many still operate today. Whittier became a center of oil production in the Los Angeles Basin during the first half of the twentieth century when Standard Oil chose Whittier for its Southern California headquarters (Whittier News 1917). The oil industry brought significant economic development to the region, beginning with the first important discovery in the Puente Hills in 1885 and continuing with the boom of the 1920s and with the increased oil demands of World Wars I and II.

The majority of the land encompassing the oil field was purchased from Chevron and Unocal with Proposition A funds to preserve the land as open space and wildlife habitat. The land is currently managed for the City by the Habitat Authority, a joint powers agency whose members include the City of Whittier, County of Los Angeles, and Los Angeles County Sanitation District. On October 28, 2008, the City awarded a lease to Matrix Oil Corporation (Matrix) to resume oil and gas extraction from the site. The agreement leases the City's mineral rights underlying the Whittier Main Field to Matrix and provides Matrix certain rights, including drilling exploratory oil wells and extracting oil, gas, and other hydrocarbons, such as natural gas liquids, from the land.

4.11.1.2 Existing Land Use

Project Site Land Use

The Project Site is within property owned by the City of Whittier and is part of the Puente Hills Landfill Native Habitat Preserve (Preserve) as shown in Figure 2-1. The Preserve is located at

the eastern edge of Los Angeles County, bound by the San Gabriel River to the west and the Chino Hills to the east. With 3,869 acres, the Preserve extends across the boundaries of three municipalities: the City of La Habra Heights; the City of Whittier; and the communities of Rowland Heights and Hacienda Heights, both in unincorporated Los Angeles County. Other public agencies with jurisdictional interests in the western Puente Hills include the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy and the Wildlife Corridor Conservation Authority (PHLNHPA 2007).

The City owns approximately 1,290 acres of former oil fields in the Preserve, known as the Whittier Main Oil Field. The proposed Project Site is a subset of the Preserve in the southeastern area. The portion of the Preserve within the City of Whittier is zoned Open Space. The proposed oil and gas production and processing facilities would be located on one site within the Whittier Main Oil Field, encompassing approximately 7 acres total.

Pipelines

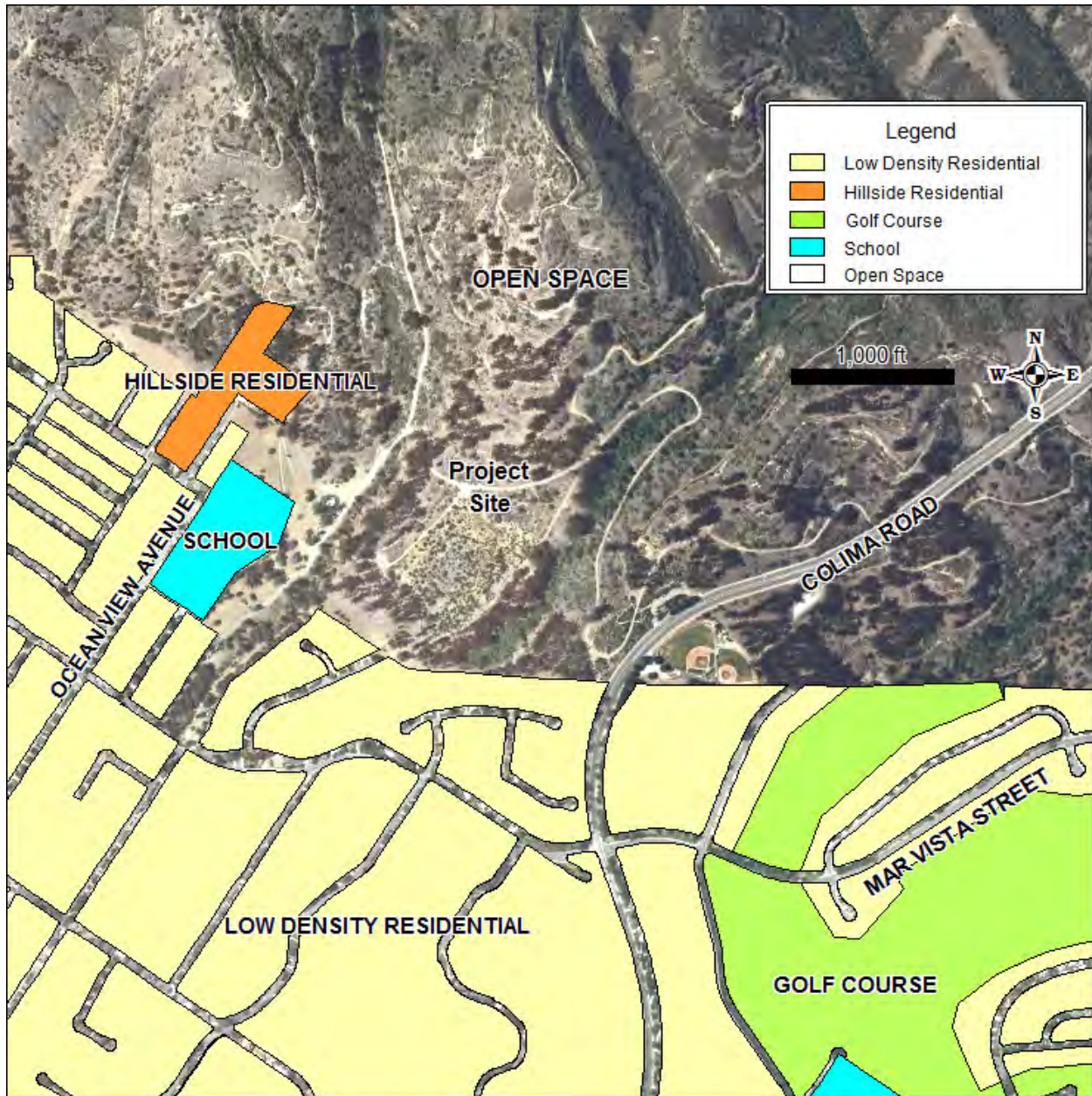
Under the proposed Project, a new 2.8-mile pipeline connection to a tie-in at Leffingwell Road and La Mirada Boulevard would transport marketable crude oil (see Figure 2-7). The Crimson Pipeline System would transport the crude to the ConocoPhillips Refinery in Wilmington. The connection line would be constructed in the same trench at the same time as the natural gas sales line and would follow the same route to tie in to the Southern California Gas Company (SCGC) line at the intersection of Colima and Lambert Roads. The connecting oil pipeline would then continue to the Crimson Pipeline connection at the intersection of Leffingwell Road and La Mirada Boulevard (see Figure 2-3).

Adjacent Land Uses

The Preserve is almost completely surrounded by urban development, except for undeveloped lands east of the Preserve and west of Chino Hills State Park and Whittier Narrows Regional Park to the northwest (see Figure 2-1). Development is primarily suburban, single-family residential development in the surrounding communities of Whittier, La Habra Heights, Hacienda Heights, and Rowland Heights. Whittier College is southwest near Worsham Canyon. Rose Hills Memorial Park owns a large area in the northwestern Puente Hills between Whittier and Hacienda Heights. Some of this land has been developed as a cemetery, while other portions are undeveloped. The Puente Hills Landfill is northeast of the Rose Hills Memorial Park and adjacent to the Preserve. Savage Canyon Landfill, owned by the City of Whittier, is adjacent to the middle southern portion of the Preserve. Single-family homes, Murphy Ranch Little League, and a portion of the Friendly Hills Country Club golf course are adjacent to the Preserve as well.

4.11.1.3 Land Use Plans and Policies

Since the Project Site lies within the City of Whittier, the City of Whittier General Plan is the applicable land use plan. The following sections summarize City land use designations for the Project Site and applicable policies. A portion of the Project's crude pipeline is within the County of Los Angeles and, therefore, the County General Plan is also relevant. Figure 4.11-1 illustrates planned land uses for the Project Site and the surrounding area according to the City of Whittier General Plan.

Figure 4.11-1 Whittier General Plan Map

Source: CWGC 1993

City of Whittier General Plan

In accordance with state law, the City of Whittier adopted a General Plan in 1993. The General Plan is the blueprint for future growth and development within the incorporated area of the City of Whittier. Through text and maps, the plan clarifies the City's long-term objectives and visions for the future. The General Plan addresses Land Use, Housing, Transportation, Environmental Resource Management (open space and conservation), Public Safety, Noise, Air Quality, and Historic Resources Elements (CWGC 1993).

The City Zoning Ordinance implements the General Plan and provides more specific criteria for development.

Project Site Land Use Designations

The City of Whittier General Plan Land Use Plan Map designates the proposed Project Site as Open Space, a designation applied to publicly and privately owned lands committed to long-term open space use, as well as lands intended for uses compatible with open space objectives. Therefore, a variety of activities and uses may be appropriate on land designated Open Space, including uses essential to protecting public health and safety and activities involved in extracting mineral resources.

City of Whittier General Plan Policy

The City of Whittier General Plan identifies these goals and policies pertaining to each element.

Land Use Element

- Goal 1: Establish an orderly, functional, and compatible pattern of land uses to guide the future growth and development of Whittier and its sphere of influence, in order to provide a high quality of life for the people.
 - Policy 1.1: Encourage land uses in the planning area that contribute to making Whittier a desirable community in which to live.
 - Policy 1.2: Encourage development in the City that is compatible with surrounding uses, provides for civic improvements, increases the potential for future investment, and fulfills the need for high quality residential areas and shopping and employment centers.
 - Policy 1.3: Conduct and carry out appropriate environmental review for new development and substantial renovation of existing developments.
- Goal 4: Encourage the maintenance and continued improvement of industrial areas that support and enhance the physical and economic well-being of Whittier.
 - Policy 4.1: Encourage new industrial development to be sensitive to adjacent or nearby properties and to be compatible with the environment.
 - Policy 4.2: Improve the City's industrial and employment base to meet the needs of Whittier.
 - Policy 4.3: Require high quality design in new industrial developments and promote the use of buffer zones between industrial areas and sensitive uses, such as schools, parks, or residential areas.
 - Policy 4.4: The City will cooperate with county, state, and federal agencies in protecting local groundwater resources, air quality, and other environmental resources from the adverse effects of industrial development.
 - Policy 4.5: Encourage industrial development to exceed development standards.

- Policy 4.6: Consider the capacity of existing infrastructure and the potential demand for public services in future planning and review of new development.
- Goal 5: Provide a wide range of safe, attractive, and accessible recreational opportunities to meet the needs of individuals of all ages, families, community groups, and the physically challenged who live in the City.
 - Policy 5.1: Develop and retain parks and recreation areas throughout the City to serve the greatest number of residents.
- Goal 6: Encourage the retention and development of parkways, median strips, green belts, bike trails, and other open landscape areas that provide scenic variety and aesthetic improvement.
 - Policy 6.4: Promote the preservation of important ecological resources within the planning area through a variety of means, including setting aside areas for open space, trails, and recreational uses.
 - Policy 6.5: Work with property owners and government agencies to promote the preservation of as much of the Puente Hills as possible, for both passive and active recreation.
- Goal 8: Preserve existing institutional land uses in the City.
 - Policy 8.2: Work with institutions (churches, schools, etc.) to support the services they provide and ensure that institutional developments are compatible with the community.

Housing Element

- Goal 1: Maintain a supply of housing, within the City of Whittier, which is free from the adverse problems of structural neglect and deterioration, and promote neighborhood environments which provide an excellent quality of life for all residents.
 - Policy 1.3: Encourage and/or stimulate conservation of existing residential areas and, where possible, minimize or prevent the intrusion of incompatible uses into the neighborhoods.
 - Policy 1.7: Maintain amenities (landscaping, trees, urban design, parks, etc.) which provide beauty, identity, and form to the City and the residential neighborhoods within the community.
 - Policy 1.8: Work to provide local parks, including special facilities for community recreation, with an average ratio of 4.5 acres for every 1,000 people.
 - Policy 1.9: Discourage increases in the acceptable ambient sound levels within residential areas of the community.

Transportation Element

- Goal 1: Provide a comprehensive transportation system for the movement of persons and goods with maximum efficiency and convenience, and with a minimum of danger, delay, and cost.

- Policy 1.2: Emphasize traffic solutions that are both innovative and creative, without involving road widening projects, if possible.
- Goal 2: Provide a public road system which will move private automobiles within the City safely, efficiently, and with minimum impact on residential neighborhoods.
 - Policy 2.1: Encourage the routing of through traffic to designated arterial streets and discourage through traffic in residential neighborhoods by employment of traffic engineering practices that are sensitive to adjacent land uses.
 - Policy 2.2: Designate through truck routes for the use of commercial and industrial traffic.
 - Policy 2.6: Develop alternatives to the widening of roads, and the construction of new roads that would bring more traffic through residential neighborhoods or open space areas.
- Goal 4: Encourage the creation of a multi-use trails network in the City.
 - Policy 4.3: Encourage the development of multi-use trails to connect existing and future parks and open space and utilize parks and other open spaces for bicycle paths and trails, whenever possible.
- Goal 6: Consider environmental and socio-economic impacts, along with the circulation benefits, of street extensions and widening projects.
 - Policy 6.1: Any future extension of roadways should be sensitive to existing wildlife and their habitats.
 - Policy 6.2: Road widening and extension projects shall be evaluated for the disturbance to existing developments, the potential loss of affordable housing and the displacement of residents, and the economic impacts on abutting businesses and land uses.

Environmental Resource Management Element

- Goal 1: Preserve or conserve natural and cultural resources that have scientific, educational, economic, aesthetic, social, and cultural value.
 - Policy 1.1: Cooperate with state, federal and regional agencies to monitor water quality and to provide an adequate supply of high quality water for local and regional needs.
 - Policy 1.2: Encourage practices that stress soil conservation as a means to retain native vegetation, maximize water infiltration, provide slope stabilization, allow scenic enjoyment, and reduce flood hazards.
 - Policy 1.3: Preserve adequate open space areas for major habitat types, so as to maintain ecosystems in a natural balance for recreation, scientific, economic, educational, and scenic purposes.
 - Policy 1.4: Work with appropriate agencies to rehabilitate the oil fields or encourage the rehabilitation of these lands within the planning area for open space, recreation, or other beneficial resource conservation uses after site reclamation.

- Policy 1.5: Encourage property owners to preserve areas with native vegetation, wildlife habitat, and visual beauty.
- Goal 3: Secure a safe, healthful, and wholesome environment through careful planning and preservation of open space resources.
 - Policy 3.1: Protect existing wildlife habitats through the preservation of open space.
 - Policy 3.2: Future hillside development will be permitted or approved only if it involves minimal adverse impacts on the environment and natural topography.
 - Policy 3.3: Participate with the County of Los Angeles, the Southern California Association of Governments, and other responsible agencies on all open space planning matters to the extent necessary to implement the City's General Plan policies regarding open space, housing production goals, and wildlife preservation within its sphere of influence.
 - Policy 3.4: Continue to enforce mitigation measures for projects which have the potential for significant and irreversible adverse environmental effects.
 - Policy 3.5: Work with other agencies and service organizations to identify potential strategies and funding sources for the acquisition of open space within the Puente Hills and other areas of the City and encourage flexibility in the planning of any development in the Puente Hills, to allow innovative planning designs that preserve open space and reduce potential environmental impacts.
- Goal 4: Preservation of open space land for resource retention and recreational use will be a priority in future planning.
 - Policy 4.2: Retain existing open space in public ownership, wherever possible, including surplus land within the City limits offered for sale by other public agencies.
 - Policy 4.4: Actively pursue acquisition of open space areas not only to provide areas for traditional recreation activities, but also to preserve ecological features which are valuable for their scientific, educational, scenic, and cultural values.
 - Policy 4.5: Pursue the use of open space land used for public and semipublic rights-of-way for possible multiple use which would complement the continuity of other designated open space areas, with the consent of the owners and other appropriate agencies.
 - Policy 4.6: Make every effort to locate possible sources of funds for the acquisition of open space, including, but not limited to, Federal funds, State funds, County funds, Proposition A (Safe Neighborhoods & Parks Act of 1992), and funds from private sources.
- Goal 5: Provide a sufficient range of recreation opportunities to meet the needs of residents of all ages and interests in the community.
 - Policy 5.2: Encourage cooperation between all user groups and agencies involved with parks and recreation, with special emphasis on the coordination of parks and school programs and facilities.

- Policy 5.3: Integrate recreation planning efforts to consider conservation, open space, and scenic highway areas and programs designed to conserve these resources.
- Policy 5.5: Develop a system of continuous cross town bicycle, equestrian, and hiking trails which will encourage the use and enjoyment of public open space in the City and the surrounding area.
- Policy 5.10: Coordinate the use of parkland with other community concerns, such as air quality, traffic circulation, and safety.
- Goal 6: Maintain amenities along major roadways which provide beauty, identity, and form to the community and to neighborhoods within the community.
 - Policy 6.2: Protect scenic corridors that have aesthetic, recreational, cultural, or historic values.
 - Policy 6.4: Work closely with the County of Los Angeles or appropriate State agencies on the preparation of plans for scenic corridors identified by the ERME and adopted by either the City or County.
- Goal 7: Protect and preserve the Hillside areas.
 - Policy 7.1: Work with land owners and government agencies in promoting land use plans that are sensitive to the environment and give maximum consideration to the preservation of natural habitats.
 - Policy 7.2: Work with land owners and government agencies in identifying areas that should be preserved as open space for recreation, resource management, or public safety.
 - Policy 7.3: Continue to work with Los Angeles County and other government agencies in the preparation and review of development plans in the Puente Hills and in identifying ways to preserve the environment.
 - Policy 7.4: Promote the preservation of the Puente Hills within the planning area between Workman Mill Road and the La Habra Heights boundary as permanent open space, to the greatest extent possible, for the enjoyment of not only the citizens of Whittier, but for the surrounding communities and Southern California as a whole.
 - Policy 7.5: Continue to enforce the City's hillside development standards.
- Goal 8: Promote recycling, source reduction, and waste management practices to reduce the volume of solid waste.
 - Policy 8.1: Support and complement existing recycling programs by public and private agencies (Lion's Club, Boy Scouts, area grocers, etc.) and encourage waste stream reduction and recycling of solid waste to extend the life of the Savage Canyon Landfill.

Air Quality Element

- Goal 2: Reduce truck emissions.
 - Policy 2.1: Encourage diversion of peak hour truck traffic, whenever feasible, to off-peak periods to reduce roadway congestion and associated emissions.
 - Policy 2.2: Work to improve roadway safety by designing roadways to accommodate trucks and reduce potential for accidents that create congestion and associated emissions.
 - Policy 2.3: Encourage trucks operating within the City to maintain safety equipment and to operate at safe speeds so as to reduce the potential for accidents.
- Goal 4: Reduce vehicle emissions through improved parking design and transportation demand management.
 - Policy 4.1: Promote parking facility designs which discourage queuing.
 - Policy 4.5: Encourage landscaping in parking areas to reduce fugitive dust and improve local air quality.
- Goal 6: Reduce emissions associated with energy consumption.
 - Policy 6.5: Support use of drought-resistant vegetation in City landscaping areas and new development to reduce energy needed to pump water.
- Goal 7: Reduce fugitive dust emissions.
 - Policy 7.1: Encourage feasible fugitive dust reduction techniques to be utilized during construction activities.
- Goal 8: Reduce potential air pollution emissions and impacts through siting and building design standards.
 - Policy 8.1: Support the use of low polluting construction materials and coatings.
 - Policy 8.2: Assess the air pollution impacts of all projects uniformly.
- Goal 9: Maximize the effectiveness of air quality control programs through coordination with other government agencies.
 - Policy 9.1: Participate in the South Coast Air Quality Management District (SCAQMD) rule development process on regulations which impact the City of Whittier to ensure that City concerns are resolved early in the process.
 - Policy 9.2: Verify that new local commercial and industrial establishments obtain all necessary SCAQMD permits prior to development.
 - Policy 9.3: Support state and federal legislation that results in improved air quality in the South Coast Air Basin.

Public Safety Element

- Goal 3: Maintain and enhance safety and emergency services in the City.
 - Policy 3.3: Assist the police and fire departments in monitoring the safety of all developments in the City.
- Goal 4: Develop programs to protect residents and businesses from hazardous materials contamination.
 - Policy 4.1: Support the enforcement of state and federal environmental and pollution control laws. The City should work with the Fire Department to require hazardous materials users and generators to prepare procedures for responding to accidental spills and emergencies.
 - Policy 4.2: Promote the proper disposal of hazardous materials and prohibit the disposal of hazardous materials at the Savage Canyon Landfill. Random checks of incoming trucks to the landfill shall be continued. At the same time, develop programs to dispose of small quantities of households hazardous wastes.
 - Policy 4.3: Designate routes for trucks carrying hazardous materials and preventing trucks from using residential and local streets.
 - Policy 4.4: Work with the County Fire Department and adjacent cities on emergency response plans for hazardous material accidents.

Noise Element

- Goal 1: Minimize noise levels throughout the community.
 - Policy 1.2: Consider steps to correct existing noise problems and avoid future problems through design measures, such as buffers and barriers or through abatement procedures.
- Goal 2: Discourage noises which are detrimental to the public health and welfare and contrary to the public interest.
 - Policy 2.1: Control, at their sources, any sounds which exceed accepted community noise levels.
 - Policy 2.2: Evaluate and control the noise impacts of major developments and construction through the environmental review process.
 - Policy 2.4: Support the enforcement of existing laws pertaining to the noise of off-road vehicles, trucks, and equipment.
 - Policy 2.5: Recognize and follow acceptable noise level standards from schools, parks, and other land uses in future planning.

Historic Resources Element

- Goal 1: Determine the nature and extent of Whittier's physical and cultural heritage.
 - Policy 1.2: Require investigations for new development during the environmental review to evaluate the potential for archaeological and paleontological resources.

These goals and policies are discussed in the policy consistency assessment in the impacts analysis (see Section 4.11.4).

Los Angeles County General Plan

The Los Angeles County General Plan was adopted on November 25, 1980, with various elements amended since 1986. The County General Plan includes Countywide Chapters and Elements mandated by the California Government Code, as well as a series of community-wide plans that set forth more detailed growth and development policies for specific unincorporated communities. The General Plan has not been comprehensively updated since its adoption in 1980; however, the Department of Regional Planning is currently updating the plan in compliance with Government Code Sections 65300.7, 65301, and 65302. The multi-year planning effort is ongoing and intended to reflect changes in demographics, growth, and infrastructure conditions in the County. Since the County has not yet adopted a revised General Plan, this document relies exclusively on the existing General Plan.

Project Site Land Use Designations

The portion of the proposed Project that extends into Los Angeles County is the proposed crude pipeline, which runs southbound within the right-of-way along La Mirada Boulevard between Lambert Road and Leffingwell Road. This area of Los Angeles County is commonly known as unincorporated South Whittier – Sunshine Acres.

The County General Plan General Development Policy Map designates La Mirada Boulevard as an Urban Area with a Conservation/Maintenance classification, intended to foster maintenance, repair, and enhancement of existing structures and facilities (LA County 1980).

The County General Plan Land Use Policy Map designates La Mirada Boulevard with a Low Density Residential classification, intended for single-family detached housing.

The County General Plan Los Angeles County Highway Plan designates La Mirada Boulevard with a Major Highway classification, intended for the most heavily trafficked routes.

Los Angeles County General Plan Policy

Portions of the proposed Project's oil and gas pipeline fall within Los Angeles County jurisdiction. Therefore, the Los Angeles County General Plan identifies these applicable goals and policies.

Safety Element

Wildland and Urban Fire Hazards

- Goal: Reduce threats to public safety and protect property from wildland and urban fire hazards.
 - Policy 15: Maintain and strengthen the review of projects and development proposals: and upgrade County fire prevention standards and mitigation measures in areas of high wildland (mainly Fire Zone 4) and urban fire hazard.

- Policy 16: Continue to coordinate fire-fighting efforts with state, Federal and local agencies in fire hazard areas: and review and update mutual and automatic aid agreements between the County and other fire protection agencies.
- Policy 17: Continue efforts to reduce all fire hazards, with special emphasis on reducing hazards associated with older buildings, multistory structures, and fire-prone industrial facilities: and maintain an adequate fire prevention capability in all areas.

Hazardous Materials

- Goal: Reduce threats to the public health and safety from hazardous materials, especially threats induced by earthquakes.
 - Policy 20: Review proposed development projects involving the use or storage of hazardous materials, and disapprove proposals which cannot properly mitigate unacceptable threats to public health and safety to the satisfaction of responsible agencies.
 - Policy 21: Promote the safe transportation of hazardous materials.
 - Policy 22: Encourage businesses and organizations which store and use hazardous materials to improve management and transportation of such materials.

Emergency Response, Preparedness, and Recovery

- Goal: Strengthen County short-term emergency response and long-term recovery capability.
 - Policy 25: Promote greater public awareness and understanding of safety hazards and emergency preparedness and response procedures.
 - Policy 26: Promote the development of community/neighborhood, and workplace self-help and disaster relief groups to improve the effectiveness of local emergency response, light search and rescue, and emergency medical care.
 - Policy 27: Strengthen the capability of County agencies to effectively respond to earthquake and non-earthquake induced emergencies.
 - Policy 28: Upgrade regional heavy rescue capability including mobilization operations and resource management.
 - Policy 29: Encourage critical facilities to maintain and regularly update emergency response plans identifying safety procedures, disaster control capabilities, and evacuation procedures such as drills and exercises.
 - Policy 30: Upgrade interagency and multijurisdictional communications, planning and decision making to ensure efficient and integrated emergency response capability.
 - Policy 31: Promote improved cooperation with nonprofit and private sector emergency response organizations.

4.11.1.4 Zoning

A zoning ordinance implements a jurisdiction's general plan. Both the City of Whittier Zoning Ordinance and the Los Angeles County Zoning Ordinance are relevant to the development of the proposed Project.

City of Whittier

The City of Whittier Municipal Code, Title 18 Zoning, contains the City of Whittier Zoning Ordinance. Most of the Project Site in the City of Whittier is within the Open Space Zoning District with an O-S (Open Space) zoning designation (see Figure 4.11-2). The Zoning Ordinance (Section 18.52.030.A) allows drilling and production of oil, gas, and other hydrocarbon substances in the Open Space Zoning District, including, but not limited to, exploratory borehole operations subject to a Conditional Use Permit. The oil and gas pipeline route travels south within the right-of-way along Colima Road and is adjacent to the following zoning designations: R-1, Single Family Residential; R-E, Residential Estates; SP, Specific Plan Project Areas; C-0, Commercial Office; C-2, General Commercial; and T, Transition Zone.

Conditional Use Permit Process

The Applicant submits a completed Conditional Use Permit (CUP) application to the Planning Division. Once staff deems the application complete, a public hearing before the Planning Commission is conducted. The Planning Commission approves, continues, or denies the application. In considering the application, the Planning Commission determines whether or not the proposed Project meets certain standards for development. These standards, identified in the Municipal Code, Title 18 Zoning, Chapter 18.52.040, include:

- That the site proposed for the use is adequate in size, shape and topography;
- That the site proposed for the use has sufficient access to streets which are adequate, in width and pavement type, to carry the quantity and quality of traffic generated by the proposed use;
- That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;
- That the proposed use will be compatible with the permitted uses of surrounding and adjacent properties; and
- That the use will, as to location, operation and design, be consistent with the general plan, any applicable specific plan, and the Whittier zoning regulations.

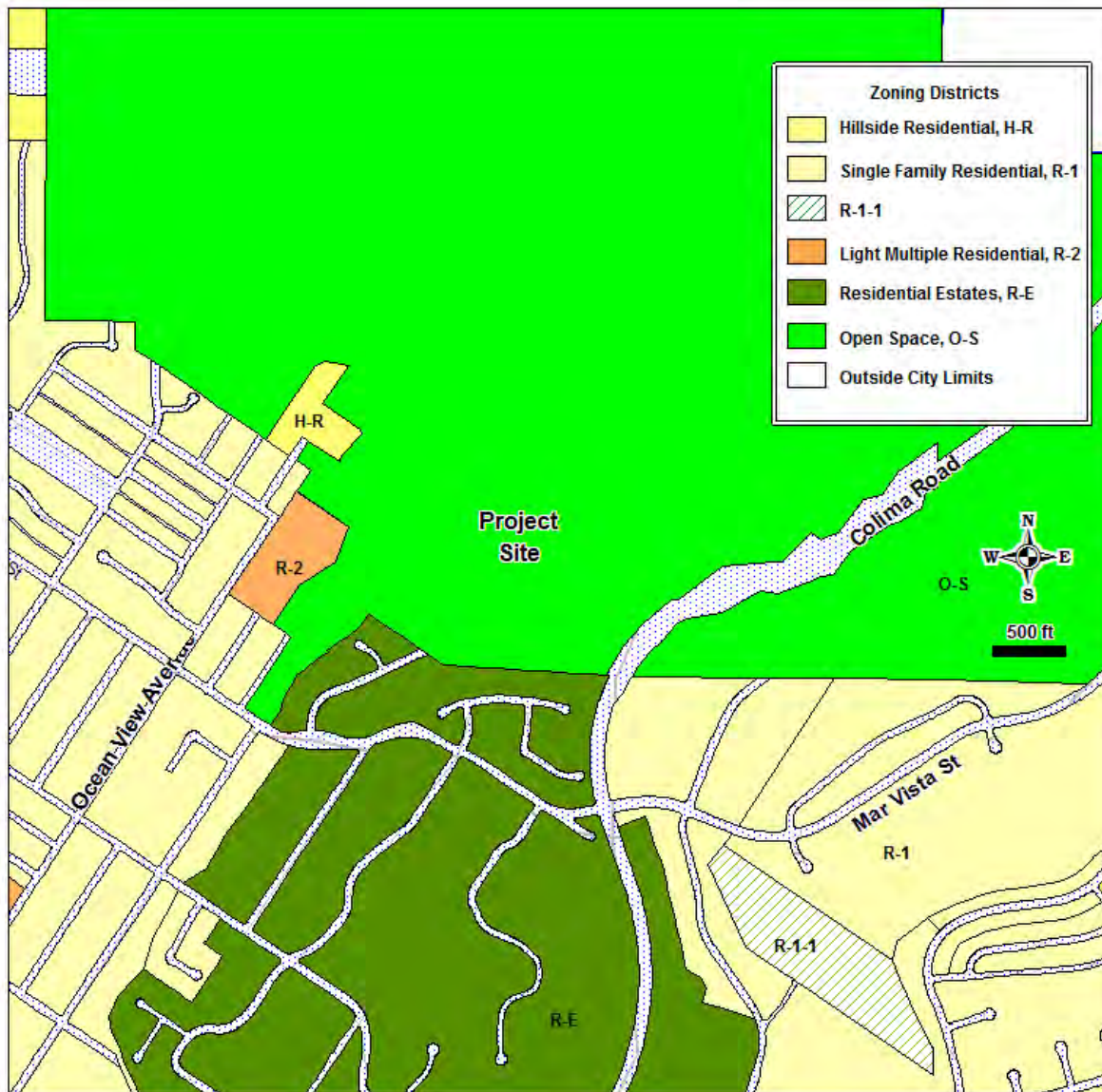
An approval or denial by the Planning Commission commences a 30-day appeal period. If an interested party (applicant or stakeholder) appeals the decision, the application is then considered by the City Council.

Los Angeles County

The Los Angeles County Code, Title 22 Planning and Zoning, contains the Los Angeles County Zoning Ordinance. The Project's proposed crude pipeline extends into the County of Los

Angeles, traversing south within the right-of-way along La Mirada Boulevard between Lambert Road and Leffingwell Road. According to the Zoning Ordinance (Section 22.16.020 Highways—Zone Boundary Interpretation and Parking Restrictions), the designated zoning of a lot or area adjacent to any road extends to the center of that road. The Project's proposed crude pipeline along La Mirada Boulevard is adjacent to the following zoning designations: Commercial Zones C-1, C-2-BE, C-2-DP-BE, C-3-BE, and CPD; and Residential Zones R-1, R-A-6000, R-3-P, R-3-25U, and R-3-DP (see Figure 4.11-3).

Figure 4.11-2 Project Area Zoning



Source: City of Whittier 2010



4.11.1.5 Resource Management Plan

The purpose of the Habitat Authority is to acquire, restore, and maintain open space in the Puente Hills to permanently protect the native habitat, with special consideration to the community of Hacienda Heights. In a 2007 effort to meet that vision, the Habitat Authority prepared the RMP, a comprehensive long-term management plan for the Preserve. Specifically, the RMP guides the Habitat Authority with regard to land use management of the Preserve (RMP 2007).

The proposed Project Site falls within both the Preservation Management and Core Habitat Zones identified in the RMP. A Preservation Management Zone preserves habitat values and compatible recreational and access uses and allows for existing passive, low-impact recreation. A Core Habitat Management Zone includes, but is not limited to, areas that have not been opened to the public and would generally remain off-limits for the sole purpose of providing undisturbed habitat for wildlife, which contributes to sustaining the overall ecological health of the Habitat Authority's jurisdiction. Core habitat is generally defined as an area that can sustain a population of plants or animals (RMP 2007). The proposed Project may exacerbate the potential for habitat fragmentation and erosion in the Preserve, as well as contribute to the Urban Edge Effect. The RMP discussed the potential for these impacts.

The RMP identifies several elements, goals, and objectives intended to protect and restore the Preserve's natural resources. These elements and goals are related to the land use aspect of the proposed Project.

- Goal BIO-3: Maintain all populations of native plants and wildlife with special emphasis on management of locally uncommon, sensitive, federally threatened or endangered species and other sensitive resources.
 - Objective BIO-3.1: Protect and maintain coastal sage scrub breeding habitat for the federally-threatened coastal California gnatcatcher and other scrub species.
 - Objective BIO-3.3: Protect and maintain populations of sensitive, threatened, or endangered plant species.
 - Objective BIO-3.4: Protect and maintain nesting and foraging habitat for sensitive, threatened, or endangered raptor species.
 - Objective BIO-3.6: Protect and maintain all native vegetation communities paying special attention to sensitive vegetation types such as walnut woodland, oak woodland, coastal sage scrub, riparian communities, and native grassland.
 - Objective BIO-3.7: Encourage new development adjacent to the Preserve to provide an appropriate buffer zone on the development site to minimize edge effects. Promote additional methods to minimize potential edge effects with new and existing urbanization.
- Goal BIO-4: Enhance and restore degraded habitats in the Preserve.

- Objective BIO-4.2: Abandon all unauthorized trails and roads within the Preserve to improve the quality of habitat for wildlife.
- Goal BIO-5: Implement monitoring programs designed to identify ecosystem threats and guide adaptive management of the Preserve by tracking the health, function, and integrity of habitats and ecological processes.
 - Objective BIO-5.1: Monitor all native habitat types within the Preserve to assess their condition and to document any changes that are a result of specific management recommendations.
 - Objective BIO-5.2: Monitor key ecological processes to interpret biological changes and responses to management measures.
 - Objective BIO-5.3: Document the status of locally uncommon, sensitive, threatened or endangered species and other sensitive or special status resources within the Preserve in order to prioritize management actions and to assess the effectiveness of management actions.
 - Objective BIO-5.4: Monitor the effects of urban runoff and soil deposition from surrounding areas on the Preserve.
 - Objective BIO-5.5: Continue to implement measures to restore habitat and improve habitat quality along with enforcement of existing park rules designed to reduce nutrient loading and sedimentation potentially impacting beneficial uses in the watershed.

Cultural Resources Element

- Goal CULT-1: Protect and preserve important cultural resources.
 - Objective CULT-1.2: Perform cultural resources surveys in sensitive areas that are currently obscured by vegetation if there is a fire or other activity where the ground visibility becomes clear.
- Goal CULT-2: Preserve and interpret the remains of the Whittier Oil Field as a significant historic site for the education and enjoyment of Preserve visitors.
 - Objective CULT-2.1: Allow the definitive elements of the oil field to remain in place and be passively managed.
- Goal CULT-3: Follow established protocol if human remains are encountered during ground-disturbing activities in the Preserve.
 - Objective CULT-3.1: Comply with State Health and Safety Code Section 7050.5, which states that no further disturbance should occur at a site until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98
- Goal CULT-4: Record, identify and preserve paleontological resources if found on the Preserve.

- Objective CULT-4.1: A paleontologist who is on the County of Los Angeles list of certified paleontologists should be retained and remain on site during all rough grading and other significant ground-disturbing activities in paleontologically sensitive sediments, which include the Miocene Puente Formation, the Pliocene Fernando Formation, and the Pleistocene Coyote Hills and La Habra Formations. A paleontologist will not be required on site for excavation in Quaternary colluvial/alluvial sediments unless it is determined that these sediments do in fact contain paleontological resources. A paleontologist will not be required on site if excavation is only occurring in artificial fill.

Public Use Element

- Goal USE-1: Provide a trail system that protects natural resources of the Preserve.
 - Objective USE-1.1: Consistent with the Habitat Authority's purpose, abandon roads and trails if impacts on native habitat or other resources are discovered.
 - Objective USE-1.2: Locate new trails away from sensitive habitat areas.
 - Objective USE-1.3: Minimize riparian crossings to decrease disturbance of sensitive natural areas.
 - Objective USE-1.4: Consistent with the Habitat Authority's purpose, make decisions to reconstruct or reroute existing trails and emphasize minimizing ground disturbance.
- Goal USE-2: Enforce protection of the varied resources and promote an enjoyable and safe environment for visitors.
 - Objective USE-2.1: Consistent with the purpose of the Habitat Authority, encourage uses that acknowledge the natural and scenic beauty of the Preserve and facilitate enjoyment of the outdoor experience, as well as those that promote the safety of visitors. The Preserve rules outline appropriate uses and restrictions on the use of the Preserve.
- Goal USE-3: Create a trail system that provides a broad public benefit by accommodating diverse uses and user abilities, consistent with the purposes of the Habitat Authority.
 - Objective USE-3.4: Prohibit the use of motorized vehicles in open space, with authorized exceptions.
- Goal USE-4: Accommodate parking, access points, and trail amenities that maintain the natural character of the land, enhance resource protection, and contribute to the enjoyment of open space.

Interpretation

- Goal INTERP-1: Enhance public stewardship of the Preserve, appreciation of the value of the Puente Hills Landfill Native Habitat Preservation Authority, conservation issues in general, and the property's significance within the Los Angeles basin consistent with the biological objectives of the Preserve.

- Objective INTERP-1.1: Provide high-quality educational and outdoor-learning opportunities.
- Goal INTERP-2: Provide a trail system that promotes and enhances public enjoyment and appreciation of the natural, cultural, and scenic resources.
 - Objective INTERP-2.1: Use signs, education and barriers to keep users on the trails.

Visual Resources and Aesthetics Element

- Goal VISUAL-1: Protect and enhance views and distinctive landscape features that contribute to the setting, character, and visitor experience of the Preserve.
 - Objective VISUAL-1.2: Protect views from within the Preserve to outlying properties. Evaluate proposed projects surrounding the Preserve with a priority to retain the visual quality of the Preserve's undeveloped landscape.
 - Objective VISUAL-1.3: Protect visitor experience of the Preserve from noise impacts.

Facility Maintenance Element

- Goal MAINT-1: Maintain facilities on the Preserve to ensure that biological resource values are maintained and that management activities are supported.
 - Objective MAINT-1.1: Maintain facilities and infrastructure, such as gates, fences, and roads.
 - Objective MAINT-1.2: Maintain trailhead facilities and other structures that contribute to the integrity and value of the Preserve.
 - Objective MAINT-1.3: Maintain Preserve trails by clearing brush and performing other maintenance.
- Goal MAINT-2: Remove litter, trash, and debris that may attract nonnative wildlife and reduce the aesthetic values of the Preserve.
- Goal MAINT-3: Establish facilities to enhance appreciation and encourage research about the natural resources of the Preserve.

4.11.2 Regulatory Setting

In accordance with state law, the City of Whittier adopted a General Plan in 1993. The General Plan establishes goals, policies, and standards for future growth and development in the City. The goals and policies of the General Plan serve as the constitutional framework for the City (Whittier General Plan 1993).

The existing General Plan land use map designates the Project Site as Open Space (City of Whittier 1993). As proposed, the Project would place oil and gas production operations within a site designated as Open Space. The General Plan permits oil and gas production in all zone districts.

The City Zoning Ordinance implements the General Plan and provides more specific criteria for development. The City of Whittier Zoning Ordinance is articulated in the City of Whittier Municipal Code, Title 18 Zoning. The City's Zoning Ordinance (Article II, Chapter 18.52, Conditional Use Permits) allows oil and gas exploration and production drilling with a Conditional Use Permit in all zone districts.

On November 24, 1970, the City of Whittier adopted Resolution 4302, establishing specific regulations of oil and gas production and exploration facilities in the City.

State Department of Resource, Recycling and Recovery

Waste management is regulated by the California Department of Resource, Recycling and Recovery (CalRecycle) through CCR Title 14 and Title 27. Title 14 addresses Cal Recycle regulations pertaining to nonhazardous waste management in California and Title 27 addresses regulations of CalRecycle and the State Water Resources Control Board pertaining to waste disposal on land. Title 27, section 21620 addresses changes in the design of operation of a facility and the associated permit requirements. Changes are grouped into minor, amended, modifications, or revisions to permits with each level taking longer with additional review, including public meetings. Minor changes include “Changes to traffic patterns on site that do not affect off-site traffic.” Examples of a revision to a permit would include increases in the maximum amount of permitted tonnage of all waste received, increases in acreage, expanded operating hours, or changes to the permitted disposal footprint.

4.11.3 Significance Criteria

The potential future oil field development would result in significant impacts if oil field operations would be:

- Incompatible with existing surrounding land uses or would result in substantial quality of life effects on occupants of existing surrounding uses; or
- Inconsistent with applicable land use plans and policies adopted for the purpose of avoiding or mitigating an environmental effect.

4.11.4 Project Impacts and Mitigation Measures

This section characterizes the land use impacts generated by the potential oil field development. The impact analysis does not include a threshold from the California Environmental Quality Act (CEQA) guidelines regarding whether the Project would physically divide an established community because the proposed Project would not affect that threshold.

Impact #	Impact Description	Phase	Residual Impact
LU.1	Noise generated independently from test drilling, construction, and potential future operations could be incompatible with adjacent land uses.	Drilling, Construction, Operations	Less Than Significant With Mitigation

The drilling, construction, and potential future operations would be in close proximity to land uses zoned as open space and residential. As discussed in Section 4.5, Noise and Vibration, short-term noise monitoring was performed at a total of six locations around the perimeter of the proposed Project Site. These locations were selected to represent the closest residential and recreational uses to the proposed Project Site. Proposed Project activities during all phases may generate significant noise impacts that would be incompatible with these adjacent land uses. Implementing the mitigation measures proposed in Section 4.5, Noise and Vibration, would be necessary to minimize impacts to less than significant levels. Mitigation measures include, but are not limited to, noise barriers, limited hours of operation where applicable, equipment selection and maintenance, and relocation of the ranger residence.

Therefore, the impacts to adjacent land uses due to noise would be considered significant.

Mitigation Measures

Implement mitigation measures N-1a through N-1b and N-2a through N-2c. No additional mitigation measures are proposed.

Residual Impacts

The residual impacts would be less than significant with mitigation.

Impact #	Impact Description	Phase	Residual Impact
LU.2	Concurrent drilling and operational activities at the Project Site would increase noise levels that could be incompatible with adjacent land uses.	Drilling, Operations	Less than Significant with Mitigation

The drilling and potential future operations would be in proximity to land uses zoned as open space and residential. As discussed in Section 4.5, Noise and Vibration, short-term noise monitoring was performed at a total of six locations around the perimeter of the proposed Project Site. These locations were selected to represent the closest residential and recreational uses to the proposed Project Site. Proposed Project activities during all phases could generate significant noise impacts that would be incompatible with these adjacent land uses.

Noise generated by drilling at the Project Site and operations activities at the Project Site taking place at the same time are sufficiently distant from sensitive receptors and would be considered

less than significant with mitigation relative to adjacent recreational uses. Mitigation measures recommended in Section 4.5, Noise and Vibration, would apply.

Therefore, the impacts to adjacent land uses due to noise would be less than significant with mitigation.

Mitigation Measures

Implement mitigation measures N-1a and N-1b, N-2a through N-2c, and N-4.

Residual Impacts

The residual impacts would be less than significant with mitigation.

Impact #	Impact Description	Phase	Residual Impact
LU.3	Views of drilling rigs, construction, and potential future operations could be incompatible with adjacent land uses.	Drilling, Construction, Operations	Significant and Unavoidable

Introducing oil field production equipment and grading or other site preparations may create potentially significant visual impacts on surrounding land uses. Implementing mitigation measures identified in Section 4.6, Aesthetics and Visual Resources, would screen the visibility of equipment or conceal it from view and would reduce these visual impacts.

Drilling rigs would introduce an industrial component to some views currently free of industrial aspects. Due to the size and height of the drilling rigs (approximately 125 feet) and their extension above tree lines and mountain horizon lines, the rig would strongly contrast with the surrounding environment.

Introducing this industrialized component to the viewsheds could impact the quality of life for some residents and visitors to the area. Specifically, the quality of recreational experiences at the Arroyo Pescadero Trailhead, a popular trail that is highly utilized by recreational users in the area, could also be impacted by the proposed Project equipment. Mid-field views from the neighboring residential streets present a level of industrialization and architectural projection that contrast with the surrounding environment.

Therefore, the impacts to adjacent land uses would be significant and unavoidable.

Mitigation Measures

Implement mitigation measures AE-1a and AE-1b. No additional mitigation measures are proposed.

Residual Impacts

The residual impacts would be significant and unavoidable.

Impact #	Impact Description	Phase	Residual Impact
LU.4	Future oil field development could increase nighttime lighting and glare inconsistent with surrounding land uses.	Drilling, Construction, Operations	Less Than Significant With Mitigation

Introducing night lighting in areas surrounding the proposed Project Site may create visual impacts that would be potentially significant but could be mitigated to less than significant levels by complying with existing city regulations and implementing mitigation measures identified in Section 4.6, Aesthetics and Visual Resources.

Drilling at the proposed Project Site would be continuous, 24 hours per day, seven days per week. After full field development is complete, an estimated average of three wells will be re-drilled per year for the life of the proposed Project. Night lighting for safety during new well drilling and 24-hour operations may also create visual impacts. In these cases, the requirement to shield the fixed lighting sources on the drill rig would reduce temporary night lighting from the drill rig. During the operations phase, lighting would be appropriately shielded at night.

Therefore, the impacts to surrounding land uses from nighttime lighting and glare would be considered significant.

Mitigation Measures

Implement mitigation measures AE-1b and AE-5 would reduce the impacts to less than significant with mitigation. No additional mitigation measures are proposed.

Residual Impacts

The residual impacts would be less than significant with mitigation.

Impact #	Impact Description	Phase	Residual Impact
LU.5	Emissions and odors from drilling and operations could be incompatible with adjacent land uses.	Drilling, Construction, Operations	Less Than Significant With Mitigation

According to Section 4.1, Air Quality, new equipment and new drilling could cause emissions and odor events. Various components in the new equipment could leak and cause odors. New operations would include using tanks that could potentially lead to odor impacts. New drilling would result in emissions from drilling muds during operations. Some of these types of releases could reach recreational and residential areas surrounding the proposed Project Site. These would be considered a significant impact.

Mitigation Measures

Implement mitigation measures AQ-1a through AQ-1d, AQ-2a and AQ-2b, AQ-3a through AQ-3e, AQ-4, and AQ-5. No additional mitigation measures are proposed.

Residual Impacts

The residual impacts would be less than significant with mitigation.

Impact #	Impact Description	Phase	Residual Impact
LU.6	The proposed Project conflicts with adopted land use plans, policies, ordinances, habitat conservation plans, or planning efforts to protect the recreational resources of the area.	Drilling, Construction, Operations	Less Than Significant With Mitigation

The Project Site is designated as open space of "high sensitivity" under the City of Whittier General Plan. Although many of the General Plan's open space policies identify the need to preserve and carefully manage such areas, the Plan also calls for a "balance between oil drilling activities and the protection of plant and animal communities in the hillsides." Consistency with City of Whittier General Plan goals and policies is discussed below:

4.11.5 Policy Consistency Analysis

Section 15125(d) of the CEQA Guidelines states, "the EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans." While CEQA requires a discussion of consistency with public plans, inconsistency does not necessarily lead to a significant impact. Inconsistency with public plans creates significant impacts under CEQA only when an adverse physical effect would result from the inconsistency. This section provides general information regarding plans and policies applicable to the proposed Project. It is the responsibility of the City Council, the lead CEQA decision maker, to make the final determination regarding consistency issues. The policy analysis contains a preliminary evaluation of the proposed Project's consistency with selected General Plan policies. The City Council is responsible for deciding whether to approve, conditionally approve, or deny the proposed Project. Among other considerations, the Council will base its decision on the Project's consistency with applicable plans and policies. The assessment of the Project's consistency with the plans and policies below is preliminary. The Council will make findings of fact concerning policy consistency during its deliberations on the proposed Project. Preliminary consistency analysis is also provided for the goals and objectives of the Preserve's RMP.

4.11.5.1 Whittier General Plan

Several goals, objectives, and policies of the General Plan would be applicable to the proposed Project.

Land Use Element

Goal 1: Establish an orderly, functional, and compatible pattern of land uses to guide the future growth and development of Whittier and its sphere of influence, in order to provide a high quality of life for the people.

Policy 1.1: Encourage land uses in the planning area that contribute to making Whittier a desirable community in which to live.

Consistency Analysis: The proposed Project, upon successful extraction and sale of oil, gas, and other hydrocarbons from the leased land, would provide the City with royalties, which would increase potential for improvements and future investment in the City. Additionally, these long-term proceeds would be directed toward the preservation and enhancement of the Preserve's ecological resources and native habitat. These combined efforts would enhance the City as a desirable community. Therefore, the proposed Project is found to be consistent with this policy.

Policy 1.2: Encourage development in the City that is compatible with surrounding uses, provides for civic improvements, increases the potential for future investment, and fulfills the need for high-quality residential areas and shopping and employment centers.

Consistency Analysis: The proposed Project would develop approximately 7 acres within the Whittier Main Oil Field, a former oil field that produced oil for nearly 100 years until approximately 1993. Additionally, the proposed Project, upon successful extraction and sale of oil, gas, and other hydrocarbons from the leased land, would provide the City with royalties, which would increase potential for civic improvements and future investment in the City. Therefore, the proposed Project is found to be consistent with this policy.

Policy 1.3: Conduct and carry out appropriate environmental review for new development and substantial renovation of existing developments.

Consistency Analysis: The City determined that the proposed Project needs environmental review, an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA), instead of a categorical or statutory exemption, or a Negative Declaration. Under CEQA, "The purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the proposed project, and to indicate the manner in which those significant effects can be mitigated or avoided" (PRC Section 21002.1[a]). An EIR is the most comprehensive form of environmental documentation identified in CEQA and the CEQA Guidelines, and it provides the information to assess the environmental consequences of a proposed project. An EIR is intended to provide an objective, factually supported, full-disclosure analysis of the environmental consequences associated with a proposed Project that has the potential to result in significant, adverse environmental impacts. This EIR for the proposed Project provides the environmental review needed consistent with this policy.

Goal 4: Encourage the maintenance and continued improvement of industrial areas which support and enhance the physical and economic well-being of Whittier.

Policy 4.1: Encourage new industrial development to be compatible with the environment and sensitive to adjacent or nearby properties.

Consistency Analysis: Noise, vibration, and spills of oil and gas associated with the proposed Project could disturb adjacent or nearby properties. In the unlikely event of an oil spill during drilling and production or from the pipeline that runs from the Project Site to the existing crude and gas pipelines, the ecological and recreational resources in the Preserve and properties along the pipeline route could be damaged.

Section 4.3, Safety, Risk of Upset, and Hazardous Materials, identifies an oil spill as a Class I impact. Section 4.2, Biological Resources, describes potential biological impacts of oil spills. Section 4.5, Noise and Vibration, discusses potential noise and vibration impacts. And Section 4.14, Recreation, identifies potential impacts to recreation.

Mitigation measures developed in these issue area sections would minimize impacts to adjacent and nearby properties. Specifically, mitigation measures identified in Sections 4.2, 4.3, and 4.5 would minimize potential biological impacts from an oil spill and would reduce noise and vibration impacts to adjacent parcels to less than significant levels. Further, mitigation measures developed for Section 4.14, Recreation, could offset some of the associated impacts to recreation. Implementation of these mitigation measures would demonstrate compatibility with the environment and sensitivity to adjacent or nearby properties. Therefore, the proposed Project is found to be consistent with this policy.

Policy 4.2: Improve the City's industrial and employment base to meet the needs of Whittier.

Consistency Analysis: The proposed Project would maintain personnel, between 15 and 40 people, during each of the three main phases of the Project, increasing the levels of employment in the City. Therefore, the proposed Project is found to be consistent with this policy.

Policy 4.3: Require high-quality design in new industrial developments and promote the use of buffer zones between industrial areas and sensitive uses, such as schools, parks, or residential areas.

Consistency Analysis: The proposed Project would implement land use buffering techniques, such as noise abatement fences and effective landscaping, to reduce the impact on surrounding properties. Specifically, the Project Site would be approximately 1,000 feet from the closest residential lot and approximately 940 feet from a school playground. The drilling area would be surrounded by a 30-foot tall sound barrier; derrick light fixtures would be recessed and shielded to reduce glare; dust from cement, barite, and other mud chemicals would be controlled with dust filters and ventilation; all vessels, tanks, and critical equipment would be surrounded by berms or containment walls to contain any spills; and a permanent masonry block or concrete wall would be constructed with native plants for decoration and screening around the site upon construction completion. Therefore, the proposed Project is found to be consistent with this policy.

Policy 4.4: The City will cooperate with county, state, and federal agencies in protecting local groundwater resources, air quality, and other environmental resources from the adverse effects of industrial development.

Consistency Analysis: The Applicant will continue to work with county, state, and federal agencies to ensure the satisfaction and maintenance of state and federal ambient air quality standards, and protection of local groundwater and other environmental resources.

The proposed Project Site is within in the SCAQMD's source receptor area Number 11 (South San Gabriel Valley monitoring station Number 085). Air quality in this area has generally improved with decreasing or consistent concentrations of most pollutants. In 2007, air quality complied with state and federal ambient air quality standards for carbon dioxide, nitrogen oxide, lead, and sulfate. However, the standard for particulate matter less than 2.5 microns in diameter (PM_{2.5}) was exceeded more times in 2007 than in previous years due to the reduced federal PM_{2.5} standard from 65 micrograms per cubic meter (µg/m³) to 35 µg/m³. Also in 2007, the PM₁₀ standard was exceeded at all 21 monitored locations. PM₁₀ is not monitored at the station closest to the Project Site (see Table 4.1-3). In 2007, the state sulfate standard of 25 µg/m³ was exceeded at 2 of the 14 monitored locations. Additionally in 2007, there were two exceedances of the federal 1-hour ozone standard at the monitoring station closest to the Project Site and 6 exceedances of the state 1-hour ozone standard (see Table 4.1-3). There were two exceedances of the federal 8-hour ozone standard at the monitoring station closest to the Project Site and there were nine exceedances of the state 8-hour ozone standard in 2007 (see Table 4.1-3).

Regarding local groundwater resources, all produced water re-injected into the ground would be pumped into one of several oil-producing sands below the fresh water aquifer. Water separated from oil would be injected into oil sands from 3,000 to 10,000 feet deep. Steel casing, cemented in place, would ensure that produced water could not inadvertently permeate the much shallower groundwater aquifer.

Continued cooperation with requisite agencies will demonstrate Project consistency with Policy 4.4.

Policy 4.5: Encourage industrial development to exceed development standards.

Consistency Analysis: The Applicant would be required to submit detailed construction drawings and grading plans to the City for review and approval. The proposed Project would have to comply with all applicable building codes and city ordinances. The proposed Project would implement land use buffering techniques, such as noise abatement fences and effective landscaping, to reduce impacts on surrounding properties. Continued work with the City and other applicable agencies and organizations, as well as compliance with CEQA requirements, would demonstrate the proposed Project's consistency with this policy.

Policy 4.6: Consider the capacity of existing infrastructure and the potential demand for public services in future planning and review of new development.

Consistency Analysis: The proposed Project would have a comprehensive fire protection system, required by the Los Angeles County Fire Department (LACoFD), and would include the requisite number of fire hydrants. Domestic and fire protection water is anticipated to be obtained from the City of Whittier Water Division connection at Catalina Avenue. However, it is not clear whether this connection will be sufficient to provide the necessary water supply for

firefighting purposes. A second source of water would be supplied by Suburban Water Systems via an existing water main on Colima Road.

District Number 18 of the Sanitation Districts of Los Angeles County would provide wastewater collection and treatment services and the Southern California Edison grid would provide electrical and pipeline connections.

The Applicant would continue to coordinate with public service agencies to ensure adequate capacity is available to meet anticipated demand. Therefore, the proposed Project is found to be consistent with this policy.

Goal 5: Provide a wide range of safe, attractive, and accessible recreational opportunities to meet the needs of individuals of all ages, families, and community groups and the physically challenged who live in the City.

Policy 5.1: Develop and retain parks and recreation areas throughout the City to serve the greatest number of residents.

Consistency Analysis: The proposed Project is within the City-owned portion of the Preserve. The proposed Project would be located near portions of existing trails, thereby potentially impacting portions of the trails. However, mitigation measures developed for Section 4.14, Recreation, and Section 4.2, Biological Resources, could offset some of the associated impacts to recreation. Therefore, the proposed Project is found to be consistent with this policy.

Goal 6: Encourage the retention and development of parkways, median strips, green belts, bike trails, and other open landscape areas, which provide scenic variety and aesthetic improvement.

Policy 6.4: Promote the preservation of important ecological resources within the planning area through a variety of means, including setting aside areas for open space, trails, and recreational uses.

Consistency Analysis: The proposed Project is within an area with important ecological resources as identified in the Resource Management Plan. The potential for oil spills during drilling and production and from the oil and gas pipeline is a primary concern affecting these resources. Section 4.2, Biological Resources, discusses biological impacts of oil spills. Mitigation measures developed for Section 4.2 would minimize these impacts.

The proposed Project would be located near portions of existing trails, thereby potentially impacting portions of the trailhead used for recreational activities. However, mitigation measures developed for Section 4.14, Recreation, and Section 4.2, Biological Resources, could offset some of the associated impacts to recreation. Therefore, the proposed Project is found to be consistent with this policy.

Policy 6.5: Work with property owners and government agencies to promote the preservation of as much of the Puente Hills as possible, for both passive and active recreation.

Consistency Analysis: The proposed Project would develop approximately 6.9 acres within the Preserve to support the proposed oil and gas production and processing facilities. Additional

acreage would be temporarily disturbed to construct the site construction staging and parking area and pipelines, exclusive of the fuel modification zone. Portions existing trails would be used, thereby impacting portions of the trails used for recreational activities. However, mitigation measures developed for Section 4.14, Recreation, and Section 4.2, Biological Resources, could offset some of the associated impacts to recreation. Therefore, the proposed Project is found to be consistent with this policy.

Goal 8: Preserve existing institutional land uses in the City.

Policy 8.2: Work with institutions (churches, schools, etc.) to support the services they provide and ensure that institutional developments are compatible with the community.

Consistency Analysis: The City's Zoning Ordinance allows oil and gas production drilling within the Open Space zone district with a Conditional Use Permit. The proposed Project would place oil and gas production operations within a site designated as Open Space. The proposed Project Site area was formerly an oil and gas production field. Therefore, the proposed Project demonstrates compatibility with the community and is found to be consistent with this policy.

Housing Element

Goal 1: Maintain a supply of housing, within the City of Whittier, which is free from the adverse problems of structural neglect and deterioration, and promote neighborhood environments which provide an excellent quality of life for all residents.

Policy 1.3: Encourage and/or stimulate conservation of existing residential areas and, where possible, minimize or prevent the intrusion of incompatible uses into the neighborhoods.

Consistency Analysis: The proposed Project would not remove any existing residential stock in the City. The Well Pad and the Oil Processing Facility would be sufficiently far away from the nearest residential lot. Although oil and gas facilities could be visible from some limited residential areas, the developed areas would only be a limited amount of acres within the large Preserve. The general look and feel of the Preserve would be maintained. Therefore, the proposed Project is found to be consistent with this policy.

Policy 1.7: Maintain amenities (landscaping, trees, urban design, parks, etc.) which provide beauty, identity, and form to the City and the residential neighborhoods within the community.

Consistency Analysis: The proposed Project would not directly impact residential neighborhood amenities. However, approximately 7 acres of the Preserve would support the proposed oil and gas production and processing facilities, which would impact the existing natural amenities, including some of the trails within the Preserve. Funds from royalties earned by the City could be used to provide additional amenities, landscaping, and parks, which would achieve consistency with this policy. Policy 1.8: Work to provide local parks, including special facilities for community recreation, with an average ratio of 4.5 acres for every 1,000 people.

Consistency Analysis: The City-owned portion of the Preserve is approximately 1,290 acres, which includes recreational facilities. The proposed Project would use approximately 7 acres of the Preserve to support the oil and gas production and processing facilities, which is a very small

portion of the total Preserve (less than 1 percent). Further, without approval of the Project and the lack of funding that would occur after 2013, the Preserve is unlikely to have funding that would allow continued restoration and preservation of the site. However, with the approval of the Project, funds from royalties earned by the City could be used to provide additional amenities, landscaping, and parks, which would achieve consistency with this policy.

Policy 1.9: Discourage increases in the acceptable ambient sound levels within residential areas of the community.

Consistency Analysis: The proposed Project would implement a number of noise-reducing measures to mitigate potential impacts, including a 30-foot tall sound barrier surrounding the drilling area and wood timbers and sleepers on pipe racks and at the pipe AE-door ramp to minimize metal-on-metal contact. Mitigation measures developed for Section 4.5, Noise and Vibration, would reduce the noise-related impacts to less than significant levels. Therefore, the proposed Project is found to be consistent with this policy.

Transportation Element

Goal 1: Provide a comprehensive transportation system for the movement of persons and goods with maximum efficiency and convenience, and with a minimum of danger, delay, and cost.

Policy 1.2: Emphasize traffic solutions that are both innovative and creative, without involving road-widening projects, if possible.

Consistency Analysis: The proposed road widening would take place on a private road within the Preserve (North Access Road), thereby preventing the need to widen public streets, such as Catalina Avenue and Mar Vista Street, which would otherwise be used for Project Site access by trucks. Specifically, approximately 1.4 miles of the North Access Road would be aligned, stabilized, and widened to safely accept vehicles. In addition, approximately 700 feet of new roadway would be built to access the Well Area within the Project Site and approximately 1,800 feet of existing asphalt road within the Preserve adjacent to the Project Site would be realigned. Therefore, the proposed Project is found to be consistent with this policy.

Goal 2: Provide a public road system which will move private automobiles within the City safely, efficiently, and with minimum impact on residential neighborhoods.

Policy 2.1: Encourage the routing of through traffic to designated arterial streets and discourage through traffic in residential neighborhoods by employment of traffic engineering practices that are sensitive to adjacent land uses.

Consistency Analysis: Prior to the proposed gas and crude pipeline construction along Colima Road and La Mirada Boulevard, a Traffic Plan would identify appropriate access alternatives for temporary street closures and traffic disruptions. The Traffic Plan may recommend temporary use of neighborhood streets during construction of the pipelines. However, the pipeline construction includes mitigation measures that would ensure roads remain open at all times and appropriate measures would be taken to reduce impacts. Therefore, the proposed Project is found to be consistent with this policy.

Policy 2.2: Designate through truck routes for the use of commercial and industrial traffic.

Consistency Analysis: Access to the Project would be both from Catalina Avenue and from Penn Street through the Landfill property and through the Preserve to the Project Site (North Access Road). Vehicles weighing less than 3 tons would access the Project Site through Catalina Avenue. Vehicles weighing more than 3 tons would use the Penn Street entrance and the North Access Road to access the Project Site. Therefore, the proposed Project is consistent with this policy.

Policy 2.6: Develop alternatives to the widening of roads, and the construction of new roads that would bring more traffic through residential neighborhoods or open space areas.

Consistency Analysis: Access to the Project would be from both Catalina Avenue and Penn Street through the landfill property and through the Preserve to the Project Site (North Access Road). Vehicles weighing less than 3 tons would access the Project Site through Catalina Avenue. Vehicles weighing more than 3 tons would use the Penn Street entrance and the North Access Road to access the Project Site. Approximately 1.4 miles of the North Access Road would be aligned, stabilized, and widened to safely accept vehicles. In addition, approximately 700 feet of new roadway would be built to access the Well Area within the Project Site and approximately 1,800 feet of existing asphalt road within the Preserve adjacent to the Project Site would be realigned. Therefore, the proposed Project is found inconsistent with this policy.

Goal 4: Encourage the creation of a multi-use trail network in the City.

Policy 4.3: Encourage the development of multi-use trails to connect existing and future parks and open space and utilize parks and other open spaces for bicycle paths and trails, whenever possible.

Consistency Analysis: The proposed Project would be near portions of existing trails, thereby impacting portions of the trails used for recreational activities. However, mitigation measures developed for Section 4.14, Recreation, and Section 4.2, Biological Resources, could offset some of the associated impacts. Therefore, the proposed Project is found to be consistent with this policy.

Goal 6: Consider environmental and socio-economic impacts, along with the circulation benefits, of street extensions and widening projects.

Policy 6.1: Any future extension of roadways should be sensitive to existing wildlife and their habitats.

Consistency Analysis: The proposed Project is within an area with important ecological resources identified in the Resource Management Plan. Approximately 1.4 miles of the North Access Road would be aligned, stabilized, and widened to safely accept vehicles. In addition, approximately 700 feet of new roadway would be built to access the Well Area within the Project Site and approximately 1,800 feet of existing asphalt road within the Preserve adjacent to the Project Site would be realigned. As a result, existing wildlife and their habitats would be impacted. Section 4.2, Biological Resources, discusses biological impacts. Mitigation measures

developed for Section 4.2 would minimize these impacts. Therefore, the proposed Project is found to be consistent with this policy.

Policy 6.2: Road widening and extension projects shall be evaluated for the disturbance to existing developments, the potential loss of affordable housing and the displacement of residents, and the economic impacts on abutting businesses and land uses.

Consistency Analysis: Approximately 1.4 miles of the North Access Road would be aligned, stabilized, and widened to safely accept vehicles. In addition, approximately 700 feet of new roadway would be built to access the Well Area within the Project Site and approximately 1,800 feet of existing asphalt road within the Preserve adjacent to the Project Site would be realigned. Analysis of this roadway activity in Section 4.16, Environmental Justice, and Section 4.11, Land Use and Policy Consistency Analysis, does not identify any impacts on affordable housing and displacement of residents, abutting businesses and land uses, or existing developments. Therefore, the proposed Project is found to be consistent with this policy.

Environmental Resource Management Element

Goal 1: Preserve or conserve natural and cultural resources that have scientific, educational, economic, aesthetic, social, and cultural value.

Policy 1.1: Cooperate with state, federal, and regional agencies to monitor water quality and to provide an adequate supply of high quality water for local and regional needs.

Consistency Analysis: The City of Whittier lies within Region 4 of the Los Angeles Water Quality Control Board, which is responsible for coordinating and controlling water quality. The Project Site obtains water from both the Whittier Water Division and Suburban Water Systems. To provide an adequate supply of high quality water, these state and local agencies must comply with the Clean Water Act of 1972 and the Safe Drinking Water Act of 1974. Section 4.8, Hydrology and Water Resources, and Section 4.13, Public Services and Utilities, discuss water quality impacts. Mitigation measures developed for these sections would minimize these impacts. Therefore, the proposed Project is found to be consistent with this policy.

Policy 1.2: Encourage practices that stress soil conservation as a means to retain native vegetation, maximize water infiltration, provide slope stabilization, allow scenic enjoyment, and reduce flood hazards.

Consistency Analysis: The proposed Project includes three phases to develop a well pad, truck loading area, and new pipelines. These activities would disturb existing soil conditions. It is anticipated that approximately 149,000 cubic yards of soil excavated during site grading would be transported off site. The soil would be tested for contamination and, if none is found, the clean soil would be trucked to the Savage Canyon Landfill within the city limits of Whittier, less than 2 miles from the Project Site. Any contaminated soil would be shipped to the Kettleman Hill Facility for treatment and ultimate disposal in a Class I landfill near Kettleman City, California. In areas where the pipeline would be in previously unpaved areas, the backfill would include topsoil preserved from the excavation for revegetation where needed.

Prior to construction, the City and other agencies would review and approve engineering plans that adequately address the impacts to soil disturbance, such as water infiltration, slope destabilization, and potential flood hazards. Section 4.2, Biological Resources, and Section 4.8, Hydrology and Water Resources, discuss mitigation measures developed for these potential impacts. Therefore, the proposed Project is found to be consistent with this policy.

Policy 1.3: Preserve adequate open space areas for major habitat types, so as to maintain ecosystems in a natural balance for recreation, scientific, economic, educational, and scenic purposes.

Consistency Analysis: The proposed Project Site is within the City-owned portion of the Preserve and is zoned Open Space. The development of the proposed Project on approximately 7 acres within the Preserve would impact major habitat, including native and non-native species, which are described in Section 4.2, Biological Resources. The development would also impact scenic viewsheds, which are described in Section 4.14, Recreation. However, mitigation measures developed for these sections would minimize impacts and provide a pathway toward a natural balance between the various resources in the proposed Project area. Therefore, the proposed Project is found to be consistent with this policy.

Policy 1.4: Work with appropriate agencies to rehabilitate the oil fields or encourage the rehabilitation of these lands within the planning area for open space, recreation, or other beneficial resource conservation uses after site reclamation.

Consistency Analysis: In 1995, Chevron sold the Whittier Main Oil Field area, including surface and mineral rights, to the Trust for Public Lands, a nonprofit land conservation organization that uses public and private funds to purchase and preserve open space. The sale included an environmental remediation program overseen by Chevron and the City, which was completed in 1997. Ultimately, the City of Whittier acquired both surface and mineral rights for the 1,290-acre Whittier Main Oil Field. The Puente Hills Landfill Native Habitat Preservation Authority currently manages the land for the City. On October 28, 2008, the City awarded a lease to Matrix that could permit resumption of oil and gas extraction from the site. Mitigation measures for the proposed Project require restoration of the site at the end of the economic life of the oil field. Therefore, the proposed Project is found to be consistent with this policy.

Policy 1.5: Encourage property owners to preserve areas with native vegetation, wildlife habitat, and visual beauty.

Consistency Analysis: The proposed Project includes the development of an oil and gas extraction facility on approximately 7 acres in the Preserve. This development would disturb existing soil conditions, wildlife habitat, and visual resources, described in Section 4.2, Biological Resources, and Section 4.14, Recreation. Mitigation measures developed for these sections would minimize these potential impacts. Oil production within the Preserve would also contribute to funds used for the preservation of the area, which would otherwise see a curtailment of funds upon closure of the Puente Hills Landfill slated for 2013. The proposed Project is found to be consistent with this policy.

Goal 3: Secure a safe, healthful, and wholesome environment through careful planning and preservation of open space resources.

Policy 3.1: Protect existing wildlife habitats through the preservation of open space.

Consistency Analysis: The proposed Project Site is within the City-owned portion of the Preserve and is zoned Open Space. The development of the proposed Project on approximately 7 acres within the Preserve may impact wildlife habitat, as discussed in Section 4.2, Biological Resources. However, mitigation measures developed for this section would minimize impacts to existing wildlife habitats to less than significant levels with mitigation. Therefore, the proposed Project is found to be consistent with this policy.

Policy 3.2: Future hillside development will be permitted or approved only if it involves minimal adverse impacts on the environment and natural topography.

Consistency Analysis: The proposed Project would develop approximately 7 acres of an old oilfield in the Preserve. Approximately 180,000 cubic yards of soils would be excavated during site grading. Adverse impacts to the environment and natural topography are discussed in Section 4.1, Air Quality; Section 4.2, Biological Resources; Section 4.3, Safety, Risk of Upset, and Hazardous Materials; Section 4.4, Geological Resources; Section 4.5, Noise and Vibration; Section 4.6, Aesthetics and Visual Resources; Section 4.8, Hydrology and Water Resources; Section 4.10, Wastewater; Section 4.12, Fire Protection and Emergency Services; Section 4.13, Public Services and Utilities; Section 4.14, Recreation; and Section 4.15, Energy and Mineral Resources. Mitigation measures developed for these sections would minimize these potential impacts. Hillside development identified in this policy refers to residential development, as discussed in the General Plan's Land Use Element, page 2-12. The proposed Project does not involve residential development. Therefore, the proposed Project is found to be consistent with this policy.

Policy 3.3: Participate with the County of Los Angeles, the Southern California Association of Governments, and other responsible agencies on all open space planning matters to the extent necessary to implement the City's General Plan policies regarding open space, housing production goals, and wildlife preservation within its sphere of influence.

Consistency Analysis: The proposed Project's planning efforts reflect an understanding and incorporation of federal, state, and local regulations and policies, including the City's General Plan. This subsection discusses the proposed Project's consistency with policies regarding open space, housing, and wildlife preservation. Therefore, the proposed Project is found to be consistent with this policy.

Policy 3.4: Continue to enforce mitigation measures for projects which have the potential for significant and irreversible adverse environmental effects.

Consistency Analysis: The proposed Project involves developing an oil and gas facility on approximately 6.9 acres of the Preserve. An oil spill could result in significant and irreversible adverse environmental effects and would be considered a significant impact. This EIR identifies other significant and unmitigable and less than significant with mitigation impacts and mitigation

measures developed to minimize these impacts. Implementing these mitigation measures would ensure consistency with this policy.

Policy 3.5: Work with other agencies and service organizations to identify potential strategies and funding sources for the acquisition of open space within the Puente Hills and other areas of the City and encourage flexibility in the planning of any development in the Puente Hills, to allow innovative planning designs that preserve open space and reduce potential environmental impacts.

Consistency Analysis: The proposed Project's planning efforts reflect an understanding and incorporation of federal, state, and local regulations and policies, including the Puente Hills Landfill Native Habitat Preservation Authority's Resource Management Plan. The Applicant's efforts show a willingness to work with regulatory bodies to reduce potential environmental impacts, which are discussed in various sections of this EIR. Therefore, the proposed Project is found to be consistent with this policy.

Goal 4: Preservation of open space land for resource retention and recreational use will be a priority in future planning.

Policy 4.2: Retain existing open space in public ownership, wherever possible, including surplus land within the City limits offered for sale by other public agencies.

Consistency Analysis: The proposed Project would be on land owned by the City and managed by the Preserve. In 2008, the City awarded a lease to Matrix that could permit resumption of oil and gas extraction from the site; however, the City would still own the land. Therefore, the proposed Project is found to be consistent with this policy.

Policy 4.4: Actively pursue acquisition of open space areas not only to provide areas for traditional recreation activities, but also to preserve ecological features which are valuable for their scientific, educational, scenic, and cultural values.

Consistency Analysis: The proposed Project Site area is owned by the City and managed by the Preserve. Section 4.14, Recreation, discusses recreational impacts. Mitigation measures identified in this section would preserve the recreational activities, such as hiking, jogging, and dog walking. Section 4.2, Biological Resources, discusses ecological impacts. Mitigation measures identified in this section would preserve the ecological features in the proposed Project Site area. Therefore, the proposed Project is found to be consistent with this policy.

Policy 4.5: Pursue the use of open space land used for public and semipublic rights-of-way for possible multiple use which would complement the continuity of other designated open space areas, with the consent of the owners and other appropriate agencies.

Consistency Analysis: The proposed Project Site area is owned by the City and lies within the Preserve. The proposed Project would be located near portions of existing trails, which may impact the existing recreational trail use. Section 4.14, Recreation, and Section 4.2, Biological Resources, identify mitigation measures that would minimize the impact to the trails. Therefore, the proposed Project is found to be consistent with this policy.

Policy 4.6: Make every effort to locate possible sources of funds for the acquisition of open space, including, but not limited to, Federal funds, State funds, County funds, Proposition A (Safe Neighborhoods & Parks Act of 1992), and funds from private sources.

Consistency Analysis: The City's purchase of the Whittier Main Oilfield was funded by a grant of Proposition A funds. Conditions of this funding require the City to obtain the consent of the Los Angeles County Regional Park and Open Space District ("the District") for uses or development of the land for anything other than open space or recreational use. However, in 2008 the City awarded a lease to Matrix that could permit resumption of oil and gas extraction from the site. In exchange for these rights, the Project could generate a substantial long-term income stream for the City and for the preservation and enhancement of the Preserve's ecological resources and native habitat. In exchange for using the proposed approximately 7 acres of the surface within the oilfield area for drilling and pumping, the City is required to either reimburse the District for the 7 acres or provide a comparable area of land that can be used for open space. City staff is in contact with the District to determine the appropriate approach to comply with this requirement. The proposed lease includes a provision that the City will not issue a conditional use permit until a release from protected area status is obtained from the District. Therefore, if issues are resolved with the District, the proposed Project would be consistent with this policy.

Goal 5: Provide a sufficient range of recreation opportunities to meet the needs of residents of all ages and interests in the community.

Policy 5.2: Encourage cooperation between all user groups and agencies involved with parks and recreation, with special emphasis on the coordination of parks and school programs and facilities.

Consistency Analysis: The proposed Project's planning efforts included coordination and cooperation with various agencies to include the City, Los Angeles County, and the Preserve. The Preserve will continue to provide access to recreational opportunities throughout the life of the proposed Project. Therefore, the proposed Project is found to be consistent with this policy.

Policy 5.3: Integrate recreation planning efforts to consider conservation, open space, and scenic highway areas and programs designed to conserve these resources.

Consistency Analysis: The proposed Project would impact both recreational and ecological resources as discussed in Section 4.14, Recreation, and Section 4.2, Biological Resources. Mitigation measures identified in these sections would minimize these impacts and preserve the recreational and ecological resources currently enjoyed in the Preserve. Therefore, the proposed Project is found to be consistent with this policy.

Policy 5.5: Develop a system of continuous cross town bicycle, equestrian, and hiking trails which will encourage the use and enjoyment of public open space in the City and the surrounding area.

Consistency Analysis: The proposed Project Site area lies near existing trails within the Preserve. The trail system consists of trails used for hiking, jogging, dog walking, and bicycling. The proposed Project would be near portions of these trails, which may impact the existing

recreational trail use. Mitigation measures identified in Section 4.14, Recreation, and Section 4.2, Biological Resources, would minimize these impacts and would preserve the recreational resources associated with the trails. Therefore, the proposed Project is found to be consistent with this policy.

Policy 5.10: Coordinate the use of parkland with other community concerns, such as air quality, traffic circulation, and safety.

Consistency Analysis: The proposed Project is within an area with important ecological resources identified in the Resource Management Plan. Oil spills during drilling and production and from the oil and gas pipeline would be the primary concern to potentially affect these resources. Potential air quality, traffic circulation, and safety impacts to the Preserve and the surrounding community are discussed in Section 4.1, Air Quality; Section 4.4, Safety, Risk of Upset, and Hazardous Materials; and Section 4.7, Transportation and Circulation. Mitigation measures identified in these sections would minimize these impacts. Therefore, the proposed Project is found to be consistent with this policy.

Goal 6: Maintain amenities along major roadways which provide beauty, identity, and form to the community and to neighborhoods within the community.

Policy 6.2: Protect scenic corridors that have aesthetic, recreational, cultural, or historic values.

Consistency Analysis: The General Plan designates the portion of Colima Road that stretches through the Preserve as a scenic corridor (Exhibit 5-4). The proposed Project would be visible along Colima Road, which would impact visual resources, discussed in Section 4.6, Aesthetics and Visual Resources. Mitigation measures identified in this section would minimize these impacts and, therefore, the proposed Project is found to be consistent with this policy.

Goal 7: Protect and preserve the Hillside areas.

Policy 7.1: Work with landowners and government agencies in promoting land use plans that are sensitive to the environment and give maximum consideration to the preservation of natural habitats.

Consistency Analysis: The General Plan permits oil and gas production in all zone districts and the City's Zoning Ordinance allows oil and gas production drilling in all zone districts with a Conditional Use Permit. The City awarded a lease to Matrix that could permit resumption of oil and gas extraction from the proposed Project Site. The Applicant has been coordinating with the City to develop plans to obtain a conditional use permit, while considering ecological concerns to preserve natural habitats. Although the proposed Project could impact the existing natural habitat, the mitigation measures identified in Section 4.2, Biological Resources, would minimize these impacts. Further, without approval of the Project and with the lack of funding that would occur after 2013, the Preserve is unlikely to have funding that would allow continued restoration and preservation of the site. However, with the approval of the Project, funds from royalties earned by the City could be used to provide additional amenities, landscaping, and parks, as well as preservation efforts.. Therefore, the proposed Project is found to be consistent with this policy.

Policy 7.2: Work with landowners and government agencies in identifying areas that should be preserved as open space for recreation, resource management, or public safety.

Consistency Analysis: The Applicant has been coordinating with the City and other government agencies to develop plans for the proposed Project that consider the preservation of open space for recreation, resource management, and public safety. Areas of concern include the potential for oil spills during drilling and production and from the oil and gas pipeline, as well as the disruption or closing of existing recreational trails. Potential impacts to these resources are discussed in Section 4.2, Biological Resources, Section 4.3, Safety, Risk of Upset, and Hazardous Materials, and Section 4.14, Recreation, among others. Mitigation measures identified in these sections would minimize any impacts. Therefore, the proposed Project is found to be consistent with this policy.

Policy 7.3: Continue to work with Los Angeles County and other government agencies in the preparation and review of development plans in the Puente Hills and in identifying ways to preserve the environment.

Consistency Analysis: The General Plan permits oil and gas production in all zone districts and the City's Zoning Ordinance allows oil and gas production drilling in all zone districts with a Conditional Use Permit. The City awarded a lease to Matrix that could permit resumption of oil and gas extraction from the proposed Project Site. The City of Whittier and Applicant have been coordinating with the affected government agencies in the review and consideration of the proposed Project within the Preserve. Although the proposed Project could impact the existing natural and wildlife habitat, the mitigation measures identified in Section 4.2, Biological Resources, would minimize these impacts. Therefore, the proposed Project is found to be consistent with this policy.

Policy 7.4: Promote the preservation of the Puente Hills within the planning area between Workman Mill Road and the La Habra Heights boundary as permanent open space, to the greatest extent possible, for the enjoyment of not only the citizens of Whittier, but for the surrounding communities and Southern California as a whole.

Consistency Analysis: The proposed Project would develop approximately 7 acres within the Preserve for sites to support the proposed oil and gas production and processing facilities. Additional acreage would be temporarily disturbed to construct the sites and pipelines, exclusive of the fuel modification zone. However, proposed mitigation measures would minimize the impacts on various ecological and recreational resources. Further, without approval of the Project and with the lack of funding that would occur after 2013, the Preserve is unlikely to have funding that would allow continued restoration and preservation of the site. However, with the approval of the Project, funds from royalties earned by the City could be used to provide additional amenities, landscaping, and parks, as well as preservation efforts to the Preserve for the benefit and enjoyment of recreational users. Therefore, the proposed Project is found to be consistent with this policy.

Policy 7.5: Continue to enforce the City's hillside development standards.

Consistency Analysis: The Applicant has been coordinating with the City to develop plans for the proposed Project that meet the requisite development standards, including those for the Hillside area, which have a high sensitivity for ecological resources. Therefore, the proposed Project is found to be consistent with this policy.

Goal 8: Promote recycling, source reduction, and waste management practices to reduce the volume of solid waste.

Policy 8.1: Support and complement existing recycling programs by public and private agencies and encourage waste stream reduction and recycling solid waste to extend the life of the Savage Canyon Landfill.

Consistency Analysis: The Project Site is on land owned by the City within the Preserve. Solid waste generated by the proposed Project is slated to be deposited at the Savage Canyon Landfill. Mitigation measures proposed in this environmental document required the preparation of a Recycling Plan. Therefore, the proposed Project is found to be consistent with this policy.

Air Quality Element

Goal 2: Reduce truck emissions.

Policy 2.1: Encourage diversion of peak hour truck traffic, whenever feasible, to off-peak periods to reduce roadway congestion and associated emissions.

Consistency Analysis: The proposed Project would generate between four and 86 peak-day truck round trips, depending on the Project phase. Section 4.7, Transportation and Circulation, discusses mitigation measures designed to reduce roadway congestion and limitations during peak traffic hours. Section 4.1, Air Quality, discusses emissions generated from the proposed Project. Therefore, the proposed Project is found to be consistent with this policy.

Policy 2.2: Work to improve roadway safety by designing roadways to accommodate trucks and reduce potential for accidents that create congestion and associated emissions.

Consistency Analysis: Access to the Project would be from both Catalina Avenue and Penn Street through the landfill property and through the Preserve to the Project Site (North Access Road). Vehicles weighing less than 3 tons would access the Project Site through Catalina Avenue. Vehicles weighing more than 3 tons would use the Penn Street entrance and the North Access Road to access the Project Site. Approximately 1.4 miles of the North Access Road would be aligned, stabilized, and widened to safely accept vehicles. In addition, approximately 700 feet of new roadway would be built to access the Well Area within the Project Site and approximately 1,800 feet of existing asphalt road within the Preserve adjacent to the Project Site would be realigned. Project roads would be designed to meet engineering design and safety requirements and would be reviewed and approved by applicable government agencies prior to construction. Therefore, the proposed Project is found to be consistent with this policy.

Policy 2.3: Encourage trucks operating within the City to maintain safety equipment and to operate at safe speeds so as to reduce the potential for accidents.

Consistency Analysis: Trucks associated with the proposed Project would be required to follow all applicable rules and regulations regarding operations and safety, including maintaining proper safety equipment and operating vehicles at safe speed limits based on applicable speed limits and roadway conditions. Therefore, the proposed Project is found to be consistent with this policy.

Goal 4: Reduce vehicle emissions through improved parking design and transportation demand management.

Policy 4.1: Promote parking facility designs which discourage queuing.

Consistency Analysis: A visitor parking facility off of Colima Road currently provides angled parking and the proposed Project would not include modifications to this parking area. The proposed Project would include development of a Truck Loading Facility at the Project Site. Truck queuing would be discouraged. Therefore, the proposed Project is found to be consistent with this policy.

Policy 4.5: Encourage landscaping in parking areas to reduce fugitive dust and improve local air quality.

Consistency Analysis: Section 4.1, Air Quality, discusses mitigation measures designed to reduce air quality impacts associated with construction and operations. Therefore, the proposed Project is found to be consistent with this policy.

Goal 6: Reduce emissions associated with energy consumption.

Policy 6.5: Support use of drought-resistant vegetation in City landscaping areas and new development to reduce energy needed to pump water.

Consistency Analysis: The proposed Project, where possible, would include drought-resistant vegetation designed to reduce the energy needed to pump water. Mitigation measures designed to reduce energy consumption impacts associated with the proposed oil and gas extraction facility are discussed in Section 4.1, Air Quality; Section 4.2, Biological Resources; 4.8, Hydrology and Water Resources; and 4.15, Energy and Mineral Resources. Therefore, the proposed Project is found to be consistent with this policy.

Goal 7: Reduce fugitive dust emissions.

Policy 7.1: Encourage feasible fugitive dust reduction techniques to be utilized during construction activities.

Consistency Analysis: The proposed Project, when possible, would incorporate construction techniques aimed at reducing fugitive dust and improving local air quality. Section 4.1, Air Quality, discusses mitigation measures designed to reduce fugitive dust emission impacts associated with the proposed oil and gas extraction facility. Therefore, the proposed Project is found to be consistent with this policy.

Goal 8: Reduce potential air pollution emissions and impacts through siting and building design standards.

Policy 8.1: Support the use of low polluting construction materials and coatings.

Consistency Analysis: The proposed Project, when possible, would incorporate low polluting construction materials and coatings aimed at reducing potential air pollution. Section 4.1, Air Quality, discusses mitigation measures designed to reduce air quality impacts associated with the proposed oil and gas extraction facility. Therefore, the proposed Project is found to be consistent with this policy.

Goal 9: Maximize the effectiveness of air quality control programs through coordination with other government agencies.

Policy 9.1: Participate in the SCAQMD rule-development process on regulations which impact the City of Whittier to ensure that City concerns are resolved early in the process.

Consistency Analysis: The proposed Project is within SCAQMD source receptor area Number 11 (South San Gabriel Valley monitoring station No. 085). Air quality in this area has generally improved with decreasing or consistent concentrations of most pollutants. The Applicant is required to comply with and obtain all applicable SCAQMD permits and regulations prior to development. Therefore, the proposed Project is found to be consistent with this policy.

Policy 9.2: Verify that new local commercial and industrial establishments obtain all necessary SCAQMD permits prior to development.

Consistency Analysis: The proposed Project Applicant is required to comply with and obtain all applicable SCAQMD permits and regulations prior to development. Therefore, the proposed Project is found to be consistent with this policy.

Policy 9.3: Support state and federal legislation that results in improved air quality in the South Coast Air Basin.

Consistency Analysis: The proposed Project Applicant is required to comply with and obtain all applicable state and federal regulations prior to development. Therefore, the proposed Project is found to be consistent with this policy.

Public Safety Element

Goal 3: Maintain and enhance safety and emergency services in the City.

Policy 3.3: Assist the police and fire departments in monitoring the safety of all developments in the City.

Consistency Analysis: The City of Whittier Police Department Public Service Area 3 responds to calls within the Preserve. The police department works in cooperation with the Park Rangers.

The City of Whittier is within LACoFD jurisdiction and the proposed Project Site is within the LACoFD's Central Department Region, Battalion 8 area, which includes seven fire stations. The LACoFD provides both prevention services (e.g., inspections, permits, and drills) and emergency response. Therefore, the proposed Project is found to be consistent with this policy.

Goal 4: Develop programs to protect residents and businesses from hazardous materials contamination.

Policy 4.1: Support the enforcement of state and federal environmental and pollution control laws. The City should work with the Fire Department to require hazardous materials users and generators to prepare procedures for responding to accidental spills and emergencies.

Consistency Analysis: Oil spills would be possible during drilling and production and from the oil and gas pipeline. The City of Whittier is within LACoFD jurisdiction and the proposed Project Site is within the LACoFD's Central Department Region, Battalion 8 area, which includes seven fire stations. The closest County hazardous materials team is at Fire Station #105 (Battalion 7) in Compton, approximately 20 miles southwest.

The Applicant and LACoFD would provide emergency response and fire protection services. An Emergency Response Plan would address equipment and operating conditions associated with the proposed Project.

The County would provide initial response to a hazardous materials incident at the proposed Project Site, such as a crude oil fire or propane release; the hazardous materials unit would provide extensive resources for remaining response activities. Therefore, the proposed Project is found to be consistent with this policy.

Policy 4.2: Promote the proper disposal of hazardous materials and prohibit the disposal of hazardous materials at the Savage Canyon Landfill. Random checks of incoming trucks to the landfill shall be continued. At the same time, develop programs to dispose of small quantities of households hazardous wastes.

Consistency Analysis: Hazardous wastes generated at the proposed Project Site would not be disposed of at the Savage Canyon Landfill. Rather, any hazardous waste that the proposed Project generates would be disposed of at one of the California hazardous waste disposal facilities, such as Kettleman Hills Facility in Kettleman City, McKittrick Waste Treatment Site in McKittrick, or Clean Harbors Buttonwillow Facility in Buttonwillow. Therefore, the proposed Project is found to be consistent with this policy.

Policy 4.3: Designate routes for trucks carrying hazardous materials and preventing trucks from using residential and local streets.

Consistency Analysis: The proposed Project would designate only arterials roads as routes for trucks carrying hazardous materials, such as Colima Road, thereby preventing the use of residential and local streets. Therefore, the proposed Project is found to be consistent with this policy.

Policy 4.4: Work with the County Fire Department and adjacent cities on emergency response plans for hazardous material accidents.

Consistency Analysis: Oil spills could be possible during drilling and production and from the oil and gas pipeline during operations. The City of Whittier is within LACoFD jurisdiction and the proposed Project Site is within the LACoFD's Central Department Region, Battalion 8 area,

which includes seven fire stations. The closest County hazardous materials team is Fire Station #105 (Battalion 7) in Compton, approximately 20 miles southwest.

In 1991, the LACoFD merged with the Department of Health Services Hazardous Materials Control Program to form the Health Hazardous Materials Division (HHMD). In 1997, the HHMD became a Certified Unified Program Agency to administer the Hazardous Materials Release Response Plans and Inventory Program within Los Angeles County. The Applicant and LACoFD would provide emergency response and fire protection services. An Emergency Response Plan would address equipment and operating conditions associated with the proposed Project. Therefore, the proposed Project is found to be consistent with this policy.

Noise Element

Goal 1: Minimize noise levels throughout the community.

Policy 1.2: Consider steps to correct existing noise problems and avoid future problems through design measures, such as buffers and barriers or through abatement procedures.

Consistency Analysis: As detailed in Section 4.5, Noise and Vibration, noise reducing mitigation efforts incorporated into the proposed Project would include wood timbers and sleepers on pipe racks and at the pipe AE-door ramp to minimize metal-on-metal contact. In addition, wood timbers on the rig floor and on the pipe racks would minimize metal-on-metal contact.

Hydraulic tongs rather than chain or pneumatic tongs would also minimize metal-on-metal contact. Sound levels from other equipment, such as pumps, compressors, generators, winches, and auxiliary engines, would be mitigated as necessary with enclosures, vibration-reducing mounts, and mufflers. Further, a 30-foot tall sound barrier would surround the drilling area. Therefore, the proposed Project is found to be consistent with this policy.

Goal 2: Discourage noises which are detrimental to the public health and welfare and contrary to the public interest.

Policy 2.1: Control, at their sources, any sounds which exceed accepted community noise levels.

Consistency Analysis: As described in Section 4.5, Noise and Vibration, during the drilling and operations activities, the proposed Project may produce sounds levels that exceed accepted community noise levels. Mitigation measures identified in Section 4.5, such as 30-foot tall sound barriers, and other mitigation measures detailed to mitigate noise impacts would serve to minimize these impacts to an acceptable level. Therefore, the proposed Project is found to be consistent with this policy.

Policy 2.2: Evaluate and control the noise impacts of major developments and construction through the environmental review process.

Consistency Analysis: The proposed Project would include developing an oil and gas extraction facility that would produce noise impacts during drilling and operations activities. Section 4.5, Noise and Vibration, discusses these impacts and identifies mitigation measures to minimize their effect. Therefore, this EIR evaluates the noise impacts of the proposed Project's consistency with this policy.

Policy 2.4: Support the enforcement of existing laws pertaining to the noise of off-road vehicles, trucks, and equipment.

Consistency Analysis: Section 4.5, Noise and Vibration, identifies existing noise standards for activities including construction work. Planning efforts for the proposed Project strive to meet these noise level standards; however, certain drilling and operations activities related to off-road vehicles, trucks and equipment, may exceed these limits with the potential of producing adverse impacts. Mitigation measures identified in this section would reduce these impacts. Therefore, the proposed Project is found to be consistent with this policy.

Policy 2.5: Recognize and follow acceptable noise level standards from schools, parks, and other land uses in future planning.

Consistency Analysis: Section 4.5, Noise and Vibration, identifies existing noise standards for schools, parks, and other land uses. Planning efforts for the proposed Project strive to meet these noise level standards; however, certain drilling and operations activities may exceed these limits and may produce adverse impacts. Mitigation measures identified in this section would reduce these impacts. Therefore, the proposed Project is found to be consistent with this policy.

Historic Resources Element

Goal 1: Determine the nature and extent of Whittier's physical and cultural heritage.

Policy 1.2: Require investigations for new development during the environmental review to evaluate the potential for archaeological and paleontological resources.

Consistency Analysis: The proposed Project Site area lies within the Whittier Main Oil Field, a former oil field that produced oil for nearly 100 years until approximately 1989. In 2004, a survey identified the Whittier Oil Field as an archaeological site (19-003341) and identified two isolated prehistoric resources. Additionally, the Native American Heritage Commission conducted a search of the sacred lands file and determined no Native American cultural resources in the proposed Project Site area; however, additional consultation is underway. These investigations indicate that the proposed Project is consistent with this policy.

4.11.5.2 Whittier Municipal Code

The Project Site is zoned as open space under the City of Whittier Municipal Code. Therefore, reintroduction of oil exploration to the Project Site would not be permitted by right under Sections 18.09.010, 18.09.020, and 18.09.030 of the Whittier Municipal Code (see Page 4.2-28). However, oil and gas exploration and production are also allowed with a conditional use permit under Section 18.52.030.

Implementation of mitigation measures throughout all other issue areas within the document, particularly Air Quality, Biology, Water Resources, Noise, and Aesthetics and Visual Resources would reduce impacts to less than significant with mitigation. However, aesthetic impacts would remain significant after mitigation and create incompatibility issues that are detailed in impact LU.3. Inclusion of the mitigation measures discussed in the different issue area sections of this

environmental document as part of a CUP, which is allowed under the City's Zoning Ordinance for oil and gas projects in the Open Space zone district, could mitigate impacts to less than significant levels. Consistency with City CUP findings is subject to City Planning Commission and City Council consideration.

4.11.5.3 Resource Management Plan

Several goals of the Resource Management Plan (RMP) would be applicable to the proposed Project. Consistency with the RMP goals is discussed below.

Biological Resources Element

Goal BIO-3: Maintain all populations of native plants and wildlife with special emphasis on management of locally uncommon, sensitive, federally threatened or endangered species and other sensitive resources.

Consistency Analysis: The proposed Project's biological resources are evaluated in Section 4.2, Biological Resources, of this environmental document, including sensitive, threatened, or endangered plant species. Mitigation measures within the different resources sections are included to minimize edge effects generated by the oilfield development. In some cases, disturbed habitats would be mitigated by restoring other areas at a higher ratio of the original impact, creating and preserving sensitive habitats. Oil spills during drilling and production and from the oil and gas pipeline could affect biological resources. Section 4.2, Biological Resources, discusses biological impacts of oil spills. Mitigation measures developed for Section 4.2, Biological Resources, would minimize these impacts. In addition, Project implementation would contribute funding to the Habitat Authority's management and restoration activities within the Preserve, enabling the implementation of biological resource protection and management policies that are otherwise expected to be unfunded or underfunded as the Puente Hills Landfill fees and other revenue sources are depleted. Therefore, the proposed Project is found to be consistent with this goal.

Goal BIO-4: Enhance and restore degraded habitats in the Preserve.

Consistency Analysis: The proposed Project would result in impacts to some potentially sensitive habitats; however, mitigation measures included within Section 4.2, Biological Resources, would mitigate losses at a higher ratio, which in turn would enhance and restore other areas within the Preserve that would otherwise not be restored. In addition, Project implementation would contribute funding to the Habitat Authority's management and restoration activities as noted above. Therefore, the proposed Project is found to be consistent with this goal.

Goal BIO-5: Implement monitoring programs designed to identify ecosystem threats and guide adaptive management of the Preserve by tracking the health, function, and integrity of habitats and ecological processes.

Consistency Analysis: The proposed Project lies within an ecologically sensitive area of the Preserve. The development of an oilfield within this portion of the Preserve could disturb existing soil conditions and impact locally uncommon, sensitive, threatened, or endangered

species. Section 4.2, Biological Resources, identifies mitigation measures developed to address these potential impacts. In addition, Project implementation would contribute funding to the Habitat Authority's management and restoration activities as noted above. Therefore, the proposed Project is found to be consistent with this goal.

Cultural Resources Element

Goal CULT-1: Protect and preserve important cultural resources.

Consistency Analysis: The proposed Project Site area lies within the Whittier Main Oil Field, a former oil field that produced oil for nearly 100 years until approximately 1993. In 2004, a survey identified the Whittier Oil Field as an archaeological site (19-003341) and identified two isolated prehistoric resources. Additionally, the Native American Heritage Commission conducted a search of the sacred lands file and determined there were no Native American cultural resources in the proposed Project Site area. These investigations indicate that the proposed Project would be consistent with this policy. Further, Section 4.9, Cultural Resources and Archeology, identifies mitigation measures developed to address the unanticipated disturbance of cultural and archeological resources during the development of the proposed Project. Therefore, the proposed Project is found to be consistent with this goal.

Goal CULT-2: Preserve and interpret the remains of the Whittier Oil Field as a significant historic site for the education and enjoyment of Preserve visitors.

Consistency Analysis: The proposed Project Site area lies within the Whittier Main Oil Field, a former oil field that produced oil for nearly 100 years. While the reintroduction of oil production would disturb a portion of the Whittier Main Oil Field, Project implementation would contribute funding to the Habitat Authority's management and restoration activities which could include cultural preservation and education activities. Therefore, the proposed Project is found to be consistent with this goal.

Goal CULT-3: Follow established protocol if human remains are encountered during ground-disturbing activities in the Preserve.

Consistency Analysis: Section 4.9, Cultural Resources and Archeology, identifies mitigation measures developed to address the unanticipated disturbance of human remains during the development of the proposed Project. Therefore, the proposed Project is found to be consistent with this goal.

Goal CULT-4: Record, identify and preserve paleontological resources if found on the Preserve.

Consistency Analysis: Section 4.9, Cultural Resources and Archeology, identifies mitigation measures developed to address the unanticipated disturbance of paleontological resources during the development of the proposed Project. Therefore, the proposed Project is found to be consistent with this goal.

Public Use Element

Goal USE-1: Provide a trail system that protects natural resources of the Preserve.

Consistency Analysis: The proposed Project is in an area with important ecological resources identified in the Resource Management Plan. The proposed Project would be near portions of the existing trails, potentially impacting portions of the trails. Oils spills during drilling and production and from the oil and gas pipeline could affect these resources. Section 4.14, Recreation, describes potential impacts to recreational resources and includes mitigation measures that would minimize these impacts. Section 4.2, Biological Resources, discusses biological impacts of oil spills. Mitigation measures developed for Section 4.2 and Section 4.14 would minimize these impacts. In addition, Project implementation would contribute funding to the Habitat Authority's management and restoration activities which could include trail system improvements. Therefore, the proposed Project is found to be consistent with this goal.

Goal USE-2: Enforce protection of the varied resources and promote an enjoyable and safe environment for visitors.

Consistency Analysis: The combined effort of the City of Whittier Police Department, Park Rangers, and LACoFD, ensures protection of the Preserve's resources and fosters a safe and enjoyable recreational environment. Cooperation and coordination amongst these agencies will continue during the life of the proposed Project. In addition, Project implementation would contribute funding to the Habitat Authority's management and restoration activities as noted above. Therefore, the proposed Project is found to be consistent with this goal.

Goal USE-3: Create a trail system that provides a broad public benefit by accommodating diverse uses and user abilities, consistent with the purposes of the Habitat Authority.

Consistency Analysis: The proposed Project Site area lies near existing trails within the Preserve. The trail system consists of three trails used for hiking, jogging, dog walking, and bicycling. The proposed Project would be located under or near portions of the trails, which may impact the existing recreational trail use and make the proposed Project inconsistent with this policy. However, mitigation measures identified in Section 4.2, Biological Resources, and Section 4.14, Recreation, would minimize these impacts; and, funding through Project implementation that would otherwise not be available after 2013 would be available to improve the Preserve's trail system. Therefore, the proposed Project is found to be consistent with this goal.

Goal USE-4: Accommodate parking, access points, and trail amenities that maintain the natural character of the land, enhance resource protection, and contribute to the enjoyment of open space.

Consistency Analysis: The proposed Project Site would consist of the Well Area, the Truck Loading Facility, a parking area, and the improved, existing North Access Road to access the Project Site. Without implementing mitigation measures for impacts to recreation and ecological resources, the proposed Project would be inconsistent with this policy. However, Section 4.2, Biological Resources; Section 4.7, Transportation and Circulation; and Section 4.14, Recreation, identify mitigation measures that would minimize these impacts; and funding through Project implementation that would otherwise not be available after 2013 would be available to improve the Preserve's trail system. Therefore, the proposed Project is found to be consistent with this goal.

Visual Resources and Aesthetics Element

Goal VISUAL-1: Protect and enhance views and distinctive landscape features that contribute to the setting, character, and visitor experience of the Preserve.

Consistency Analysis: The proposed Project includes the development of an oil and gas extraction facility on approximately 7 acres in the Preserve. This development would disturb existing soil conditions, wildlife habitat, visual resources, and visitor experience, described in Section 4.2, Biological Resources, Section 4.5, Noise and Vibration, Section 4.6, Aesthetics and Visual Resources, and Section 4.14, Recreation. Mitigation measures developed for these sections would minimize these potential impacts. With mitigation, certain residual impacts to views from Project operations would remain. However, Project implementation would contribute funding to the Habitat Authority's management and restoration activities which could include enhancement of views and landscape features in other areas of the Preserve as well as in the vicinity of the Project Site. Therefore, the proposed Project is found to be partially consistent with this goal.

4.11.5.4 Los Angeles County General Plan

Portions of the proposed Project's oil and gas pipeline fall within Los Angeles County jurisdiction. Several goals of the Los Angeles County General Plan would be applicable to those portions of the proposed Project.

Safety Element

Wildland and Urban Fire Hazards

Goal: Reduce threats to public safety and protect property from wildland and urban fire hazards.

Policy 15: Maintain and strengthen the review of projects and development proposals; and upgrade County fire prevention standards and mitigation measures in areas of high wildland (mainly Fire Zone 4) and urban fire hazard.

Consistency Analysis: The Applicant would be required to submit detailed construction drawings and grading plans to the City for review and approval. The proposed Project would necessarily comply with all applicable building codes and city ordinances. The proposed Project would implement land use buffering techniques, such as noise abatement fences and effective landscaping, to reduce impacts on surrounding properties. Continued work with the City and other applicable agencies and organizations, as well as compliance with CEQA requirements, would demonstrate the proposed Project's consistency with this policy.

Policy 16: Continue to coordinate fire-fighting efforts with state, Federal and local agencies in fire hazard areas; and review and update mutual and automatic aid agreements between the County and other fire protection agencies.

Consistency Analysis: The City of Whittier is within LACoFD jurisdiction and the proposed Project Site is within the LACoFD's Central Department Region, Battalion 8 area, which

includes seven fire stations. The LACoFD provides both prevention services (e.g., inspections, permits, and drills) and emergency response.

The Applicant and LACoFD would provide emergency response and fire protection services. An Emergency Response Plan would address equipment and operating conditions associated with the proposed Project.

The County would provide initial response to a hazardous materials incident at the proposed Project Site, such as a crude oil fire or propane release; the hazardous materials unit would provide extensive resources for remaining response activities. Therefore, the proposed Project is found to be consistent with this policy.

Policy 17: Continue efforts to reduce all fire hazards, with special emphasis on reducing hazards associated with older buildings, multistory structures, and fire-prone industrial facilities; and maintain an adequate fire prevention capability in all areas.

Consistency Analysis: The Applicant would be required to submit detailed construction drawings and grading plans to the City for review and approval. The proposed Project would have to comply with all applicable building codes and city ordinances. The proposed Project would implement land use buffering techniques, such as noise abatement fences and effective landscaping, to reduce impacts on surrounding properties. Continued work with the City and other applicable agencies and organizations, as well as compliance with CEQA requirements, would demonstrate the proposed Project's consistency with this policy.

Hazardous Materials

Goal: Reduce threats to the public health and safety from hazardous materials, especially threats induced by earthquakes.

Policy 20: Review proposed development projects involving the use or storage of hazardous materials, and disapprove proposals which cannot properly mitigate unacceptable threats to public health and safety to the satisfaction of responsible agencies.

Consistency Analysis: The Applicant would be required to submit detailed construction drawings and grading plans to the City for review and approval. The proposed Project would necessarily comply with all applicable building codes and city ordinances, including those related to the use and storage of hazardous materials. Continued work with the City and other applicable agencies and organizations, as well as compliance with CEQA requirements, would demonstrate the proposed Project's consistency with this policy.

Policy 21: Promote the safe transportation of hazardous materials.

Consistency Analysis: The proposed Project would designate only arterial roads as routes for trucks carrying hazardous materials, such as Colima Road, thereby preventing the use of residential and local streets. Therefore, the proposed Project is found to be consistent with this policy.

Policy 22: Encourage businesses and organizations which store and use hazardous materials to improve management and transportation of such materials.

Consistency Analysis: Hazardous waste generated by the proposed Project would be disposed of at one of the California hazardous waste disposal facilities, such as Kettleman Hills Facility in Kettleman City, McKittrick Waste Treatment Site in McKittrick, or Clean Harbors Buttonwillow Facility in Buttonwillow. The proposed Project would designate only arterials roads as routes for trucks carrying hazardous materials, thereby preventing the use of residential and local streets. Therefore, the proposed Project is found to be consistent with this policy.

Emergency Response, Preparedness and Recovery

Goal: Strengthen County short-term emergency response and long-term recovery capability.

Policy 25: Promote greater public awareness and understanding of safety hazards and emergency preparedness and response procedures.

Policy 26: Promote the development of community/neighborhood, and workplace self-help and disaster relief groups to improve the effectiveness of local emergency response, light search and rescue, and emergency medical care.

Policy 27: Strengthen the capability of County agencies to effectively respond to earthquake and non-earthquake induced emergencies.

Policy 28: Upgrade regional heavy rescue capability including mobilization operations and resource management.

Policy 29: Encourage critical facilities to maintain and regularly update emergency response plans identifying safety procedures, disaster control capabilities, and evacuation procedures such as drills and exercises.

Policy 30: Upgrade interagency and multijurisdictional communications, planning and decision making to ensure efficient and integrated emergency response capability.

Policy 31: Promote improved cooperation with nonprofit and private sector emergency response organizations.

Consistency Analysis: The City of Whittier is within LACoFD jurisdiction and the proposed Project Site is within the LACoFD's Central Department Region, Battalion 8 area, which includes seven fire stations. The closest County hazardous materials team is at Fire Station #105 (Battalion 7) in Compton, approximately 20 miles southwest. The LACoFD provides both prevention services (e.g., inspections, permits, and drills) and emergency response.

The Applicant and LACoFD would provide emergency response and fire protection services. An Emergency Response Plan would address equipment and operating conditions associated with the proposed Project.

The County would provide initial response to a hazardous materials incident at the proposed Project Site, such as a crude oil fire or propane release; the hazardous materials unit would provide extensive resources for remaining response activities.

Section 4.3, Safety, Risk of Upset and Hazardous Materials, and Section 4.12, Fire Protection and Emergency Services, discuss potential impacts of the proposed Project to these issue areas. Mitigation measures developed for these two sections would minimize these impacts. Therefore, the proposed Project is found to be consistent with these policies.

4.11.5.5 Policy Consistency Summary

The proposed Project is found to be consistent with the goals and policies of the City General Plan. Inclusion of the mitigation measures discussed in the different issue area sections of this environmental document as part of a CUP, which is allowed under the City's Zoning Ordinance for oil and gas projects in the Open Space zone district, would mitigate impacts to less than significant levels. Consistency with City CUP findings is subject to City Planning Commission and City Council consideration.

Inclusion of mitigation measures presented in this EIR as well as the proposed Project's expected contributions to ongoing maintenance and improvement of the Preserve are expected to cause the Project to be consistent with the RMP habitat conservation plans.

The Project is found to be consistent with applicable County of Los Angeles goals and policies.

Mitigation Measures

Mitigation measures associated with Section 4.1, Air Quality; Section 4.2, Biology; Section 4.5, Noise; Section 4.6, Aesthetics and Visual Resources; and Section 4.14, Recreation would mitigate potential consistency impacts.

Residual Impacts

No residual impacts are expected after the recommended mitigation measures are implemented. In addition, implementing the Project would ensure continued funding for the Preserve for additional preservation activities that could otherwise be impeded after the Puente Hills Landfill closes in 2013, eliminating that source of funding. Finally if the Project is approved by the City, it is expected that the mitigation measures recommended in this environmental document would be included in the conditional use permit required for an oil and gas drilling project. Implementing those mitigation measures would decrease potential impacts and achieve consistency with the General Plan and other related planning documents.

4.11.6 Other Issue Area Mitigation Measure Impacts

Mitigation measures proposed for other issues areas could have land use impacts if they are implemented, such as required fuel modification areas. However, potential land use impacts that could result from the mitigation measures proposed for other issue areas are considered within

their respective issue areas, and as appropriate within this Land Use Section. Therefore, the mitigation measures would not result in additional significant impacts, and additional analysis or mitigation is not required.

4.11.7 Cumulative Impacts and Mitigation Measures

Projects that could create cumulative land use impacts are those that would contribute to an incompatibility with the land uses in the vicinity of the oil field. None of the proposed residential, commercial, oil development or institutional projects listed in Section 3.0, Cumulative Projects Description, would be incompatible in scale, use, or characteristics with the proposed Project. Therefore, cumulative land use impacts are expected to be less than significant.