

Table of Contents

Contents	Page
1. EXECUTIVE SUMMARY	1-1
1.1 INTRODUCTION	1-1
1.2 ENVIRONMENTAL PROCEDURES	1-1
1.2.1 EIR Format	1-2
1.2.2 Type and Purpose of This DEIR.....	1-3
1.3 PROJECT LOCATION	1-4
1.4 PROJECT SUMMARY	1-4
1.5 SUMMARY OF PROJECT ALTERNATIVES.....	1-5
1.5.1 No Project/Existing School Improvement Alternative	1-6
1.5.2 New Expanded School Only Alternative.....	1-6
1.5.3 New School, New Baseball Fields, and Reduced Density Residential Development Alternative	1-6
1.5.4 New Replacement School and Residential Development Alternative	1-6
1.6 ISSUES TO BE RESOLVED	1-6
1.7 AREAS OF CONTROVERSY	1-7
1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION.....	1-7
2. INTRODUCTION.....	2-1
2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT.....	2-1
2.2 NOTICE OF PREPARATION AND INITIAL STUDY.....	2-2
2.3 SCOPE OF THIS DEIR	2-15
2.3.1 Impacts Considered Less Than Significant	2-15
2.3.2 Potentially Significant Adverse Impacts	2-16
2.3.3 Unavoidable Significant Adverse Impacts	2-16
2.4 INCORPORATION BY REFERENCE	2-17
2.5 FINAL EIR CERTIFICATION	2-17
2.6 MITIGATION MONITORING.....	2-17
3. PROJECT DESCRIPTION.....	3-1
3.1 PROJECT LOCATION	3-1
3.2 STATEMENT OF OBJECTIVES	3-1
3.3 PROJECT CHARACTERISTICS.....	3-1
3.3.1 Description of the Project.....	3-2
3.4 INTENDED USES OF THE EIR	3-3
4. ENVIRONMENTAL SETTING	4-1
4.1 INTRODUCTION	4-1
4.2 REGIONAL ENVIRONMENTAL SETTING	4-1
4.2.1 Regional Location.....	4-1
4.2.2 Regional Planning Considerations.....	4-1
4.3 LOCAL ENVIRONMENTAL SETTING	4-3
4.3.1 Location and Land Use	4-3
4.3.2 Surrounding Land Uses.....	4-4
4.3.3 Public Services and Utilities	4-4
4.3.4 General Plan and Zoning.....	4-4
4.4 ASSUMPTIONS REGARDING CUMULATIVE IMPACTS	4-4
5. ENVIRONMENTAL ANALYSIS	5-1
5.1 AIR QUALITY	5.1-1
5.1.1 Environmental Setting.....	5.1-1
5.1.2 Thresholds of Significance.....	5.1-16
5.1.3 Plans, Programs, and Policies	5.1-21

Table of Contents

Contents	Page	
5.1.4	Environmental Impacts.....	5.1-21
5.1.5	Cumulative Impacts	5.1-31
5.1.6	Level of Significance Before Mitigation	5.1-32
5.1.7	Mitigation Measures.....	5.1-33
5.1.8	Level of Significance After Mitigation	5.1-33
5.1.9	References.....	5.1-36
5.2	ENERGY.....	5.2-1
5.2.1	Environmental Setting.....	5.2-1
5.2.2	Thresholds of Significance.....	5.2-5
5.2.3	Plans, Programs, and Policies	5.2-6
5.2.4	Environmental Impacts.....	5.2-6
5.2.5	Cumulative Impacts	5.2-8
5.2.6	Level of Significance Before Mitigation	5.2-8
5.2.7	Mitigation Measures.....	5.2-8
5.2.8	Level of Significance After Mitigation	5.2-8
5.2.9	References.....	5.2-8
5.3	GEOLOGY AND SOILS.....	5.3-1
5.3.1	Environmental Setting.....	5.3-1
5.3.2	Thresholds of Significance.....	5.3-1
5.3.3	Plans, Programs, and Policies	5.3-2
5.3.4	Environmental Impacts.....	5.3-3
5.3.5	Cumulative Impacts	5.3-3
5.3.6	Level of Significance Before Mitigation	5.3-4
5.3.7	Mitigation Measures.....	5.3-4
5.3.8	Level of Significance After Mitigation	5.3-4
5.3.9	References.....	5.3-4
5.4	GREENHOUSE GAS EMISSIONS.....	5.4-1
5.4.1	Environmental Setting.....	5.4-1
5.4.2	Thresholds of Significance.....	5.4-17
5.4.3	Plans, Programs, and Policies	5.4-18
5.4.4	Environmental Impacts.....	5.4-20
5.4.5	Cumulative Impacts	5.4-25
5.4.6	Level of Significance Before Mitigation	5.4-26
5.4.7	Mitigation Measures.....	5.4-26
5.4.8	Level of Significance After Mitigation	5.4-26
5.4.9	References.....	5.4-26
5.5	HYDROLOGY AND WATER QUALITY	5.5-1
5.5.1	Environmental Setting.....	5.5-1
5.5.2	Thresholds of Significance.....	5.5-7
5.5.3	Plans, Programs, and Policies	5.5-8
5.5.4	Environmental Impacts.....	5.5-9
5.5.5	Cumulative Impacts	5.5-10
5.5.6	Level of Significance Before Mitigation	5.5-10
5.5.7	Mitigation Measures.....	5.5-10
5.5.8	Level of Significance After Mitigation	5.5-11
5.5.9	References.....	5.5-11
5.6	NOISE.....	5.6-1
5.6.1	Environmental Setting.....	5.6-1
5.6.2	Plans, Programs, and Policies	5.6-10
5.6.3	Thresholds of Significance.....	5.6-11
5.6.4	Environmental Impacts.....	5.6-13

Table of Contents

Contents	Page
5.6.5 Cumulative Impacts	5.6-22
5.6.6 Level of Significance Before Mitigation	5.6-22
5.6.7 Mitigation Measures.....	5.6-22
5.6.8 Level of Significance After Mitigation	5.6-24
5.6.9 References.....	5.6-24
5.7 RECREATION	5.7-1
5.7.1 Environmental Setting.....	5.7-1
5.7.2 Thresholds of Significance.....	5.7-2
5.7.3 Plans, Programs, and Policies	5.7-2
5.7.4 Environmental Impacts.....	5.7-2
5.7.5 Cumulative Impacts	5.7-4
5.7.6 Level of Significance Before Mitigation	5.7-5
5.7.7 Mitigation Measures.....	5.7-5
5.7.8 Level of Significance After Mitigation	5.7-5
5.7.9 References.....	5.7-5
5.8 TRANSPORTATION.....	5.8-1
5.8.1 Environmental Setting.....	5.8-1
5.8.2 Thresholds of Significance.....	5.8-12
5.8.3 Plans, Programs, and Policies	5.8-12
5.8.4 Environmental Impacts.....	5.8-15
5.8.5 Cumulative Impacts	5.8-41
5.8.6 Level of Significance Before Mitigation	5.8-41
5.8.7 Mitigation Measures.....	5.8-42
5.8.8 Level of Significance After Mitigation	5.8-45
5.8.9 References.....	5.8-46
5.9 TRIBAL CULTURAL RESOURCES	5.9-1
5.9.1 Environmental Setting.....	5.9-1
5.9.2 Thresholds of Significance.....	5.9-4
5.9.3 Plans, Programs, and Policies	5.9-4
5.9.4 Environmental Impacts.....	5.9-5
5.9.5 Cumulative Impacts	5.9-6
5.9.6 Level of Significance Before Mitigation	5.9-6
5.9.7 Mitigation Measures.....	5.9-6
5.9.8 Level of Significance After Mitigation	5.9-7
5.9.9 References.....	5.9-8
5.10 UTILITIES AND SERVICE SYSTEMS	5.10-1
5.10.1 Environmental Setting.....	5.10-1
5.10.2 Thresholds of Significance.....	5.10-3
5.10.3 Plans, Programs, and Policies	5.10-4
5.10.4 Environmental Impacts.....	5.10-4
5.10.5 Cumulative Impacts	5.10-7
5.10.6 Level of Significance Before Mitigation	5.10-8
5.10.7 Mitigation Measures.....	5.10-8
5.10.8 Level of Significance After Mitigation	5.10-8
5.10.9 References.....	5.10-8
6. SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS	6-1
6.1 RECREATION	6-1
6.2 TRANSPORTATION.....	6-1
7. ALTERNATIVES TO THE PROPOSED PROJECT	7-1
7.1 INTRODUCTION.....	7-1
7.1.1 Purpose and Scope.....	7-1

Table of Contents

Contents	Page
7.1.2	Project Objectives7-2
7.2	ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING/PROJECT PLANNING PROCESS7-2
7.2.1	Alternative Development Areas7-2
7.3	ALTERNATIVES SELECTED FOR FURTHER ANALYSIS.....7-3
7.4	ALTERNATIVE 1: NO PROJECT/EXISTING SCHOOL IMPROVEMENT ALTERNATIVE.7-4
7.4.1	Air Quality7-4
7.4.2	Energy7-4
7.4.3	Geology and Soils7-4
7.4.4	Greenhouse Gas Emissions7-5
7.4.5	Hydrology and Water Quality7-5
7.4.6	Noise.....7-5
7.4.7	Recreation7-5
7.4.8	Transportation7-6
7.4.9	Tribal Cultural Resources7-6
7.4.10	Utilities and Service Systems7-6
7.4.11	Conclusion7-6
7.5	ALTERNATIVE 2: NEW EXPANDED SCHOOL ONLY ALTERNATIVE7-6
7.5.1	Air Quality7-7
7.5.2	Energy7-7
7.5.3	Geology and Soils7-7
7.5.4	Greenhouse Gas Emissions7-7
7.5.5	Hydrology and Water Quality7-8
7.5.6	Noise.....7-8
7.5.7	Recreation7-8
7.5.8	Transportation7-8
7.5.9	Tribal Cultural Resources7-9
7.5.10	Utilities and Service Systems7-9
7.5.11	Conclusion7-9
7.6	ALTERNATIVE 3: NEW SCHOOL, NEW BASEBALL FIELDS, AND REDUCED DENSITY RESIDENTIAL DEVELOPMENT ALTERNATIVE7-9
7.6.1	Air Quality7-9
7.6.2	Energy7-10
7.6.3	Geology and Soils7-10
7.6.4	Greenhouse Gas Emissions7-10
7.6.5	Hydrology and Water Quality7-11
7.6.6	Noise.....7-11
7.6.7	Recreation7-11
7.6.8	Transportation7-11
7.6.9	Tribal Cultural Resources7-12
7.6.10	Utilities and Service Systems7-12
7.6.11	Conclusion7-12
7.7	ALTERNATIVE 4: NEW REPLACEMENT SCHOOL AND RESIDENTIAL DEVELOPMENT ALTERNATIVE7-12
7.7.1	Air Quality7-12
7.7.2	Energy7-13
7.7.3	Geology and Soils7-13
7.7.4	Greenhouse Gas Emissions7-13
7.7.5	Hydrology and Water Quality7-14
7.7.6	Noise.....7-14
7.7.7	Recreation7-14

Table of Contents

Contents	Page
7.7.8 Transportation	7-14
7.7.9 Tribal Cultural Resources	7-14
7.7.10 Utilities and Service Systems	7-15
7.7.11 Conclusion	7-15
7.8 ENVIRONMENTALLY SUPERIOR ALTERNATIVE	7-15
8. IMPACTS FOUND NOT TO BE SIGNIFICANT	8-1
9. SIGNIFICANT IRREVERSIBLE CHANGES DUE TO THE PROPOSED PROJECT	9-1
10. GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT	10-1
11. ORGANIZATIONS AND PERSONS CONSULTED	11-1
12. QUALIFICATIONS OF PERSONS PREPARING EIR	12-1
PLACEWORKS	12-1
13. BIBLIOGRAPHY	13-1

APPENDICES

Appendix A	Notice of Preparation/Initial Study
Appendix B	Comments to Notice of Preparation
Appendix C	Air Quality/GHG Data
Appendix D	Health Risk Assessment
Appendix E	Cultural Resources Study
Appendix F	Geotechnical Study
Appendix G	Geology and Environmental Hazards Assessment
Appendix H	Drainage Data
Appendix I	Noise Data
Appendix J	Traffic Study
Appendix K	Utilities Plan

Table of Contents

Figure		Page
Figure 3-1	Regional Location.....	3-5
Figure 3-2	Local Vicinity.....	3-7
Figure 3-3	Aerial Photograph.....	3-9
Figure 3-4	Conceptual Wedgeworth K-8 School and Residential Development Site Plan.....	3-11
Figure 3-5	Proposed K-8 School Site Plan	3-13
Figure 3-6a	School Building Elevations, Building A.....	3-15
Figure 3-6b	School Building Elevations, Building B.....	3-17
Figure 3-6c	School Building Elevations, Building C.....	3-19
Figure 3-6d	School Building Elevations, Building D	3-21
Figure 3-6e	School Building Elevations, Building E.....	3-23
Figure 3-7	Building A 3D Views	3-25
Figure 3-8	Building B 3D Views.....	3-27
Figure 3-9	Perspective Views	3-29
Figure 3-10	Perspective Views	3-31
Figure 3-11	Perspective Views	3-33
Figure 5.6-1	Approximate Temporary Noise Barrier Locations.....	5.6-25
Figure 5.8-1	Traffic Study Area Intersections	5.8-13
Figure 5.8-2	School Inbound Trip Distribution	5.8-17
Figure 5.8-3	School Outbound Trip Distribution	5.8-19
Figure 5.8-4	Residential Inbound Trip Distribution	5.8-21
Figure 5.8-5	Residential Outbound Trip Distribution.....	5.8-23
Figure 5.8-6	Cumulative Project Locations	5.8-27
Figure 5.8-7	Site Access Recommendations.....	5.8-43

Table of Contents

Table		Page
Table 1-1	Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation	1-9
Table 2-1	Government Agency NOP Written Comments Summary	2-2
Table 2-2	Residents NOP Written Comments Summary	2-7
Table 4-1	Cumulative Projects	4-5
Table 5.1-1	Criteria Air Pollutant Health Effects Summary	5.1-4
Table 5.1-2	Ambient Air Quality Standards for Criteria Pollutants	5.1-6
Table 5.1-3	Attainment Status of Criteria Pollutants in the South Coast Air Basin	5.1-13
Table 5.1-4	Ambient Air Quality Monitoring Summary	5.1-15
Table 5.1-5	SCAQMD Significance Thresholds	5.1-17
Table 5.1-6	SCAQMD Localized Significance Thresholds	5.1-19
Table 5.1-7	SCAQMD Construction Screening-Level Localized Significance Thresholds	5.1-20
Table 5.1-8	SCAQMD Toxic Air Contaminants Incremental Risk Thresholds	5.1-20
Table 5.1-9	Construction Activities, Phasing and Equipment	5.1-23
Table 5.1-10	Maximum Daily Construction Emissions	5.1-25
Table 5.1-11	Opening Year 2021, Regional Operation Emissions	5.1-27
Table 5.1-12	Buildout Year 2026 Regional Operation Emissions	5.1-27
Table 5.1-13	Construction Emissions Compared to the Screening-Level LSTs	5.1-28
Table 5.1-14	Maximum Daily Construction Emissions with Mitigation	5.1-34
Table 5.1-15	Phase 1 Site Preparation and Grading Emissions Compared to the Screening-Level LSTs with Mitigation	5.1-35
Table 5.2-1	Electricity and Natural Gas Consumption	5.2-7
Table 5.4-1	GHG Emissions and Their Relative Global Warming Potential Compared to CO ₂	5.4-2
Table 5.4-2	Summary of GHG Emissions Risks to California	5.4-5
Table 5.4-3	2017 Climate Change Scoping Plan Emissions Reductions Gap	5.4-9
Table 5.4-4	2017 Climate Change Scoping Plan Emissions Change by Sector	5.4-10
Table 5.4-5	Unincorporated Areas CCAP GHG Reductions	5.4-16
Table 5.4-6	Existing GHG Emissions Inventory	5.4-17
Table 5.4-7	Net Increase in Project-Related GHG Emissions	5.4-22
Table 5.4-8	Consistency with the County CCAP	5.4-24
Table 5.6-1	Human Reaction to Typical Vibration Levels	5.6-5
Table 5.6-2	Community Noise and Land Use Compatibility	5.6-7
Table 5.6-3	County of Los Angeles Exterior Noise Standards	5.6-8
Table 5.6-4	County of Los Angeles Stationary Construction Equipment Noise Limits	5.6-9
Table 5.6-5	Groundborne Vibration Criteria: Architectural Damage	5.6-12

Table of Contents

Table	Page
Table 5.6-6	Phase 1 Project-Related Construction Noise Levels 5.6-15
Table 5.6-7	Phase 2 Project-Related Construction Noise Levels 5.6-16
Table 5.6-8	Project-Related Increase in Traffic from Noise Phase 2 (Full Buildout) 5.6-17
Table 5.6-9	Vibration Annoyance Levels for Typical Construction Equipment, Phase 1 5.6-20
Table 5.6-10	Vibration Annoyance Levels for Typical Construction Equipment, Phase 2 5.6-20
Table 5.6-11	Vibration Impact Levels for Typical Construction Equipment, Phase 1 5.6-21
Table 5.6-12	Vibration Impact Levels for Typical Construction Equipment, Phase 2 5.6-21
Table 5.8-1	Level of Service Definitions for Signalized Intersections 5.8-4
Table 5.8-2	Unsignalized Intersections Level of Service Descriptions 5.8-5
Table 5.8-3	Existing Peak Hour Intersection Levels of Service 5.8-10
Table 5.8-4	Trip Generation Rates 5.8-15
Table 5.8-5	Phase 1 Project Trip Generation 5.8-15
Table 5.8-6	Phase 2 Project Trip Generation 5.8-16
Table 5.8-7	Existing Plus Project Phase 1 Peak Hour Intersection Levels of Service 5.8-29
Table 5.8-8	Existing Plus Project Phase 2 Peak Hour Intersection Levels of Service 5.8-31
Table 5.8-9	2021 Plus Project Phase 1 Peak Hour Intersection Levels of Service 5.8-32
Table 5.8-10	2026 Plus Project Phase 2 Peak Hour Intersection Levels of Service 5.8-35
Table 5.8-11	Proposed Project VMT 5.8-39
Table 5.8-12	Project Impact With Mitigation Measure 5.8-45
Table 7-1	Ability of Each Alternative to Meet the Project Objectives 7-16
Table 8-1	Impacts Found Not to Be Significant 8-1

Abbreviations and Acronyms

ABBREVIATIONS AND ACRONYMS

AAQS	ambient air quality standards
AB	Assembly Bill
ADT	average daily traffic
amsl	above mean sea level
AQMP	air quality management plan
AST	aboveground storage tank
BAU	business as usual
bgs	below ground surface
BMP	best management practices
CAA	Clean Air Act
CAFE	corporate average fuel economy
CalARP	California Accidental Release Prevention Program
CalEMA	California Emergency Management Agency
Cal/EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources, Recycling, and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDE	California Department of Education
CDFW	California Department of Fish and Wildlife
CDS	continuous deflective separation
CEC	California Energy Commission
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CGP	Construction General Permit
CGS	California Geologic Survey

Abbreviations and Acronyms

CMP	congestion management program
CNDDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CO	carbon monoxide
CO ₂ e	carbon dioxide equivalent
Corps	US Army Corps of Engineers
CSMD	Consolidated Sewer Maintenance District
CSO	combined sewer overflows
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DEIR	draft environmental impact report
DNL	Day-Night Sound Level
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
EIR	environmental impact report
EPA	United States Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
ES	elementary school
ESCP	erosion and sediment control plan
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GHG	greenhouse gases
GWP	global warming potential
HCM	Highway Capacity Manual
HLPUSD	Hacienda La Puente Unified School District
HUD	US Department of Housing and Urban Development
HVAC	heating, ventilating, and air conditioning system
ICU	intersection capacity utilization
IPCC	Intergovernmental Panel on Climate Change
kBTU	kilo-British Thermal Units

Abbreviations and Acronyms

L _{dn}	day-night noise level
L _{eq}	equivalent continuous noise level
LCFS	low-carbon fuel standard
LID	low impact development
LOS	level of service
LST	localized significance thresholds
MATES	multiple air toxics exposure study
MCL	maximum contaminant level
MEP	maximum extent practicable
mgd	million gallons per day
MLD	Most Likely Descendent
MMT	million metric tons
MPO	metropolitan planning organization
MT	metric ton
MTCO _{2e}	Metric ton of CO _{2e}
MUTCD	the Manual for Uniform Traffic Control Devices
MWD	Metropolitan Water District of Southern California
NAHC	Native American Heritage Commission
NO _x	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
NSR	New Source Review
O ₃	ozone
OEHHA	Office of Environmental Health Hazard Assessment
OES	California Office of Emergency Services
PM	particulate matter
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
RCNM	Roadway Construction Noise Model
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition
RHNA	Regional Housing Needs Assessment
RMP	risk management plan

Abbreviations and Acronyms

RPS	renewable portfolio standard
RR	Regulatory Requirement
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCG	Southern California Gas Company
SFL	Sacred Lands File
SIP	state implementation plan
SLM	sound level meter
SMD	Sewer Maintenance Division
SoCAB	South Coast Air Basin
SO _x	sulfur oxides
SQMP	stormwater quality management plan
SRA	source receptor area [or state responsibility area]
SUSMP	standard urban stormwater mitigation plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TCR	tribal cultural resources
TMDL	total maximum daily load
TNM	transportation noise model
tpd	tons per day
TRI	toxic release inventory
TTCP	traditional tribal cultural places
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UWMP	urban water management plan
V/C	volume-to-capacity ratio
VdB	velocity decibels
VHFHSZ	very high fire hazard severity zone

Abbreviations and Acronyms

VMT	vehicle miles traveled
VOC	volatile organic compound
WQMP	water quality management plan
ZNE	zero net energy

Abbreviations and Acronyms

This page intentionally left blank.