



ENVIRONMENTAL INITIAL STUDY

Project Title:	Whittwood Town Center Specific Plan Amendment
City Project No.:	Specific Plan Amendment No. SPA20-0005, Tentative Tract Map No. TTM22-0002 (TTM83807) and Development Agreement No. DEA22-0001
Lead Agency:	City of Whittier Community Development Department 13230 Penn Street Whittier, CA 90602-1772 Phone: 562-567-9320
Contact Person	Patti Nahill, Contract Project Manager Email: pnahill@cityofwhittier.org Phone: 562-567-9320
Project Sponsor:	Whittwood 1768, Inc. c/o Kimco Realty Corporation 15 Southgate Avenue, Suite 201 Daly City, CA 94015
Project Location:	The 66.4-acre Whittwood Town Center Specific Plan Area is located in the eastern portion of City of Whittier and is bounded by Whittier Boulevard to the north, existing residences and Starbuck Street to the south, Santa Gertrudes Avenue to the east, and Scott Avenue to the west. The primary address is 15466 Whittier Boulevard. The Project area is in Section 35, Township 3 south, Range 11 west, San Bernardino Base Meridian
Project Area:	±66.4 acres
Proposed Specific Plan Designation:	Whittwood Town Center Specific Plan
Existing General Plan Designation:	Mixed-Use 3

November 9, 2022

Table of Contents

1 Project Description	2
2 Determination.....	16
2.1 – Environmental Factors Potentially Affected	16
2.2 – Determination	16
3 Evaluation of Environmental Impacts	18
3.1 – Aesthetics	18
3.2 – Agricultural and Forest Resources.....	20
3.3 – Air Quality.....	22
3.4 – Biological Resources	25
3.5 – Cultural Resources	28
3.6 – Energy	30
3.7 – Geology and Soils	32
3.8 – Greenhouse Gas Emissions.....	35
3.9 – Hazards and Hazardous Materials	37
3.10 – Hydrology and Water Quality	40
3.11 – Land Use and Planning.....	43
3.12 – Mineral Resources	44
3.13 – Noise.....	45
3.14 – Population and Housing.....	47
3.15 – Public Services.....	48
3.16 – Recreation	51
3.17 – Transportation	52
3.18 – Tribal Cultural Resources.....	54
3.19 – Utilities and Service Systems	56
3.20 – Wildfire.....	59
3.21 – Mandatory Findings of Significance	61

List of Figures

Figure 1 Internal Circulation	9
-------------------------------------	---

List of Tables

Table 1 Specific Plan Land Use Statistical Summary.....	3
Table 2 Detailed Land Use Statistical Summary.....	7
Table 3 Agreements, Permits & Approvals	10

List of Exhibits

Exhibit 1 Regional Location Map	12
Exhibit 2 Vicinity Map	13
Exhibit 3 Specific Plan District Map	14
Exhibit 4 Tentative Tract Map No. 22-0002 (TTM83807)	15

1 Project Description

PROJECT LOCATION AND LIMITS

The Project area is located in the City of Whittier, Los Angeles County, California. The City of Whittier (City) is located within the southeastern portion of Los Angeles County. The City is bordered by the unincorporated communities of Hacienda Heights and North Whittier and the Cities of La Habra Heights and Industry to the north/northeast, the unincorporated community of West Whittier-Los Nietos and the City of Pico Rivera to the west, the City of La Habra to the southeast, and the unincorporated community of South Whittier and the Cities of Santa Fe Springs, La Mirada, and Norwalk, and unincorporated areas of Orange County to the south. The Project area is in Section 35, Township 3 south, Range 11 west, San Bernardino Principal Meridian.

The 66.4-acre Whittwood Town Center is located in an urbanized area of the City of Whittier and is bounded by Whittier Boulevard to the north, existing residences and Starbuck Street to the south, Santa Gertrudes Avenue to the east, and Scott Avenue to the west. Location maps are provided on Exhibits 1 and 2.

BACKGROUND AND EXISTING CONDITIONS

The Whittwood Town Center is a 66.4-acre outdoor retail center that includes approximately 743,293 square feet (sf) of commercial uses and 114 single-family semi-detached residential condominium units developed under the existing Whittwood Town Center Specific Plan. Anchor stores include Target, Kohl's, Sears, PetSmart and CVS Pharmacy. Other uses include restaurants, a gym (24 Hour Fitness), personal services, and a transit (bus) hub.

Whittwood Town Center was built in 1952, with various remodels occurring over the years. The original design featured an enclosed mall, which was later modified to its present open-air configuration after approval of the original Whittwood Town Center Specific Plan (WTCSP) in 2003. The Specific Plan has been modified three times since its original approval, to modify uses within the Town Center. The most recent amendment occurred in 2012. The original Specific Plan was approved in conjunction with an EIR (SCH No. 2003061073); this certified EIR was used to adopt the two subsequent amendments to the Specific Plan. The build out assumptions (900,000 sf commercial space and 150 units) have not been amended since 2003. A summary of the original Specific Plan assumptions and amendments are provided below:

- September 30, 2003 – Original Adoption of Whittwood Town Center Specific Plan - Specific Plan for 66.4-acre area allowing up to 900,000 sf of retail and 150 residential units. Entitlements included General Plan Amendment 03-001, Change of Zone 03-003, Certification of the Whittwood Town Center EIR, adoption of the Whittwood Town Center Specific Plan 03-001, and Vesting Tentative Tract No. 54297 (TTM03-001).
- October 11, 2005 – Specific Plan Amendment 05-002 - Specific Plan Amendment to Whittwood Town Center Specific Plan to increase number and size of signage, approve a Master Sign Program, add veterinary clinic and other permissible land uses, and remove property live well requirement. A Negative Declaration was prepared for CEQA clearance.
- July 24, 2012 – Specific Plan Amendment 12-001 - Amend various land use provisions and definitions. Project was categorically exempt from CEQA under a Class 5 (Minor Alterations in Land Use Limitations) Exemption.

PROPOSED SPECIFIC PLAN AMENDMENT

In accordance with the goals of the Whittwood Town Center Specific Plan, the proposed Whittwood Town Center Specific Plan Amendment ("Project" or "WTCSPA") is intended to fulfill the City's desire to revitalize the commercial corridor and landscape treatments on Whittier Boulevard, while creating a sense of place and a central activity focus on the east side of the city. The WTCSPA would allow for the Project area to transition to a mixed-use village with a larger residential component, with the following modifications:

- An additional 1,200 dwelling units to the currently entitled 150 units, for a total of 1,350 dwelling units within the boundaries of the Specific Plan.
- Reduction of commercial square footage from 900,000 sf to 600,000 sf. This change would include the redevelopment of several portions of the Specific Plan that are currently occupied by big-box anchor retailers into higher density residential and mixed-use development.
- The 600,000 commercial square footage is anticipated to encompass a combination of permitted and conditionally permitted uses, and estimates approximately 379,000 sf of retail, 30,000 sf grocery use, a 47,000 sf cinema, 30,000 sf fitness use and 114,000 sf of restaurant, food/quick serve uses.
- Introduction of hotel use, accommodating up to 300 rooms, which may be one structure or divided into multiple structures.
- Realign Whittwood Parkway to provide improved internal circulation and an urban design framework, with planned open space nodes throughout the Specific Plan.
- Reoriented transit area to facilitate transit operations within the new design context.

The existing Specific Plan has five development districts (see Exhibit 3). Consistent with the existing Specific Plan, District 1 - Major Retail, District 2 - Whittier Boulevard, District 3 - Village Service, District 4 - Village Plaza would remain mixed-use in nature while District 5 - Residential Village would remain solely residential. No changes to the overall Specific Plan acreages would occur. Table 1, Specific Plan Land Use Statistical Summary, shows the differences in buildout potential under the existing and amended Specific Plan.

Table 1: Specific Plan Land Use Statistical Summary

LAND USE	EXISTING SPECIFIC PLAN				SPECIFIC PLAN AMENDMENT			
	District	Acres	Floor Area (sf)	Max. Dwelling Units	District	Acres	Floor Area (sf) Rooms	Max. Dwelling Units
Mixed-Use Commercial Hotel Rooms Residential	1,2,3,4	60.3	900,000 sf --	0	1,2,3,4	60.3	600,000 sf 300 Rooms	1,200 DU
High-Density Residential	5	6.1	--	150	5	6.1	--	150
Total		66.4	900,000 sf	150 du		66.4	600,000 sf 300 rooms	1,350 du

Project Description

WTCSPA implementation is expected to occur in phases over an approximate 30-year period in response to market demands and according to a logical and orderly redevelopment of uses, public utilities, and infrastructure. Certain areas may be developed out of the expected sequence, or in smaller increments, provided required infrastructure and services are available at the time of development.

Initial phases of construction within the WTCSPA would require strategic demolition and removal of structures, site clearing, potential remediation work, and establishment of staging areas. It is anticipated that construction equipment and materials would be stored at the construction work areas as development progresses over time.

SPECIFIC PLAN DISTRICTS

As noted above, the WTCSPA is divided into five Districts that collectively generate a unique identity for the Project area through varied architectural and landscape themes and a strong network of vehicular and pedestrian linkages. The districts are described summarized below and shown in Exhibit 3.

DISTRICT 1 – MAJOR RETAIL DISTRICT

The Major Retail District is located in the middle of the Project area and serves as the visual and retail focal point of Whittwood Town Center. This district retains existing major retail tenants, while providing for the addition of smaller shops and/or commercial-retail pads that offer various types of goods and services. Primary access and identification signage for major retail tenants would be in the Major Retail District and be integrated with adjacent districts through secondary access points. Additionally, a pedestrian plaza focal point is proposed along the northern edge of the district, which would provide a pedestrian-scaled corridor with ample shade and seating, outdoor retail opportunities, and enhanced landscape and street furniture that invites shoppers and visitors to enjoy programmed events within the Project area.

General development standards for the Major Retail District are as provided below:

- A roadway landscape treatment provided along the realigned and expanded Whittwood Parkway, the Project's major internal east-west circulation route.
- A roadway landscape treatment provided at the focal entry nodes at Town Center Drive West/Whittwood Parkway and Town Center Drive East/Whittwood Parkway.
- A secondary entry treatment is proposed at the entrance to the *Major Retail District* and *Village Plaza District* along Whittwood Parkway.
- Pedestrian plaza focal nodes shall be provided in two locations, one at the interface with the *Village Service District* and one on the northern edge of the District to provide for flexible events.

The existing Village Theme Wall between the *Major Retail District* and the *Residential Village District* will be retained in place.

DISTRICT 2 – WHITTIER BOULEVARD DISTRICT

The Whittier Boulevard District is located immediately adjacent to Whittier Boulevard and incorporates several existing outlying retail and restaurant pads with an assortment of new potential commercial-retail, cinema, restaurant, parking structure, and service uses. The Whittier Boulevard District would provide residents and visitors the opportunity to dine, shop, and relax in an urbanized setting with outdoor plazas, event settings, and seating areas. Additionally, a Parkway Plaza would emphasize the central core of this district and has been designed to attract pedestrians along Whittier Boulevard into a more urbanized "Village" environment within the

Project area. The Whittier Boulevard District would serve as the primary gateway to other districts within the Project area, integrate the major internal circulation elements, and promote the pedestrian-oriented “Village” concept for the Project.

General development standards for the Whittier Boulevard District are as provided below:

- A roadway landscape treatment provided along the Project’s frontage with Whittier Boulevard and Santa Gertrudes Avenue. Existing street trees would be retained along Santa Gertrudes, with a new sidewalk. If trees are removed by the City for public health or safety reasons, the Project would comply with the parkway tree manual procedures.
- A roadway landscape treatment provided along Whittwood Parkway, the Project’s major internal east-west circulation route.
- Two primary entry treatments are proposed at the entrances near traffic signals on Whittier Boulevard, and one on Santa Gertrudes.
- A secondary entry treatment is proposed on Whittier Boulevard and Santa Gertrudes Avenue where no traffic signal is present.
- A Village Theme Wall is proposed along the western Project boundary and the *Whittier Boulevard* District to serve as a buffer to adjacent commercial uses.
- A Parkway Plaza would emphasize the central core of this district and has been designed to attract pedestrians along Whittier Boulevard into a more urbanized “Village” environment. If there is turnover in other uses along Whittier Boulevard, additional pedestrian plaza spaces would be incorporated.

DISTRICT 3 – VILLAGE SERVICE DISTRICT

The Village Service District is located immediately north of District 5 and offers a collection of service-oriented uses, including but not limited to, a post office, health club, medical office, and smaller retail/service operations, as well as residential uses with ground floor retail. It is anticipated that a significant portion of the existing buildings in this District would be replaced and that future uses offered in the Village Service District will integrate with the townhomes constructed in District 5. A Village Paseo is proposed and would serve as a pedestrian focal point and provide open space within the Project area for people to gather, interact, and relax. A planned Fitness Circuit would provide the opportunity to exercise outdoors. The existing transit hub would be relocated within this district.

General development standards for the Village Service District are as provided below:

- A roadway landscape treatment provided along the Project’s frontage with Scott Avenue.
- A roadway landscape treatment provided along Whittwood Parkway, the Project’s major internal east-west circulation route.
- Primary entry treatment provided at the entrance to the *Village Service District* from Scott Avenue.
- A Village Theme Wall provided along the western Project boundary and *Village Service District* serving as a buffer between adjacent commercial uses.
- A Village Paseo provided between residential buildings.
- A Fitness Circuit provided.
- A relocated transit hub which currently occurs in District 1 would be provided to centralize bus access close to proposed new residential uses.

DISTRICT 4 – VILLAGE PLAZA DISTRICT

The Village Plaza District is immediately west of Santa Gertrudes Avenue in the southeast portion of the Project area. The Village Plaza District proposes a hotel, smaller retail/service operations, new residential uses, and public gathering places, and plazas. A proposed pedestrian plaza would provide a connection between the Major Retail District and Village Plaza District and would include

Project Description

pedestrian-oriented landscape and hardscape design. General development standards for the Village Plaza District are as provided below:

- A roadway landscape treatment provided along the Project's frontage with Santa Gertrudes Avenue.
- A primary entry treatment provided at the entrance to the *Village Plaza District* and *Major Retail District* from Santa Gertrudes Avenue
- Existing secondary entry treatments retained at the entrances to the *Village Plaza District* from Santa Gertrudes Avenue and Starbuck Street.
- An existing wall and landscape treatment retained along the southern Project boundary serving as a buffer to existing adjacent residences.
- A pedestrian plaza shall be provided on Whittwood Parkway.

DISTRICT 5 – RESIDENTIAL VILLAGE DISTRICT

The Residential Village District, situated at southwestern portion of the Project area, originally provided for the development of maximum density of 24.6 du/acre or 150 high density residential units on 6.1 acres. During the design phase of Vesting Tentative Tract Map 61665, an additional easement was identified on the property which restricted the area for construction in the Residential Village District. This resulted in the total number of residential units being reduced from 150 units to 114 units. The built condition includes 114 single-family semi-detached condominium townhomes on 6.1 at a medium-high density of 18.69 du/acre. The Residential Village District is gated at its entries and contains private internal streets and community facilities. Barriers have been limited between the residential land uses and existing post office and restaurant uses to further encourage pedestrian integration between the residences and the uses included within the Village Service District. A Village Gateway Trail has been located adjacent to the northern and eastern district boundary and would provide an easy connection to the mixed-use districts for residents of the Residential Village District and existing residences to the south. The proposed Project would not propose any amendments to this district.

General development standards for the Residential Village District are as provided below:

- Two entry treatments provided at the entrances to the *Residential Village District* from Village Drive.
- Direct vehicular access from Scott Avenue into the *Residential Village District* is prohibited.
- A roadway landscape treatment provided along the project's frontage with Scott Avenue.
- A roadway landscape treatment provided for interior streets within the District.
- A Residential Village Theme Wall provided along the common boundary of the *Residential Village District* and adjacent *Village Service* and *Major Retail Districts*.
- A Village Gateway Trail shall be provided adjacent to the northern and eastern district boundary.
- Pedestrian access gates provided to offer connections to the mixed-use districts of the town center.
- A landscape edge treatment provided along the southern *Residential Village District* boundary and will serve as a buffer between existing residential uses to the south.
- Surface parking located in the mixed-use districts immediately adjacent to the *Residential Village District* boundary shared and used by residents and visitors.

TENTATIVE TRACT MAP

Tentative Tract Map No. TTM22-0002 (TTM 83807) is proposed and designed to implement a significant portion of the WTCSP (see Exhibit 4). The proposed parcels in TTM generally match the WTCSP District boundaries. Portions of the Project area not part of TTM are labeled as such in Exhibit 4. Table 2, Detailed Land Use Statistical Summary provides a summary of the Districts and the corresponding TTM lots.

Table 2: Detailed Land Use Statistical Summary

Land Use	District No.	District Name	Floor Area/Hotel Rooms	Existing DU	New DU	Specific Plan Acreage	Tentative Tract Map		NAP Parcels w/in SP
							Parcel	Acre	
Mixed Use	1	Major Retail	600,000 SF 300 Hotel Rooms	---	1,200	18.4	LOT 11	1.0	---
							LOT 12	11.2	
							LOT 18	2.1	
							LOT 19	3.6	
							LOT D	0.6	
	2	Whittier Boulevard				20.9	LOT 1	1.9	4.3
							LOT 2	1.1	
							LOT 3	1.1	
							LOT 4	1.1	
							LOT 5	0.5	
							LOT 6	0.9	
							LOT 7	0.5	
							LOT 13	1.2	
							LOT 14	2.9	
							LOT 15	0.4	
							LOT A	2.1	
							LOT C	3.0	
	3	Village Service				14.0	LOT 8	1.4	2.0
							LOT 9	1.4	
							LOT 10	2.3	
							LOT 16	3.0	
							LOT 17	2.5	
							LOT D	1.3	

Project Description

Land Use	District No.	District Name	Floor Area/Hotel Rooms	Existing DU	New DU	Specific Plan Acreage	Tentative Tract Map		NAP Parcels w/in SP
							Parcel	Acre	
	4	Village Plaza				7	LOT B	0.3	---
							LOT 19	0.2	
							LOT 20	0.3	
							LOT 21	1.9	
							LOT 22	2.7	
							LOT 24	1.7	
Medium High Density Residential	5	Residential Village	---	114	---	6.1	---	---	6.1
TOTALS			600,000 SF 300 Hotel Rooms	114	1,200	66.4		54.0	12.4

Note: Tentative Tract Map lot reference and acreage by lot is subject to further refinements through the entitlement process and final engineering process with subsequent Final Map(s).

It is anticipated that future development will process subsequent subdivision maps for their respective developments to be constructed in accordance with the WTCSP and in compliance with underlying conditions of approval and mitigation measures per the certified CEQA Document.

DEVELOPMENT AGREEMENT

A Development Agreement between the City and Whittwood 1768, Inc. is also being proposed to secure development over properties under their ownership for the following purpose, as generally described.

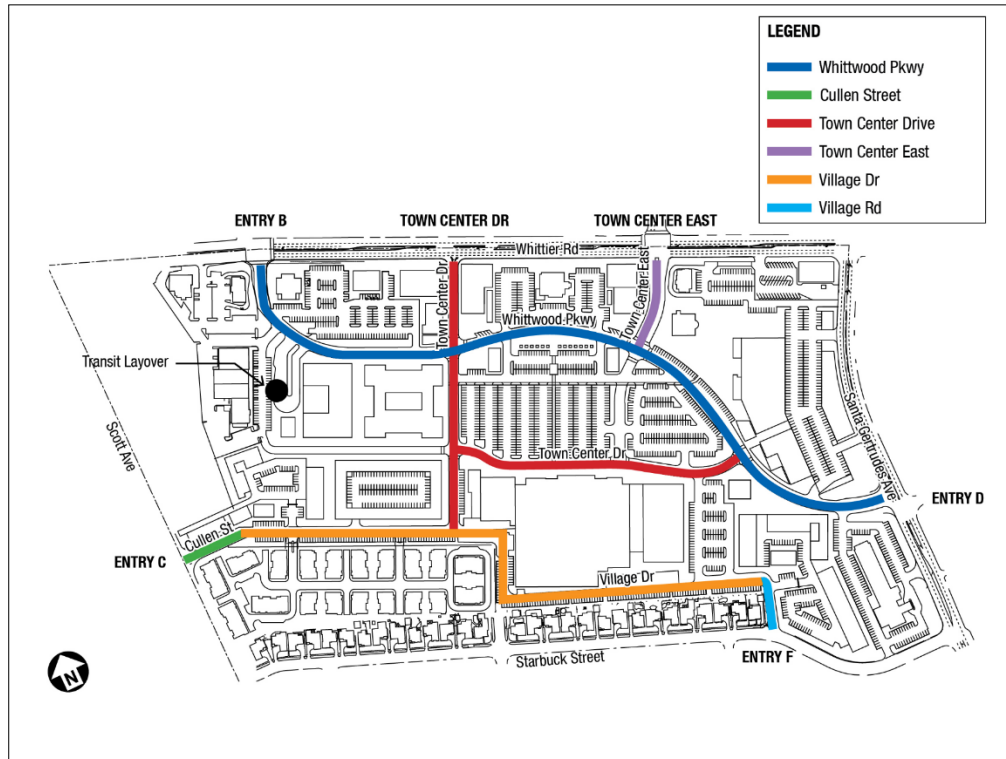
- The development of the Property in accordance with an Agreement will provide substantial benefits to the City and will further important policies and goals of the City.
- The Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary project required improvements, provide for public services appropriate to the development of the Project and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended.
- The Developer has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with the Agreement.

CIRCULATION

The WTCSPA includes minor revisions to the on-site circulation pattern, including a Boulevard concept that would realign Whittwood Parkway, which would connect the primary entrances along Whittier Boulevard to the primary entrance along Santa Gertrudes Avenue. The proposed concept would create one primary roadway to ease circulation and access to each District. The proposed

cinema and retail use in District 2 and mixed-use residential and commercial uses in District 3 would utilize parking structures. Figure 1, *Internal Circulation*, shows the proposed on-site circulation plan, including the location of the proposed enhanced “Boulevard” and the relocated transit layover area.

FIGURE 1: INTERNAL CIRCULATION



Transit

Whittier Transit, the City’s fixed-route transportation system, the Metropolitan Transit Authority (MTA), Montebello Transit, and Foothill Transit provide transit opportunities within the Specific Plan area. Transit stops are located at the Whittier Boulevard/Scott Avenue intersection, Whittier Boulevard/Santa Gertrudes Avenue intersection, Santa Gertrudes Avenue/Starbuck Street intersection, and the Whittier Boulevard/1st Avenue intersection. Furthermore, a transit hub exists within District 1, Major Retail District. The WTCSPA would relocate the transit hub to a more centralized location in District 3, Village Service District, closer to the new proposed residential uses. All existing transit routes would continue to serve the Project site under the WTCSPA.

Bicycle Facilities

There are no existing bicycle lanes in the WTCSP Project area. However, the City of Whittier Bicycle Transportation Plan identifies Class II bike lanes on Santa Gertrudes Avenue south of Starbuck Street, and a Class III bike lane on Santa Gertrudes Avenue north of Starbuck Street. No proposed bicycle facilities are planned within the immediate Project area surroundings. The WTCSPA would provide bicycle racks throughout the Project area.

Project Description

Pedestrian

A Pedestrian Circulation Plan has been devised to provide the common thread which weaves the various areas of the site into a cohesive town center. Hardscape and landscape treatments will be applied throughout the project site and further the objective of making Whittwood Town Center a true pedestrian-oriented urban "Village." Direct pedestrian connections, dedicated sidewalks, and designated walkways between districts have been created to enhance the urban "Village" concept proposed for Whittwood Town Center. The Pedestrian Circulation Plan will generally utilize the internal vehicular circulation elements for secondary pedestrian circulation. Pedestrian movement will be further facilitated by the creation of major pedestrian circulation elements and focal nodes.

INFRASTRUCTURE

Minor changes to on-site infrastructure would be required to accommodate the revised land uses. A majority of infrastructure changes would occur within the Project area; however, one off-site improvement could be required to upsize an existing sewer line in Messina Drive, south of the Project, to address existing capacity issues. The potential sewer improvements would be constructed within existing paved rights-of-way and established easements.

SURROUNDING LAND USES

The Project area is located in a predominantly developed section of Whittier. The majority of the Whittier Boulevard corridor has been developed over the years with strip commercial uses. Generally, residential land uses have been the dominant form of development within the City of Whittier, with over three-fourths of the residential development devoted to single-family homes. Specifically, land to the north, east, and west of the Project area has been developed with commercial-retail, office, and service-type uses along Whittier Boulevard. Land beyond these areas and to the immediate south of the Project area has been predominantly developed with single-family residences.

GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

The Envision Whittier General Plan Update Land Use Map designates the 66.4-acre Project site as Mixed Use 3.

Development of the site is currently regulated by the Whittwood Town Center Specific Plan (2003, amended in 2012).

PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

Table 3: Agreements, Permits & Approvals

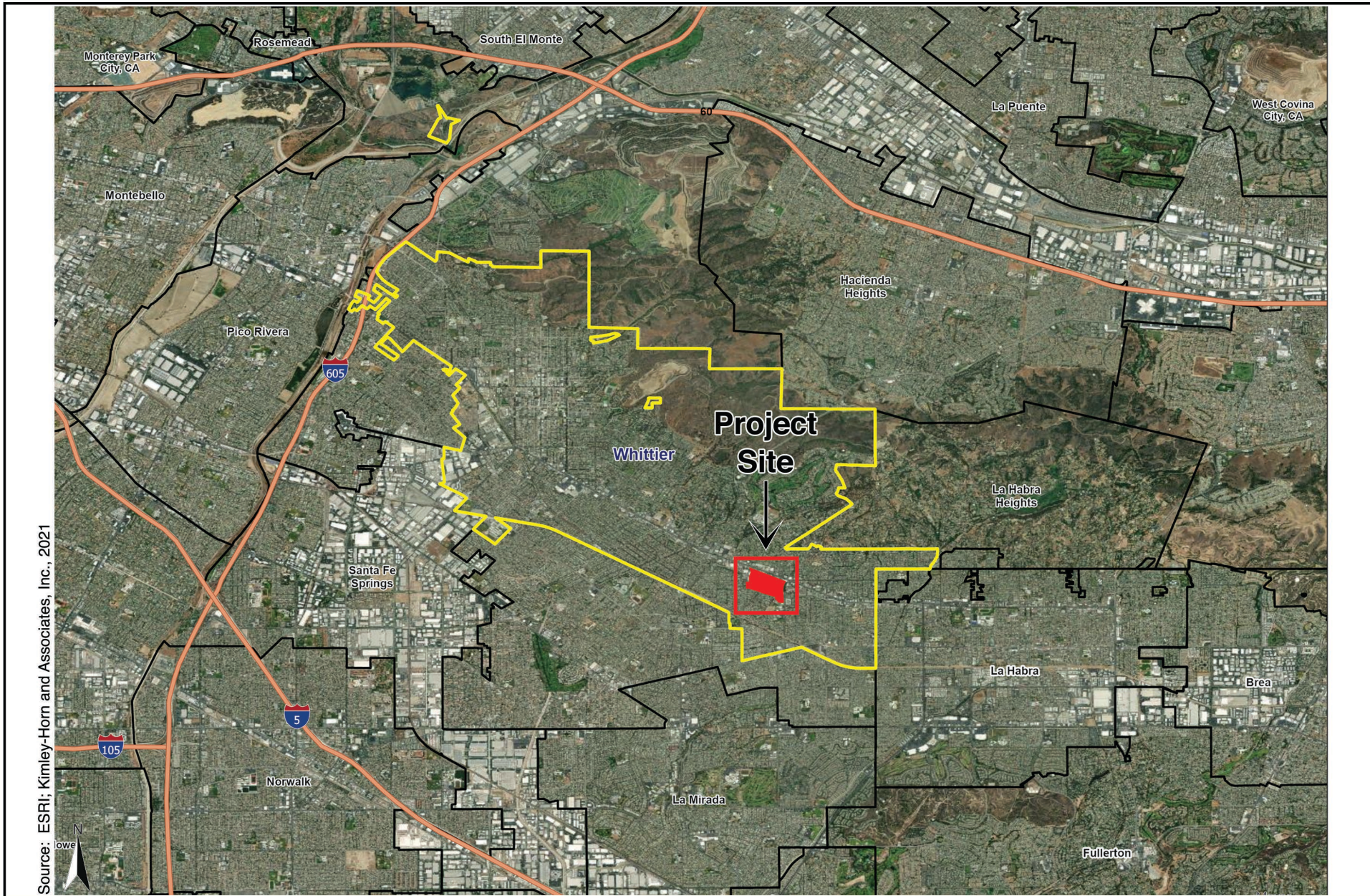
Agency	Agreement/Permit/Approval	Purpose
STATE		
California Air Resources Board		Air Quality Compliance
State Water Resources Control Board	General Construction Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan	Coverage for Construction Activities
Department of Toxic Substances Control		Hazardous Materials

Table 3: Agreements, Permits & Approvals

Agency	Agreement/Permit/Approval	Purpose
REGIONAL		
South Coast Air Quality Management District		Air Quality Compliance
Los Angeles County Fire Department		Plan check for fire access Building permit plan check
Los Angeles Regional Water Quality Control Board	Storm water pollution prevention plan permits	Wastewater discharge requirements
Suburban Water Systems	Water Supply Assessment and Water Supply Verification	Water Supply Availability
LOCAL		
City of Whittier Community Development Department	Development Agreement Specific Plan Amendment Tentative Tract and Parcel Maps Development Plan Review Design Review Building Permits Plan Check Review	Lead CEQA Agency/EIR Certification Development Review Permit Conditional Use Permit Building Permits
City of Whittier Public Works Department	Plan Check Review Building Permits	Demolition Permits Tentative Map approval Final Map approval Grading Plan approvals Improvement Plans

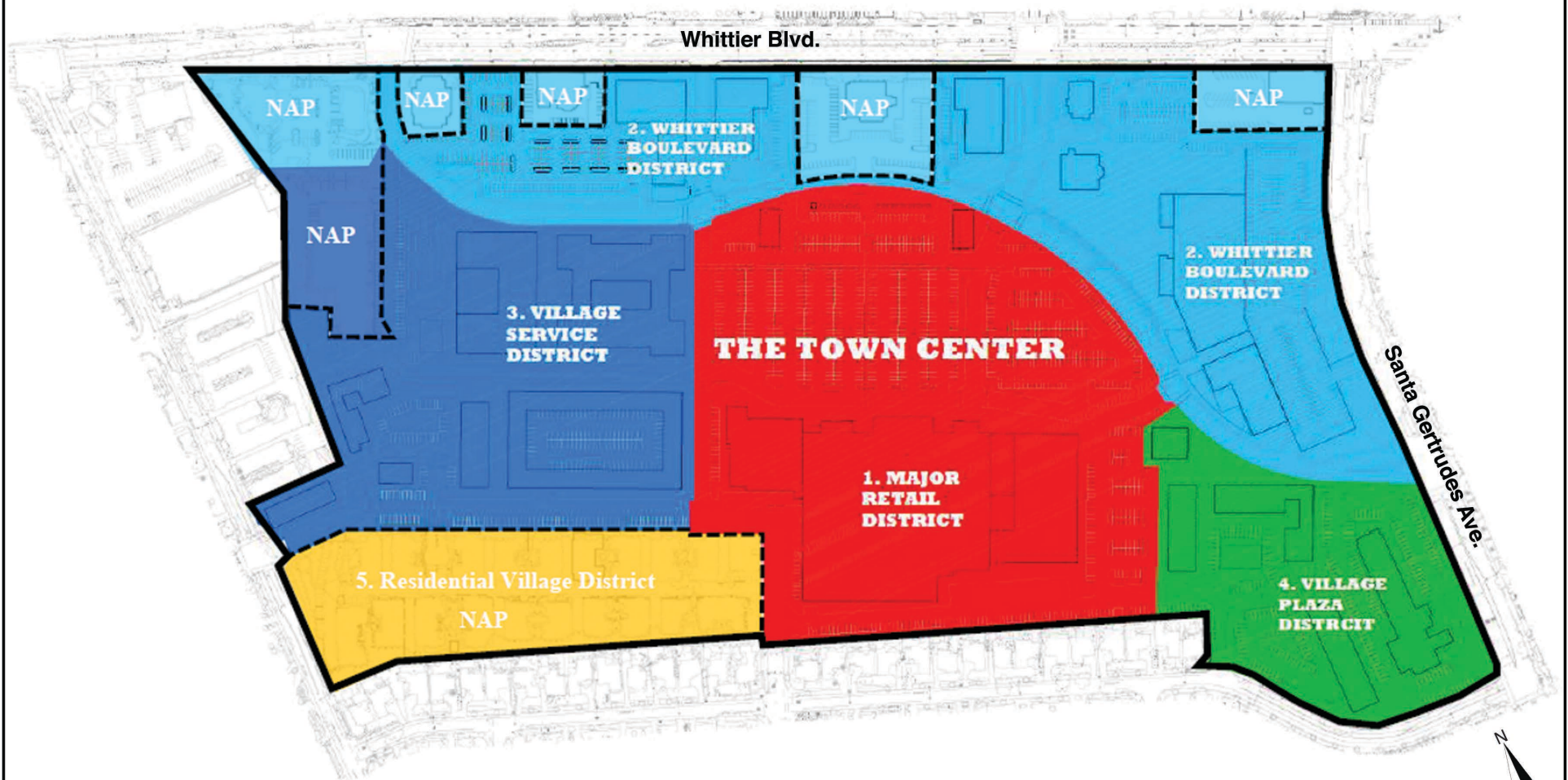
09.22.22

Exhibit



LEGEND

- Specific Plan Boundary
- Limits of Tentative Tract Map
- NAP Parcels Not Included in Tentative Tract Map

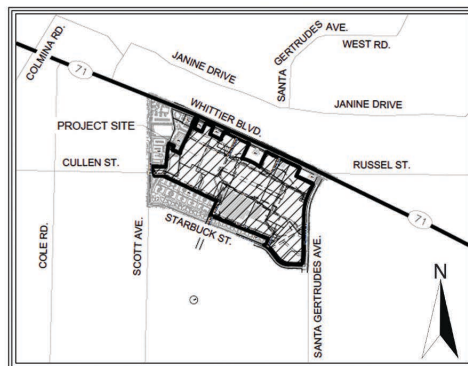


Source: Whittwood Town Center Specific Plan, 2003 & 2012

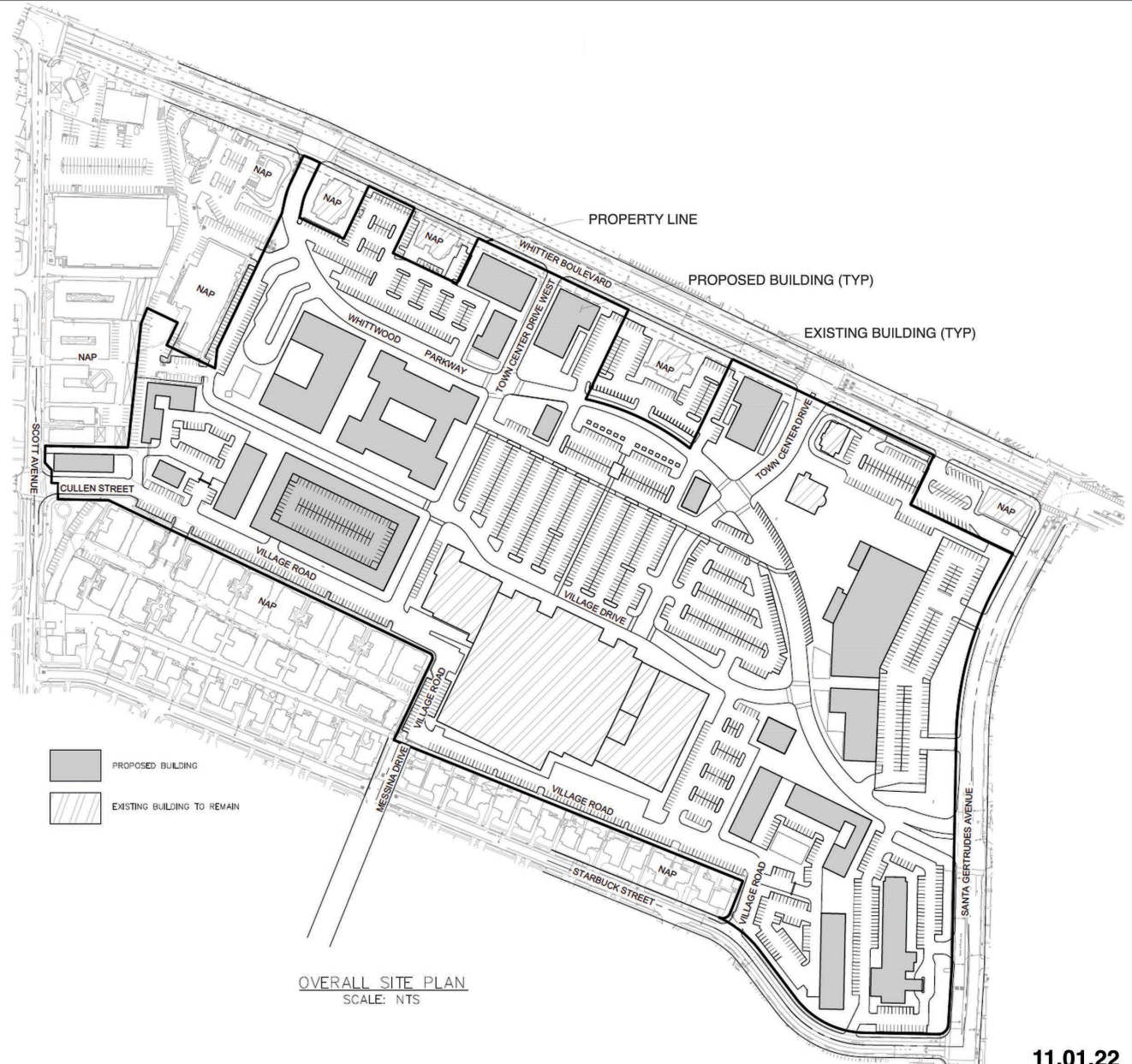
11.01.22

LOT AREA:

LOT NUMBER	ACRES (AC)	LAND USE	ZONING
1	1.9	MIXED USE 3	SPECIFIC PLAN
2	1.1	MIXED USE 3	SPECIFIC PLAN
3	1.1	MIXED USE 3	SPECIFIC PLAN
4	1.1	MIXED USE 3	SPECIFIC PLAN
5	0.5	MIXED USE 3	SPECIFIC PLAN
6	0.9	MIXED USE 3	SPECIFIC PLAN
7	0.4	MIXED USE 3	SPECIFIC PLAN
8	1.4	MIXED USE 3	SPECIFIC PLAN
9	1.4	MIXED USE 3	SPECIFIC PLAN
10	2.3	MIXED USE 3	SPECIFIC PLAN
11	1.0	MIXED USE 3	SPECIFIC PLAN
12	11.2	MIXED USE 3	SPECIFIC PLAN
13	1.2	MIXED USE 3	SPECIFIC PLAN
14	2.9	MIXED USE 3	SPECIFIC PLAN
15	0.4	MIXED USE 3	SPECIFIC PLAN
16	3.0	MIXED USE 3	SPECIFIC PLAN
17	2.5	MIXED USE 3	SPECIFIC PLAN
18	2.1	MIXED USE 3	SPECIFIC PLAN
19	3.8	MIXED USE 3	SPECIFIC PLAN
20	0.3	MIXED USE 3	SPECIFIC PLAN
21	1.8	MIXED USE 3	SPECIFIC PLAN
22	2.7	MIXED USE 3	SPECIFIC PLAN
23	1.7	MIXED USE 3	SPECIFIC PLAN
A	2.1	MIXED USE 3	SPECIFIC PLAN
B	0.3	MIXED USE 3	SPECIFIC PLAN
C	3.0	MIXED USE 3	SPECIFIC PLAN
D	1.9	MIXED USE 3	SPECIFIC PLAN
NET SUBTOTAL	54.0		



Source: Kimley-Horn and Associates, 04.28.22



OVERALL SITE PLAN
SCALE: NTS

**Whittier Town Center Specific Plan Amendment
Tentative Tract Map No. 22-0002 (TTM83807)
Whittier, California**

2 Determination

2.1 – Environmental Factors Potentially Affected

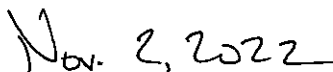
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture & Forestry Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology /Soils	<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

2.2 – Determination

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


Luis G. Escobedo


Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

3 Evaluation of Environmental Impacts

3.1 – Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?		<input checked="" type="checkbox"/>		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<input checked="" type="checkbox"/>
c) Conflict with applicable zoning and other regulations governing scenic quality?			<input checked="" type="checkbox"/>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		<input checked="" type="checkbox"/>		

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

The City of Whittier is in the east San Gabriel Valley with views of the Los Angeles Basin and San Gabriel Valley as well as the surrounding mountain ranges, including the San Gabriel Mountains to the north and San Bernardino Mountains to the east.

Scenic resources within the city and the City's Sphere of Influence include the Puente Hills to the north of the city, and scenic roadway corridors such as Colima Road, La Cuerta Street, Turnbull Canyon Road, and Skyline Drive. Beverly Blvd., Hadley, Greenleaf, Painter, Whittier Blvd and portion of Colima are considered Design Corridors. The Puente Hills Preserve has elevations ranging from 400 feet up to 1,417 feet above mean sea level (AMSL). The Puente Hills are located approximately 1.25 miles north of the Project area and provide a valuable and unique scenic viewshed for many parts of the city.

The Specific Plan Project area is fully developed and located within an urbanized area of the city characterized by a mix of commercial and residential land uses.

Discussion

- a) **Less Than Significant Impact with Mitigation Incorporated.** A scenic vista is a view of a valued visual resource. The existing Whittwood Town Center is fully developed with approximately 743,293 SF of commercial uses, 114 residential units, surface parking, and landscaped islands. The WTCSP currently allows a maximum building height of 100 feet, however all on-site structures are under 50 feet/three-stories in height. As the site is

located within an urbanized area of the city and surrounded by commercial and residential developments, landscaping, and local streets, views of the surrounding mountain ranges and Puente Hills are blocked by intervening development in all directions.

Lands immediately surrounding the Project area are currently developed and occupied by commercial/retail and residential uses ranging from one- to three-stories in height. Like the Project area, views of the surrounding mountains and Puente Hills from the surrounding sites are largely blocked by intervening development in all directions.

The proposed WTCSPA would increase the number of allowed residential dwelling units (DU) from 150 DUs to 1,350 DUs, and decrease the total allowed commercial square footage from 900,000 SF to 600,000 SF and would allow additional uses such as a hotel use with up to 300 rooms. This change would include the redevelopment of several portions of the Specific Plan area that are currently occupied by big-box anchor retailers into higher density residential and mixed-use development. The Specific Plan would still allow heights up to 100 feet, which may result in increased structure heights during redevelopment. Project architecture and design character would be consistent with the existing WTCSP. Public views surrounding the property must be analyzed to determine the level of impact in conjunction with Specific Plan development standards. However, it is also expected that the standards and guidelines in the Specific Plan which address mass and scale will help mitigate these potential impacts. At this time the potential Project impacts cannot be fully assessed and the Project EIR will provide further analysis of the Project's potential impacts to scenic vistas.

- b) **No Impact.** The Specific Plan Project area is not located along a state scenic highway. The nearest officially designated state scenic highway, State Route 91 (SR-91), is located more than 14 miles southeast of the City in Anaheim Hills. There are no significant on-site scenic resources. Vegetation is limited to trees and foundation plantings; there are no rocky outcroppings and there are no state-designated scenic highways in the Project vicinity. Historic buildings have been identified on the property and impacts to those buildings will be addressed under Section 3.5, Cultural Resources.

Thus, the Project would not result in any impacts to scenic resources located along a scenic highway. No further evaluation in the Project EIR is required.

- c) **Less Than Significant Impact.** The proposed WTCSPA would facilitate future redevelopment of the existing Whittwood Town Center. The existing Specific Plan includes development standards and guidelines pertaining to visual and scenic resources that are specifically tailored to development in the Project area. The WTCSPA does not propose substantial changes to the WTCSP original vision for protecting and enhancing visual resources. Nonetheless, the potential effects of the WTCSPA should be further analyzed in the Project EIR.
- d) **Less Than Significant Impact with Mitigation Incorporated.** The Project could introduce new sources of light and glare beyond those currently occurring on site. The future placement of residential and commercial buildings and other structures, as well as interior and exterior lighting, could result in a substantial increase in lighting levels, and should be analyzed in the Project EIR.

3.2 – Agricultural and Forest Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

The Project area is located in an urbanized area. Land to the north, east, and west of the Project site has been developed with commercial-retail, office, and service-type uses along Whittier Boulevard. Land beyond these areas and to the immediate south of the Project area has been predominantly developed with single-family residences. According to the California Department of Conservation, *Farmland Mapping and Monitoring Program* Map, the city is predominantly designated as urban and built-up land, including the Project area. There are no current Williamson Act Contract lands within the City of Whittier.

There are no lands designated for forestry uses in the General Plan, and no lands zoned for forestry. The northeastern boundary of the City is designated for Open Space in the General Plan and consists of slopes and foothills of San Gabriel Mountains. However, these lands are not in commercial forestry, and are instead part of the Puente Hills Preserve.

Discussion

- a-e) **No Impact.** The Project area is fully developed with a mixed-use commercial center and residential uses, in the center of the City's urban core. There are no farmlands as designated by the General Plan Land Use Map and Zoning Map. There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as designated by the Farmland Mapping and Monitoring Program of the California Department of Conservation. The Project area is not covered by a Williamson Act contract.

There are no forest lands in the Project area. The WTCSPA would not affect forest lands or convert agricultural or forest lands to non-agricultural or non-forest uses. Therefore, it would have no impact on agricultural or forest resources. No further discussion of agricultural or forest lands is warranted in the Project EIR.

3.3 – Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district may be relied upon to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>			
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>			
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>			
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			<input checked="" type="checkbox"/>	

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

The City of Whittier, including the Project area, is located in the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As the local air quality management agency, the SCAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards. All development within the SCAB is subject to SCAQMD's Air Quality Management Plan (AQMP). The 2016 AQMP is being implemented, while the 2022 AQMP is currently under public review. On October 1, 2015, the U.S. Environmental Protection Agency (EPA) strengthened the National Ambient Air Quality Standards (NAAQS) for ground-level ozone, lowering the primary and secondary ozone standard levels to 70 parts per billion (ppb). The South Coast Air Basin is classified as an "extreme" non-attainment area for the 2015 Ozone NAAQS. The 2022 AQMP is being developed to address the requirements for meeting this standard.

Criteria air pollutants are contaminants for which state and federal air quality standards have been established. Depending on whether or not air quality standards are met or exceeded, the Basin is classified as being in "attainment" or "nonattainment." The part of the SCAB within which the Project area is located is in nonattainment for both the federal and state standards for ozone, PM₁₀ and PM_{2.5}. Ambient air quality in the SCAB, including the Project area, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, PM₁₀, sulfur dioxide, sulfates, hydrogen sulfide, or vinyl chloride.

All development within the Project area is subject to the SCAQMD AQMP's screening criteria, significance thresholds and analysis methodologies in their CEQA Air Quality Handbook.

Discussion

- a) **Potentially Significant Impact.** The Project is subject to the provisions of the current) South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan, which describes the District's plan to achieve federal and State air quality standards set forth in Federal and State Clean Air Acts. In addition, the Project is subject to the rules and regulations imposed by the SCAQMD and should be consistent with the goals and policies of the AQMP, which calls for prudent measures that limit the emission of air pollutants. The Project EIR will provide further analysis of whether the Project would conflict with or obstruct implementation of SCAQMD's AQMP.
- b) **Potentially Significant Impact.** According to State CEQA Guidelines, a significant impact could occur if the Project would result in a considerable increase to any criteria pollutant for which the region is in non-attainment for either a State or federal standard. The SCAB is in nonattainment for both the federal and State standards for ozone, PM₁₀ and PM_{2.5}.

Ozone (O₃): O₃ is a strong smelling, pale blue, reactive toxic chemical gas consisting of three oxygen atoms. It is formed when byproducts of combustion react in the presence of ultraviolet sunlight. This process occurs in the atmosphere where oxides of nitrogen combine with reactive organic gases, such as hydrocarbons, in the presence of sunlight.

Particulate Matter (PM₁₀ and PM_{2.5}): PM₁₀ and PM_{2.5} are major air pollutants which consist of fine solid or liquid suspended particles of ten microns or smaller in diameter, and are the byproducts of road dust, sand, diesel soot, windstorms, and the abrasion of tires and brakes. The elderly, children and adults with pre-existing respiratory or cardiovascular disease are most susceptible to the effects of PM₁₀ and PM_{2.5}. Elevated PM₁₀ and PM_{2.5} levels are also associated with an increase in mortality rates, respiratory infections, occurrences and severity of asthma attacks and hospital admissions.

At this time, the extent redevelopment and improvements facilitated by the Project would impact non-attainment criteria pollutants, or whether they would expose sensitive receptors to substantial pollutant emissions is unknown. An air quality analysis will be prepared to further evaluate the potential for significant levels of air pollutants related to the WTCSPA, and its decrease in commercial development and increase in residential development from that currently approved. Potential air quality impacts will be further documented in the forthcoming EIR.

- c) **Potentially Significant Impact.** The nearest sensitive receptors to the Project area are located immediately south of the site. There are also existing residential uses on-site. The Project has the potential to expose sensitive receptors to substantial, short-term, pollutant concentrations. This potential and associated impacts will be analyzed further in the Project EIR. To determine if the Project has the potential to generate significant adverse localized air quality impacts and expose sensitive receptors to substantial pollutant concentrations, the appropriate mass rate Localized Significance Threshold (LST) Look-Up Table for SRA 11 (South San Gabriel Valley) shall be utilized and analyzed in the EIR.

- d) **Less Than Significant Impact.** A significant impact could occur if emissions are released to generate objectionable odors adversely affecting sensitive receptors. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as in sewage treatment facilities and landfills. Redevelopment and improvements facilitated by the Project have the potential to result in short-term odors associated with operation of heavy equipment during grading, excavation, and other construction activities. During operation, development facilitated by the WTCSP may include new restaurants and other uses that could emit odors. Impacts will be evaluated in the Project EIR.

3.4 – Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		<input checked="" type="checkbox"/>		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<input checked="" type="checkbox"/>

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

Wildlife within the City typically occupy urban areas and consists of avian, reptile, and mammal species. The vast majority of wildlife species diversity occurs in the Puente Hills Preserve in the northeastern portion of the City, approximately 1.25 miles north of the Project area. Within the

City, natural areas are planned for preservation within the Puente Hills Preserve, which also contains sensitive natural communities and habitats. In total, there are nine major vegetation community types within the Puente Hills Preserve: coastal sage scrub, chaparral, grassland, riparian, woodland, cliff and rock, agriculture, developed or disturbed, and open space.

There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans within or that affect the City. The City complies with the Puente Hills Preserve Management Plan wherever applicable.

Discussion

- a) **Less Than Significant Impact with Mitigation Incorporated.** The Project area has been developed since the 1952 and there is no native habitat located on site. Neither the Project area nor the Project vicinity is expected to harbor habitat for any candidate, sensitive, or special status species, and the Puente Hills Preserve is located more than one mile north of the Project area. On-site landscaping may offer limited nesting sites for birds protected by the Migratory Bird Treaty Act (MBTA). The potential for redevelopment and other improvements facilitated by the WTCSPA to directly or indirectly impact special status species, and the need for mitigation, may vary on a phase-specific basis. With the implementation of species-sensitive development schedules and/or conducting pre-construction surveys, as appropriate, future development facilitated by the WTCSPA is not expected to have a substantial effect on sensitive plant or wildlife species, federally listed species, or state species of concern, or their habitats. The Project would not conflict with any local or regional plans, policies, or regulations, including those of the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). Potential impacts to special status species will be evaluated further in the Project EIR.
- b) **No Impact.** There is no riparian habitat within the Project area. Therefore, the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services. No further evaluation in the Project EIR is required.
- c) **No Impact.** The Project area is located in an urbanized area of the City and away from any natural or manmade drainage or wetlands. Therefore, the Project would not have a substantial adverse effect on federally protected wetlands as defined by the Clean Water Act Section 404. No further evaluation in the Project EIR is required.
- d) **No Impact.** The Project area is in a fully urbanized area of the City, which is largely absent of viable native habitat that could support or provide a migratory or movement corridor for wildlife. There are no aquatic resources on site or in the vicinity that could support fish. There are no native wildlife nursery sites within the Project area. Therefore, the Project is not expected to interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. No further evaluation in the Project EIR is required.
- e, f) **No Impact.** The Project area is fully developed, has very limited ornamental vegetation, and is not located in a conservation area. Redevelopment of the site as part of the WTCSP Project would adhere to the City's Municipal Code and adopted Parkway

Tree Manual, which both provide policies for the maintenance and protection of trees and require compliance with bird and wildlife protection laws. The Project would not conflict with any city or county policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Redevelopment and other improvements facilitated by the WTCSPA will not conflict with the provisions of a habitat conservation plan. No further evaluation in the Project EIR is required.

3.5 – Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		<input checked="" type="checkbox"/>		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		<input checked="" type="checkbox"/>		
c) Disturb any human remains, including those interred outside of formal cemeteries?		<input checked="" type="checkbox"/>		

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

Historic resources in the city include a variety of built resources dating to early Quaker settlement through to post-World War II modernism. According to the Whittier General Plan Update EIR (2021), the City has 140 Landmarks (national, state, and local combined), and hundreds of additional resources within four historic districts (HD), including Central Park HD (45), Hadley Greenleaf HD (190), College Hills HD (97) and Earlham HD (7), plus the Uptown Specific Plan area, and other adopted surveys. Civic and institutional “local” landmarks within the city include City Hall, Central Library, Community Center, Community Theatre, Senior Center, Transit Depot, Whittier College, and the Former Fred C. Nelles Youth Correctional Facility. Three additional resources have been designated after the adoption of the General Plan Update.

Prior to European contact, the region from the Puente Hills to the northeast and the San Gabriel River to the west was occupied by Native Americans referred to as the Gabrieleño Indians. The Puente Hills are known to contain archaeological resources that pre-date Spanish and Mexican land grants prior to California becoming the 31st state in 1850. These resources date back thousands of years and are reflective of Native American settlement patterns. Given the long history of Native American settlement in the region, followed by Spanish and Mexican rule, there is a high probability of finding prehistoric (archaeological) resources in the City.

Discussion

- a) **Less Than Significant Impact with Mitigation Incorporated.** According to the Whittier General Plan Update EIR (2021), the City contains a total of 109 resources registered in the Local Official Register of Historic Resources, seven resources registered

in the California Register of Historic Resources, and five resources registered in the National Register of Historic Places. The Project area has been developed since the 1952, and some of the original structures remain. Two buildings in particular, the former Broadway Department Store, now Sears, and the former United California Bank building, now Buffalo Wild Wings, could be considered of historic significance to the City. In order to determine the level of significance of these resources, an analysis of both buildings will be undertaken in conjunction with the preparation of the Project EIR. The Project EIR will summarize the findings of the analysis and may need to recommend mitigation measure(s) to assure that impacts to on-site historic resources are less than significant.

- b) **Less Than Significant Impact with Mitigation Incorporated.** Native Americans have occupied the region for thousands of years, and the City has been developed by European settlers since the late 1800's. Therefore, it is possible that archeological resources could be discovered during excavation for development, especially on previously undisturbed land in or near the Puente Hills. The Project area has been developed since 1952, which has resulted in extensive site disturbance, excavation and grading, and other impacts. The Project area is located more than one mile south of the Puente Hills, which has a high probability of containing archeological resources.

The Project area is not known to contain any archaeological resources pursuant to State CEQA Guidelines Section 15064.5., however, impacts to archaeological resources could occur if they are uncovered during construction as part of the Project area's future redevelopment. The Project EIR should evaluate the level of potential impacts and provide mitigation measures, if needed, to avoid or minimize such impacts. This analysis will be completed in conjunction with tribal consultation under the requirements of SB 18 and AB 52, as further described in Section 3.18, Tribal Cultural Resources.

- c) **Less Than Significant Impact.** The Project area is fully developed and located within an urbanized area. No known traditional burial sites have been identified on the Project area. The low potential for traditional burials on-site notwithstanding, the Project may require excavation at depths greater than those having previously occurred on the site. Therefore, a very limited potential exists for the Project to uncover human remains, and the Project EIR will provide further analysis of the Project's potential impacts to human remains.

3.6 – Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			<input checked="" type="checkbox"/>	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				<input checked="" type="checkbox"/>

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

Primary energy sources include nuclear energy, fossil fuels (oil, coal and natural gas) and renewable sources like wind, solar, geothermal and hydropower.

Southern California Edison (SCE) provides electrical services to the City of Whittier. In the 2017 fiscal year, approximately 48 percent of the electricity that SCE delivered to customers came from carbon-free resources, including solar energy (approximately 16 percent), wind energy (approximately 11 percent), and geothermal energy (approximately 6 percent).

Natural gas is provided by the Southern California Gas Company (SoCalGas). Its service territory encompasses approximately 20,000 square miles in diverse terrain throughout Central and Southern California, from the City of Visalia to the Mexican border.

Discussion

a) **Less Than Significant Impact.**

Electricity: Electrical power would be consumed during construction (redevelopment) and for operation. SCE would provide electricity to the Project area. The amount of electricity required is not yet known and will be calculated in the Project EIR. The Project EIR will further evaluate the Project's impact on SCE supplies, the effectiveness of any proposed conservation measures and the adequacy of the existing infrastructure to serve the Project.

Natural Gas: The Project would require natural gas for operational activities at the potential hotel, the residential units, and potentially some commercial buildings. The amount of natural gas required is not yet known and will be calculated in the Project EIR. The Project EIR will evaluate Project's impact on SoCalGas supplies, the effectiveness of any proposed conservation measures and the adequacy of the existing infrastructure to serve the Project.

- b) **No Impact.** The Project would comply with the State Green Building Code to reduce energy consumption by implementing energy efficient building designs, reducing indoor and outdoor water demand, and installing energy-efficient appliances and equipment. It would not obstruct implementation of a state or local plan for renewable energy or energy efficiency. No impact would occur, and no further discussion of this issue is required in the Project EIR.

3.7 – Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?			<input checked="" type="checkbox"/>	
iii) Seismic-related ground failure, including liquefaction?			<input checked="" type="checkbox"/>	
iv) Landslides?				<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?		<input checked="" type="checkbox"/>		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		<input checked="" type="checkbox"/>		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			<input checked="" type="checkbox"/>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		<input checked="" type="checkbox"/>		

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

The geology and seismicity of the region is highly influenced by the tectonics of Whittier Fault, which is the northern segment of the Elsinore Fault Zone that extends to San Diego County. The Whittier Fault is located in the northeast area the City in the Puente Hills and could produce a magnitude 7.0 earthquake. The San Andreas Fault and the Newport-Inglewood Fault, both further than 10 miles from the City, have the capacity of producing a large earthquake that could affect the City of Whittier. The San Andreas Fault could produce a magnitude 8.0 earthquake while the Newport-Inglewood Fault could produce a magnitude 7.4 earthquake

Soils within City limits are generally characterized as alluvium washed out of the nearby Puente Hills to the northeast, resulting in deep sandy and silty soils underlying the flatter portions of the Whittier area.

Discussion

- a.i) **No Impact.** The Project area is not located within or adjacent to an Alquist-Priolo Earthquake Fault Zone. The nearest earthquake fault is the Whittier Fault of the Elsinore Fault Zone, approximately 1.5 miles northeast of the site. There are no active faults in the Project vicinity. No fault-related surface rupture would occur. No further evaluation in the Project EIR is required.
- a.ii) **Less Than Significant Impact.** The Project area is located in a seismically active region where earthquakes originating on local and regional seismic faults can produce severe ground shaking. New buildings proposed for the site would be required to conform to the most recent edition of the California Building Code (CBC) and Whittier Municipal Code (WMC) Section 15.04.010 (Adoption of Specific Codes) relating to seismicity to provide collapse-resistant design. These building standards are designed to minimize the catastrophic failure of buildings, thereby lowering the potential impacts to life and property.

The location of the Project area within a seismically active area in proximity to the Elsinore fault systems could expose people or structures to strong seismic ground shaking. Therefore, further analysis of this issue will be provided in the Project EIR. The Project EIR analysis will identify the potential for seismic ground shaking and will take into consideration the impact of seismic activity on future development, as well as compliance with the most recent regulatory requirements regarding seismic safety.

- a. iii) **Less than Significant Impact.** According to Figure PSNH-3 of the Envision Whittier General Plan, the Project area is not located in an area susceptible to liquefaction. The nearest area with liquefaction potential is located 0.4 miles south of the Project area by Lambert Road. Due to the presence of local and regional faults, sandy soils, and shallow groundwater, portions of the City may experience seismic-related ground failure, including liquefaction. Redevelopment facilitated by the WTCSP could alter the exposure of people to risks associated with other forms of ground failure. The Project EIR should assess this risk as well as compliance with regulatory requirements regarding geologic hazards.
- a. iv) **No Impact.** According to Figure PSNH-3 of the Envision Whittier General Plan, the Project area is not located in an area susceptible to landslides. The nearest hillside is the Puente Hills, located approximately 1.25 miles north of the Project area. Therefore, no impacts associated with landslides would occur. No further evaluation in the Project EIR is required.

- b) **Less Than Significant Impact with Mitigation Incorporated.** According to the City's Envision Whittier General Plan, flatter portions of the City are subject to erosion by wind and water where native soils are left exposed during periods of high wind or strong storms. As a result, local soils may be subject to erosion or loss of topsoil as future development occurs on vacant land or where reconstruction of existing development occurs. Future redevelopment and improvements facilitated by the WTCSP would involve ground disturbance, which has the potential to increase soil erosion. Contractors would be required to implement City requirements as part of the grading permit process to minimize potential impacts caused by wind erosion during construction. The risk of erosion during storm events must also be analyzed, in the context of the City's requirements for stormwater pollution prevention. Currently and at buildout, the Project area includes structures, paved roads and parking areas, landscaping, and otherwise stabilized surfaces, which would help resist erosion. Potential impacts of the WTCSP and mitigation measures, if appropriate, will be analyzed in the Project EIR.
- c) **Less Than Significant Impact with Mitigation Incorporated.** The Project area is located within an area that has a low susceptibility to landslides. The site has been fully developed for at least 60 years. Due to the presence of local and regional faults, sandy soils, and shallow groundwater, portions of the City may experience subsidence, lateral spreading, liquefaction, or collapse during strong seismic events. These seismic-related conditions could affect structures and their occupants. The Project EIR analysis will address impacts associated with soil stability, lateral spreading, subsidence, liquefaction, and collapse, and will also address regulatory compliance requirements.
- d) **Less Than Significant Impact.** Expansive soils typically contain large amounts of clay that expands when water is absorbed and shrinks when it dries. The Project area's underlying soils consist of alluvium washed out of the nearby Puente Hills to the northeast, resulting in deep sandy and silty soils. The Project EIR will further analyze the potential for expansive soils within the Project area.
- e) **No Impact.** The City of Whittier owns, operates, and maintains the wastewater collection system that conveys wastewater into the County Sanitation Districts of Los Angeles County (LACSD) trunk sewer at various locations throughout the City. Once in the LACSD trunk sewer system the wastewater is conveyed to the LACSD wastewater treatment plant for final treatment and disposal. The Project area is served by existing sewer infrastructure. The Project would not require septic tanks or alternative wastewater disposal systems. The Project would not result in impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems. No impacts would occur, and no further evaluation in the Project EIR is required.
- f) **Less Than Significant Impact with Mitigation Incorporated.** Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. The Puente Hills are known to have paleontological resources that date back hundreds of thousands of years spanning several geologic eras. Envision Whittier General Plan Policy HR-3.2, requires development be stopped if paleontological resources are identified during construction. The Project EIR will provide further analysis of the Project's potential impacts to paleontological resources.

3.8 – Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>			

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

Air quality has become an increasing concern because of human health issues, but also because greenhouse gas emissions are contributing to global warming and climate change. The primary contributor to greenhouse gas emissions is the burning of fossil fuels through the use of automobiles, power and heat generators, and industrial processes.

The principal greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), and water vapor (H₂O), which are generated by both moving and stationary sources, including vehicles, electricity and natural gas use, and emissions associated with water pumping and application of fertilizers.

The State has taken a leading role to curb GHG emissions and has developed laws and regulations to reduce these emissions. State legislation and regulations call for better integrated land use planning and curtailing energy production away from nonrenewable sources and toward new renewable sources, such as solar and wind. SB 375 in part implements greenhouse gas reduction targets set forth in AB 32 and encourages regional land use planning to reduce vehicle miles traveled; SB 375 also requires jurisdictions to adopt a sustainable community strategy. The California Air Resources Board (CARB) is continuing to draft regulations to implement the Scoping Plan. SB 2X requires by the year 2020, 33 percent of the electricity used in California is from renewables to help reduce statewide GHG emissions.

State law mandates that all cities decrease their GHG emissions to 1990 levels by the year 2020. Executive Order B-30-15 set an interim target goal of reducing GHG emissions to 40 percent below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80 percent below 1990 levels by 2050 as set forth in Executive Order S-3-05.

Discussion

- a, b) **Potentially Significant.** Demolition and construction activities facilitated by the WTCSP would generate short-term GHG emissions during demolition, grading, excavation, new building construction, and paving. Construction and operational activities of future development are expected to generate carbon dioxide equivalents (CO₂e). Construction-related GHG emissions would be temporary and end once projects are completed, and are not expected to interfere with meeting the objectives of AB 32. Potential greenhouse gases generated from the WTCSP will be quantified and mitigated, as necessary, in the Project EIR. Because of the Project's scope includes a reduction in commercial square footage from that currently approved, and an increase in residential development in the Project area, impacts associated with long term GHG emissions could be significant, and must be analyzed in the Project EIR.

3.9 – Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			<input checked="" type="checkbox"/>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment?			<input checked="" type="checkbox"/>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<input checked="" type="checkbox"/>	
g) Expose people or structures, directly or indirectly to a significant risk of loss, injury or death involving wildland fires, including where wildlands?				<input checked="" type="checkbox"/>

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

A hazardous material is any substance that, because of its quantity, concentration, or physical or chemical properties, may pose a hazard to human health and the environment. Under Title 22 of the California Code of Regulations (CCR), the term “hazardous substance” refers to both hazardous materials and hazardous wastes. They are classified according to four properties: (1) ignitability; (2) corrosivity; (3) reactivity; and (4) toxicity. A hazardous material is defined as a substance or combination of substances which may either (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of or otherwise managed.

Hazardous Waste Site

The City of Whittier has properties listed on the State of California Hazardous Waste and Substances Site List pursuant to Government Code Section 65962.5 (Cortese List). California Department of Toxic Substances Control EnviroStor database.

Local Schools

The Project area is located in the East Whittier City School District, which includes 10 elementary schools and three middle schools.

Public Airports/Private Airstrips

There are no private or public airports located within the City. The closest airport is Fullerton Municipal Airport, located approximately 7 miles southeast of the City.

Discussion

- a-b) **Less Than Significant Impact.** Hazardous materials are transported through the City along Whittier Boulevard and other designated truck routes and local roads in the Project area. Demolition and construction activities facilitated by the WTCSP would involve the use of heavy equipment which could require minor maintenance and re-fueling on location and could lead to fuel and oil spills if not properly managed. Contractors would be required to identify staging areas for storing materials and equipment and implement best management practices to assure that impacts are minimized and that any minor spills are immediately and properly remediated. The WTCSP allows residential, commercial, and other development that can be expected to use and store limited quantities and types of potentially hazardous materials, such as cleaning chemicals, solvents, gasoline, and oils. However, heavy industrial facilities, waste and landfill operations, and other generators and handlers of hazardous materials are not proposed in the Project area. Given the types of land uses that would be developed in the Project area, the requirements of law, and implementation of standard requirements where necessary, the risks of accidental release or upset are expected to be less than significant; however, potential impacts will be further evaluated in the Project EIR.
- c) **Less Than Significant Impact.** Two schools are located within ¼ mile of the Project area: 1) Leffingwell Elementary School on Santa Gertrudes Avenue approximately 0.07 miles south of the Project area, and 2) St. Bruno’s Catholic School on Citrustree Road approximately 0.17 miles south of the Project area. As discussed above, Project-related impacts associated with hazardous materials in the Project area are expected to be less than significant. Nonetheless, potential impacts will be further evaluated in the Project EIR.

- d) **No Impact.** According to the California Department of Toxic Substances Control EnviroStor Database, the Project area does not contain any parcels included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List). Therefore, the proposed WTCSPA would not create a significant hazard to the public or the environment. No impact is anticipated, and no further discussion of this issue will be undertaken in the Project EIR.
- e) **No Impact.** There are no private or public airports located within the City limits. The Project area is located outside the Fullerton Airport planning boundary and operational and navigational hazard area. Therefore, the Project would not result in a safety hazard or excessive noise for people residing or working at the Project area. No further evaluation in the Project EIR is required.
- f) **Less Than Significant Impact.** The 2015 Whittier Natural Hazard Mitigation Plan (2015 NHMP) is the City's plan for reducing and/or eliminating natural disaster risks. The NHMP evaluates and prioritizes hazards associated with flooding, wildfire, earthquakes, geologic conditions, extreme heat, and climate change. The WTCSPA would facilitate physical changes in the Project area, such as development projects which may require temporary lane closures, detours, or re-routing. Construction Traffic Control Plans would be prepared for WTCSP projects, and emergency/secondary access would be established and preserved during all construction activities. The Project is anticipated to be consistent with the Local Hazard Mitigation Plan and Emergency Operations Plan. Nonetheless, potential impacts will be analyzed in the Project EIR.
- g) **No Impact.** The Project area is located in the City's urban core and is not located in a wildland fire hazard zone and is not susceptible to wildfires. Therefore, the Project would not subject people or structures to a significant risk of loss, injury, or death because of exposure to wildland fires. No impacts would occur, and no further evaluation in the Project EIR is required.

3.10 – Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			<input checked="" type="checkbox"/>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;			<input checked="" type="checkbox"/>	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			<input checked="" type="checkbox"/>	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			<input checked="" type="checkbox"/>	
iv) impede or redirect flood flows?			<input checked="" type="checkbox"/>	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			<input checked="" type="checkbox"/>	

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

The City of Whittier is in the Lower San Gabriel River sub-watershed area, which is hydraulically connected to the Los Angeles River through the Whittier Narrows Reservoir though normally only during high storm flows. Surface waters in the City flow in a southwest direction, discharging in Coyote Creek and ultimately in the San Gabriel River and Pacific Ocean. Most of the City faces minimal flood hazards with only small pockets of the City subject to risk of flooding from a 500-year storm event. No 100-year flood zones have been mapped in the City.

Discussion

- a, e) **Less Than Significant Impact.** The Project area is fully developed and currently drains both building roof and parking lot runoff to existing City storm sewer facilities located in Whittier Boulevard, Scott Avenue, and Santa Gertrudes Avenue rights-of-way. The WTCSPA would facilitate future demolition and construction, grading, paving, and other activities that disturb ground surfaces. Future development would use existing drainage facilities and may require additional on-site improvements, including temporary stormwater retention basins.

The Water Quality Control Plan Los Angeles Region (Basin Plan) is the water quality control plan for the greater Los Angeles Basin, including the City of Whittier. The National Pollutant Discharge Elimination System (NPDES) Program regulates stormwater discharges to surface waters. The Project area is in the San Gabriel River watershed where all water providers are required to comply with all Regional Water Quality Control Board (RWQCB) standards for the protection of water quality, including the preparation of site-specific Water Quality Management Plans (WQMP) for surface waters.

The Project would also be required to comply with NPDES regulations, which minimize the pollutant load associated with urban runoff. To reduce discharge of pollutants into runoff, the Project would be required to implement Best Management Practices (BMPs). Implementation of BMPs would preclude and/or intercept pollutants of concern that could potentially enter nearby properties or retention basins. BMPs would also help reduce short and long-term water quality impacts caused by the construction and operation of the proposed Project. BMPs would be further discussed and analyzed in the Project EIR.

Both the City and LACSD are required to comply with RWQCB regulations related to waste discharge that reduce potential impacts to prevent violations. The Project currently connects to existing sanitary sewer collection systems in surrounding streets and would continue to do so as the Project is built out.

The Project EIR will further evaluate potential impacts on surface and ground water quality.

- b) **Potentially Significant Impact.** The Project would require water for domestic use and landscape irrigation. The Project would be subject to water use and supply analysis pursuant to SB 610 and SB 221, as codified in Water Code Section 10910(a), and would be required to prepare a Water Supply Assessment and Water Supply Verification. The purpose of the Water Supply Assessment is to determine whether Suburban Water Systems' water supply is sufficient to meet the demand associated with the Project.

The Project EIR will analyze whether the Project would impede sustainable groundwater management of the basin. The Project EIR shall further evaluate the potential impacts on the Suburban Water Systems water supply.

- c.i-iv) **Less Than Significant Impact.** Currently, there is very limited or no on-site stormwater retention. All stormwater flows discharge to City drainage facilities located adjacent to the Project area. It is uncertain at this time whether and to what extent future redevelopment facilitated by the WTCSPA would require the development of on-site stormwater retention facilities. Redevelopment of the Project area would not substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner that could result in flooding on or off site. A hydrology analysis is required to assure that the facilities designed to control stormwater generated by the Project on- and off-site are sufficient to prevent flooding. The management of on-site stormwater will be further analyzed in the project EIR.
- d) **No Impact.** The Project area is not located near a levee or dam. The Project area is not in or near the inundation areas for either the Whittier Narrows Dam or the Hoover Reservoir. The Project area is not located near areas with the potential for inundation by seiche, tsunami, or mudflow. Therefore, no impacts are expected. No impacts would occur, and no further evaluation in the Project EIR is required.

3.11 – Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			<input checked="" type="checkbox"/>	

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

The Project area is in an area of the city that is vastly developed with a mix of commercial, retail, and residential uses.

Discussion

- a) **No Impact.** The Project area is fully developed with a mix of commercial and residential uses. There are currently 114 medium high density residential units located on the southwest portion of the existing WTCSP District 5 - Residential Village District. Implementation of the Project would not result in the physical division of an established community. Instead, the WTCSP outlines development standards and guidelines to increase the Project area's residential density and facilitate a unified sense of place through architectural, landscaping, signage, and lighting programs. The WTCSP encourages the enhancement of the existing WTCSP through high-density residential mixed-use development and development of compatible uses. No impact would occur, and no further discussion is required in the Project EIR.
- b) **Less than Significant Impact.** The proposed WTCSPA would employ a mixture of new development in addition to several existing structures to create a fully integrated and cohesive project. The existing WTCSP has five development districts. Consistent with the existing WTCSP, District 1 - Major Retail, District 2 - Whittier Boulevard, District 3 - Village Service, District 4 - Village Plaza would remain mixed-use in nature while District 5 - Residential Village will remain solely medium high density residential. No changes to the overall WTCSP acreages are proposed as part of the Project. The Project would allow for expanded residential, and hotel uses in addition to the existing retail, food and beverage, and entertainment uses. The existing WTCSP conditionally permits residential uses within the mixed-use setting, however, no residential units are identified other than for District 5. The Project will be analyzed in the context of the City's Envision Whittier General Plan, to assure it is compatible and consistent with the Envision Whittier General Plan. The Project is designed to be compatible with surrounding existing and planned land uses. However, conflicts between it and other land uses could cause environmental impacts, and therefore, should be evaluated in the Project EIR.

3.12 – Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				<input checked="" type="checkbox"/>

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

According to the California Department of Conservation, the majority of the City is classified as Mineral Resource Zone (MRZ)-4, meaning there is inadequate information available for assignment to any other MRZ-zone. No existing sand or gravel resources occur on or in the vicinity of the Project area. There are currently 26 active oil and gas wells within the City, none of which are located on or in the vicinity of the Project area.

Discussion

- a-b) **No Impact.** No portion of the City is designed MRZ-2, which are areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. The Project area is fully developed, occurs in an urban setting and is not designated for mineral resource extraction. Therefore, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site. No impacts would occur and no further evaluation in the Project EIR is required.

3.13 – Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		<input checked="" type="checkbox"/>		
b) Generation of excessive groundborne vibration or groundborne noise levels?		<input checked="" type="checkbox"/>		
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				<input checked="" type="checkbox"/>

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

Excessive and/or sustained noise can contribute to both temporary and permanent physical impairments, such as hearing loss and increased fatigue, as well as stress, annoyance, anxiety, and other psychological reactions in humans. The noise evaluation and mitigation in a community is essential to protecting the health and welfare of the public, and preserving the inherent value of recreation, open space, and conservation lands. It can also determine the need for additional remedial measures that mitigate noise problems. Major noise sources in Whittier include vehicular traffic on highways and arterials.

Discussion

- a) **Less Than Significant Impact with Mitigation Incorporated.** The Project area is located within an urbanized area containing various sources of noise. The most predominant source of noise in the Project area is traffic from nearby roadways, which includes trucks and buses. The Project area is fully developed with commercial and residential uses and is subject to existing on-site noise sources primarily associated with vehicle noises.

Future redevelopment of the Project area in accordance with the Project would result in site preparation, demolition, grading, excavation, construction, paving, and related activities that would result in localized and temporary increases in ambient noise levels

and may impact sensitive receptors. The WMC Section 15.06 (Construction Hours) restricts allowable hours to between 7:00 a.m. and 8:00 p.m. on Monday through Saturday. Use of heavy equipment (dump trucks, graders, jack hammers, etc.) are only permitted Monday through Friday from 7:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 5:00 p.m. No work is permitted on Sundays or federal holidays. WMC Section 8.32 (Noise Control) also establishes noise restriction guidance where construction and demolition occur near residential areas. These restrictions and other measures would reduce, to some extent, construction noise impacts on surrounding land uses. Impacts would be temporary and would end once construction is complete. Noise impacts related to construction will be analyzed in the Project EIR.

Long-term operation of developments facilitated by the Project would result in permanent increases in ambient noise levels in the Project area. Proposed land uses are consistent with the existing urban commercial and residential environment, but the WTCSP could result in a substantial increase in residential units, which are sensitive to noise sources. Commercial noise sources are expected to be similar to those already occurring in the Project area and Project vicinity. Noise sources are expected to include vehicle traffic, mechanical equipment such as heating, ventilation, and air conditioning units, loading and unloading operations, and parking lot activity. In order to assess the potential noise levels on and surrounding the site, a noise analysis is required. The Noise Analysis findings will determine the level of impact, and potential mitigation measures that would be provided to assure that sensitive receptors are not significantly impacted by noise.

The Project EIR will further evaluate potential noise impacts associated with Project implementation.

- b) **Less Than Significant Impact with Mitigation Incorporated.** Development facilitated by the WTCSPA is not expected to result in permanent excessive groundborne vibration or noise. The existing WTCSP currently prohibits industrial land uses capable of generating excessive groundborne vibration or noise. Short-term increases in this type of vibration and noise would be limited to demolition and construction phases, including foundation and pad removals, and the use of heavy grading, hauling, and compacting equipment. The Project's Noise Analysis will include an analysis of vibration impacts on on-site residents as well as proximate single family units. The impacts will be further evaluated in the Project EIR, and mitigation measures will be proposed as necessary to reduce significant impacts.
- c) **No Impact.** No airport land use plans apply to the Project area, and the Project is not located within two miles of an airport. The Project area falls outside any airport's noise contours for excessive noise. Therefore, residents or workers would not be exposed to excessive airport noise levels and there would be no impact. No impact would occur and no further discussion of this issue is required in the Project EIR.

3.14 – Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			<input checked="" type="checkbox"/>	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				<input checked="" type="checkbox"/>

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

According to the U.S. Census, the City's population was 85,311 in 2021. SCAG projects the City's population will grow to 98,900 by 2045. Local housing products include a mix of single- and multi-family units and mobile homes.

Discussion

- a) **Less Than Significant Impact.** There are currently 114 dwelling units and 350 residents in the Specific Plan area.¹ The WTCSP would facilitate new residential development that would directly induce population growth and new commercial uses that would indirectly induce population growth by bringing new employment opportunities to the area. The Project area is well-served by existing roads and infrastructure, although parcel-scale extensions and improvements may be required as development occurs. The Project EIR will further analyze impacts related to population growth.
- b) **No Impact.** The Project would facilitate redevelopment of underutilized parcels in the Project area. The Project is not expected to displace substantial numbers of existing people or housing or necessitate the construction of replacement housing elsewhere. Instead, the WTCSPA would increase the existing WTCSP's residential density and facilitate the construction of new housing. No impact will occur, and no further discussion is required in the Project EIR.

¹ Population estimate based on 3.07 persons per household, as provided by U.S. Census Bureau.

3.15 – Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?			<input checked="" type="checkbox"/>	
Police Protection?			<input checked="" type="checkbox"/>	
Schools?			<input checked="" type="checkbox"/>	
Parks?			<input checked="" type="checkbox"/>	
Other public facilities?			<input checked="" type="checkbox"/>	

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

Fire protection services are provided on a service contract basis by the Los Angeles County Fire Department (LACFD), and police protection is provided by the Whittier Police Department (WPD). There are four fire stations within the City, and one immediately outside the City in Pico Rivera. The WPD employs 128 sworn officers and 54 civilian staff and provides services not only to City residents and businesses, but also to City of Santa Fe Springs' residents.²

Public educational services are provided by five elementary and middle school districts, and two high school districts.

Elementary and Middle School:
 East Whittier City School District
 Los Nietos School District
 Lowell Joint School District
 South Whittier School District
 Whittier City School District

² Website. Whittier Police Department "About the WPD." Accessed October 2022.
<https://www.cityofwhittier.org/government/police/about-the-wpd>.

High School:

Whittier Union High School District
Fullerton Union High School District

As identified in the Envision Whittier General Plan, there are 23 parks within the City and 4 in its immediate vicinity. Parks range from Mini Parks to Specialty Parks, and include the linear Whittier Greenway Trail.

Discussion

a) Less Than Significant Impact.

Fire

The LACFD provides fire protection services to the Project area. LACFD Fire Station No.59 is located on Scott Avenue immediately west of the Project area. Additional structures and population facilitated by the WTCSP would increase demand for fire services, particularly for services to additional residents.

Emergency and secondary roadway access may be temporarily affected during construction. However, Project Construction Traffic Control Plans implemented during construction would assure that impacts to mobility and accessibility in the area would be less than significant. Potential impacts will be further evaluated in the Project EIR.

Police

The WPD provides police protection services to the Project area. The nearest full-service police station is located at 13200 Penn Street. Buildout of the Project would result in additional demand for police protection services, particularly due to the increase in residential units. Potential impacts will be further analyzed in the Project EIR.

Schools

There are two schools located within a ¼-mile of the Project area: the Leffingwell Elementary School is located at 10625 Santa Gertrudes Avenue approximately 0.07 miles south of the Project area; St. Bruno Catholic School is located at 15700 Citrustree Road approximately 0.17 miles south of the Project area.

Future population growth facilitated by Project buildout is expected to increase student enrollment. The impact to schools will be evaluated in the Project EIR.

Parks

The Leffingwell Ranch Park is located 0.05 miles south of the Planning area. Population growth resulting from Project buildout would increase the demand for parks; however, the demand is not expected to require new or physically altered facilities that could cause significant environmental impacts. The Project EIR will analyze the WTCSP's provision of open space and parks to endure sufficiency with Envision Whittier General Plan standards, particularly for the additional residential units proposed. New residential development would be required to pay Quimby fees in accordance with WMC Section 17.16.050. Project-related impacts will be further analyzed in the Project EIR.

Other Public Facilities

Additional public facilities in or near the Project area include East Whittier YMCA on Starbuck Street; Parnell Park Community and Senior Center on Lambert Road; a transit hub, and a U.S. Post Office. Project buildout would increase the Project area's population and may increase the demand for some services provided at these and other community facilities. However, the demand is not expected to require new or physically altered facilities that could cause significant environmental impacts. Potential impacts will be analyzed in the Project EIR.

3.16 – Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			<input checked="" type="checkbox"/>	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			<input checked="" type="checkbox"/>	

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

The City offers a wide variety of recreational opportunities, including trails, greenways and parkland. As identified in the Envision Whittier General Plan, the City currently has 23 parks consisting of more than 443 acres, operates two community centers, and two senior centers.

Discussion

- a) **Less Than Significant Impact.** Parks and recreational resources in the Project area and immediate vicinity include Leffingwell Ranch Park, Parnell Park, Parnell Park Community and Senior Center, Anaconda Park, and bicycle lanes. Buildout of the WTCSP would increase the local population and use of these and other parks and recreational facilities. However, the additional population is not expected to accelerate or result in substantial physical deterioration of these facilities. New residential developments may include recreation facilities, such as swimming pools, gyms, or sports fields, the use of which could reduce the demand for existing facilities. While Project-related impacts are expected to be less than significant, the Project EIR will provide further analysis.
- b) **Less Than Significant Impact.** The WTCSP does not identify standalone parks but provides opportunities for future residential developments to incorporate parks and/or recreation facilities, such as swimming pools, gyms, and community open spaces. Construction of such facilities would be subject to applicable building codes and other regulations that would minimize any potential adverse physical effects on the environment. While Project impacts are expected to be less than significant, potential impacts resulting from the Project will be further analyzed in the Project EIR.

3.17 – Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable program plan, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>			
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			<input checked="" type="checkbox"/>	
d) Result in inadequate emergency access?			<input checked="" type="checkbox"/>	

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

Regional connectivity is provided by Interstate 605 (I-605) which traverses the northwestern edge of the city. Whittier Boulevard (State Route 72) is one of the City's principal commercial corridors and extends in an east-west direction and connects the region to Montebello (west) and La Habra (east).

The Project site is bounded by Whittier Boulevard to the north, existing residences and Starbuck Street to the south, Santa Gertrudes Avenue to the east, and Scott Avenue to the west. There are three existing ingress/egress points on both Whittier Boulevard and Santa Gertrudes Avenue, and one ingress/egress point on Scott Avenue to the west. Within the Project area, there is an existing primary two-lane drive aisle running southeast to northwest, including parking areas.

Discussion

- a) **Potentially Significant Impact.** The Project does not propose changes to the surrounding area's existing traffic patterns; however, the WTCSPA includes minor revisions to the on-site circulation pattern, including a Boulevard concept that would realign Whittwood Parkway to connect the primary entrances along Whittier Boulevard to the primary entrance along Santa Gertrudes Avenue, see Figure 1, *Internal Circulation*. The Project would create one primary roadway to ease circulation and access to each Specific Plan District. It is not known at this time whether the traffic generated by the WTCSPA land

uses would impact the City's General Plan circulation goals and policies. A Traffic Assessment will be prepared to analyze the potential effects of the amended WTCSP on circulation plans and policies, including transit and other alternative modes of travel. Potential impacts and the need for mitigation measures will be further analyzed in the Project EIR.

- b) **Potentially Significant Impact.** It is not currently known whether the WTCSPA would conflict with or be inconsistent with Section 15064.3(b) of the State CEQA Guidelines. The Project area is well-served by the Metropolitan Transit Authority (MTA), Montebello Transit, Foothill Transit and Sunshine Shuttle lines with multiple bus stops within or immediately adjacent to the Project area. There is a Montebello Bus stop located in the existing WTCSP, and seven transit bus stops are located on roadways adjacent to the Project area (Whittier Boulevard, Scott Avenue, and Santa Gertrudes Avenue). The WTCSP addresses multi-modal access improvements and other design elements intended to reduce potential trips and vehicle miles traveled (VMTs). The extent to which these may conflict with or be inconsistent with State CEQA Guidelines Section 15064.3(b) is currently unknown. The potential for VMTs resulting from WTCSP implementation to exceed an applicable threshold of significance will be further evaluated in the Traffic Assessment and Project EIR.
- c) **Less Than Significant Impact.** The existing WTCSP addresses vehicle, pedestrian, and bicycle safety in the Project area, and the WTCSPA would not substantially increase hazards due to a geometric feature or incompatible uses. Proposed land uses are largely consistent with existing uses, and the future vehicle mix would be comparable to the existing mix. Nonetheless, potential impacts will be further evaluated in the Project EIR.
- d) **Less Than Significant Impact.** Construction and operational activities resulting from the Project would not significantly impact the ability of emergency service providers, including police and fire personnel, to provide services to the Project area. Site-specific traffic control plans would be prepared, as needed, to maintain safe traffic flow during construction to assure that emergency service access is not interrupted during construction. Impacts to emergency services are expected to be less than significant; nonetheless, potential impacts will be further analyzed in the Project EIR.

3.18 – Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?		<input checked="" type="checkbox"/>		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		<input checked="" type="checkbox"/>		

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

As discussed above in Section 3.5 Cultural Resources, the Puente Hills are known to contain archaeological resources that pre-date Spanish and Mexican land grants prior to California becoming the 31st state in 1850. These resources date back thousands of years and are reflective of Native American settlement patterns. Given the long history of Native American settlement in the region, followed by Spanish and Mexican rule, there is a high probability of finding archaeological resources in the City. Prior to European contact, areas within the present day Whittier were occupied by Native Americans, specifically the Gabrieleño/Tongva Indians. The Gabrieleño Indians occupied an area that was bordered by Topanga and Malibu, the San Fernando Valley, the greater Los Angeles Basin, the coastal strip down to Aliso Creek south of San Juan Capistrano, and the islands of Catalina, San Nicolas, and San Clemente.

Discussion

- a, b) **Less Than Significant Impact with Mitigation Incorporated.** Based on historical background research, no historical or archaeological Tribal resources are expected on the Project area that would be listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).

In addition, no resource listed or determined by the city as significant for a California Native American tribe is known to occur on the Project area. Implementation of the WTCSPA would facilitate demolition, grading, excavation, and new development that has the potential to impact tribal cultural resources if they occur within the Project area. Consistent with AB 52 and SB 18, the City would solicit input from the California Native American Heritage Commission and continue consultation with the appropriate tribes, notifying them of the WTCSPA and its proposed land use plan. The City would consider tribal concerns, and mitigation measures may be required. Potential impacts will be further analyzed in the Project EIR.

3.19 – Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>			
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>			
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			<input checked="" type="checkbox"/>	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				<input checked="" type="checkbox"/>

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

The existing WTCSP Project area is served by the following utility providers.

Electricity: Southern California Edison (SCE)
 Natural gas: Southern California Gas Company (SoCalGas)
 Water: Suburban Water Systems
 Wastewater: City of Whittier and County Sanitation Districts of Los Angeles (LACSD)
 Stormwater: Los Angeles County Flood Control District (LACFCD)
 Solid waste: Republic Services
 Telecommunications: Time Warner, Charter Spectrum, AT&T, Verizon, others.

Suburban Water Systems provides water service within the Project area. The Project area is currently served by a looped system connected from Whittier Boulevard, Santa Gertrudes Avenue, and Starbuck Street. An additional loop extends from Whittier Boulevard to Scott Avenue along the westerly edge of the Project area. The existing mains are located within easements to Suburban Water Systems and provide domestic, landscape, and fire service to the existing site and structures. Portions of the on-site existing water system would be abandoned and new mains would be constructed to allow for new future development.

Sewer trunk lines and sewage treatment for the City of Whittier are provided by LACSD. The LACSD operates and maintains the regional wastewater collection system, which includes approximately 1,400 miles of sewers, 49 pumping plants, and 11 wastewater treatment plants that transport and treat about half the wastewater in Los Angeles County. Collectively, the LACSD treats approximately 400 million gallons of water per day.

The LACSD provides local wastewater service to the Project area. Existing sewer mains exist in Scott Avenue, Starbuck Street, Whittier Boulevard, Messina Drive, and Santa Gertrudes Avenue. The sewer mains in these peripheral streets flow in a southerly direction along Messina Drive and converge at a 12-inch main in Scott Avenue near Ditmar Drive. The existing WTCSP is served by a series of on-site mains that connect with an existing 12-inch City main in Messina Drive. Sewer service along the westerly Project edge runs south and connects to an existing City sewer main in Project area prior to connecting to the LACSD Main truck line in Scott Avenue.

Portions of the existing on-site system would be abandoned to facilitate new future development. New private 8-inch sewer mains would be constructed to serve the Project area. Project implementation would also upgrade an off-site City sewer line in Messina Drive, from the Project area to its connection with the LACSD Main in Scott Road, to accommodate increased Project flows from expanded residential uses.

Discussion

- a) **Potentially Significant Impact.** The Project area has been fully developed for decades and is well-served by utility providers and infrastructure. Large-scale water and energy transmission lines and site-specific parcel-scale utility extensions and/or upgrades, such as water laterals are already in place. Future redevelopment projects may require modifications to existing infrastructure. Based on projected flows and the Los Angeles County Fire Department's requirements, a new connection from Whittier Boulevard may be necessary to provide adequate flow and pressure to service the site. An expansion/upgrade of the sanitary sewer line off-site may also be required. These service expansions must be analyzed, and potential impacts will be further assessed in the Project EIR.
- b) **Potentially Significant Impact.** Domestic water in the Project area is provided by Suburban Water Systems, which extracts groundwater from the San Gabriel Main Basin. Buildout of the amended WTCSP would increase water consumption in the Project area due to the increase in residential dwelling units. However, the extent to which the additional demand would impact water supplies is unknown. In addition, a Water Supply Assessment and Water Supply Verification will be required to be prepared by Suburban Water Systems to address water demand and supply. Potential changes in domestic water generation associated with implementation of the WTCSPA will be evaluated in the Project EIR.
- c) **Potentially Significant Impact.** The Project area is currently served by existing municipal sewer infrastructure that conveys wastewater into the LACSD trunk sewers at various locations in the City. The wastewater is then conveyed to the LACSD wastewater

treatment plants for treatment and disposal. The LACSD Joint Water Pollution Control Plant (JWPCP) has a capacity of 400 million galls per day (mgd) and currently processes an average flow on 259.7 mgd. The Los Coyotes Water Reclamation Plant (LCWRP) has a capacity of 37.5 mgd and currently processes an average flow of 21.3 mgd. Both treatment facilities have available capacity to manage additional wastewater. Buildout of the Project could potentially increase the demand for wastewater treatment services, particularly due to the increased residential units, particularly when compared to the existing WTCSP. The extent to which the additional demand would impact the treatment facility is unknown. Off-site improvements could be required as a condition of the Project approval. Potential changes in wastewater generation, collection and treatment capacities will be evaluated in the Project EIR.

- d) **Less Than Significant Impact.** Solid waste generated within City limits is transported to Material Recovery Facilities (MRFs) where recyclable materials are sorted and then diverted from local landfills. The remaining waste is disposed of at the Savage Canyon Landfill, which has a remaining capacity of 9,510,833 cubic yards and an estimated closure date of December 31, 2055 (CalRecycle, 2020; General Plan DEIR). Buildout of the Project area in accordance with the amended WTCSP would increase solid waste generation, including a variety of construction materials, paper and food waste, and other trash disposed of during long-term operation. Implementation of recycling programs, in accordance with State and local regulations, would reduce solid waste quantities. Landfill capacity will be analyzed in the Project EIR.
- e) **No Impact.** The City and Republic Services operate in compliance with federal, State, and local statutes regulating solid waste. Buildout of the Project would not conflict with federal, State, and local statutes regulating the disposal of solid waste. There will be no impacts, and no further discussion of this issue is required in the Project EIR.

3.20 – Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire?				<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may result temporary or ongoing impacts to the environment?				<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				<input checked="" type="checkbox"/>

Sources: Envision Whittier General Plan, adopted October 12, 2021; City of Whittier General Plan Update EIR and Housing Element Update Draft Environmental Impact Report (State Clearinghouse #2021040762), prepared by MIG, Inc. October 12, 2021.

Environmental Setting

Wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. A wildland-urban interface (WUI) is an area where urban development is located in proximity to open space or “wildland” areas. The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones.

The California Department of Forestry and Fire Protection (Cal-Fire) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program (FRAP). These maps place areas of the state into different fire hazard severity zones (FHSZ) based on a hazard scoring system using subjective criteria for fuels, fire history, terrain influences, housing density, and occurrence of severe fire weather where urban conflagration could result in catastrophic losses.

The City is exposed to fire-related hazards from two potential sources: wildfires and fires that occur in urban settings. Wildfire hazards are highest in areas of the community near the WUI. Northern portions of the city in the Puente Hills area are susceptible to the risk of wildland fires. The Project area is located in the center of the City's developed area and is not adjacent to a wildland fire area.

The Puente Hills Habitat Preservation Authority (Habitat Authority) restores and manages open space in the Puente Hills, including implementing wildfire preparedness training. The Habitat Authority contracts with the Mountains Recreation and Conservation Authority (MRCA) to provide ranger services who are trained in wildland fires. The MRCA partnered with the Los Angeles County Fire Department and developed an Emergency Response Map to provide important information about the Puente Hills Preserve, such as locations of trails/roads, sensitive habitat, helipads, and gates.

The City has adopted the 2019 edition of the California Building Standards Code and the 2019 edition of the California Fire Code. The City implements the Whittier Natural Hazards Mitigation Plan (NHMP), which established procedures for fire conditions.

Discussion

- a) **No Impact.** According to the City's Natural Hazards Mitigation Plan (2015), the primary emergency evacuation routes in the city include Whittier Boulevard, Colima Road, Lambert Road, Santa Fe Springs Road, Norwalk Boulevard, and Beverly Boulevard. The Project area is located on Whittier Boulevard which provides access in an emergency for much of the city.

Development facilitated by the WTCSP would not impair the City's adopted emergency response plan or Whittier NHMP as the Project is not proposing to amend these routes to impede the emergency evacuation. No impacts would occur, and no further evaluation in the Project EIR is required.

- b,c) **No Impact.** The Project area is not located within a FHSZ or a WUI. The Project is in the City's urban core and is 0.5 miles from a fire hazard zone. Urban roadways exist surrounding the Project, but no new wildfire risk infrastructure will be required. No impacts would occur, and no further evaluation in the Project EIR is required.

- d) **No Impact.** The Project is located within the City's urban core where there is no potential for flooding, landslide, or post-fire slope instability. Therefore, the implementation would not expose people or structures to significant risks such as downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes. No impacts would occur, and no further evaluation in the Project EIR is required.

3.21 – Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		<input checked="" type="checkbox"/>		
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>			

- a) **Less Than Significant Impact with Mitigation Incorporated.** As discussed in Sections 3.4 (Biological Resources) and 3.5 (Cultural Resources), Project implementation is expected to have less than significant impacts to biological and cultural resources after implementation of mitigation measures. The Project EIR will evaluate these topics in greater detail to determine whether the Project would generate significant environmental impacts and provide mitigation measures, where necessary.
- b) **Potentially Significant Impact.** Project impacts are not expected to be cumulatively considerable for most issue areas described above, because its proposed land use plan, standards, and guidelines are largely consistent with those of the existing WTCSP already in place. However, the Project proposes a substantial increase in residential units, and a decrease in commercial space, as well as modest changes in permitted land uses. Impacts associated with air quality, GHG emissions, and transportation may be cumulatively significant when considered with other projects. The Project EIR will evaluate these topics in greater detail to determine whether the Project would generate cumulative considerable impacts.
- c) **Potentially Significant.** The Project could cause direct and indirect potentially significant adverse effects on humans, specifically as it relates to air quality, land use, and transportation. The significance of these impacts will be evaluated in the Project EIR.