Final
Environmental Impact Report
(Corrected)

Olive Pit Mine and Reclamation Project

November 2014

State Clearinghouse Number
2014031051

City of
IRWINDALE

Note on the Corrected Final EIR

A first version of the Final EIR was originally issued on October 19, 2014. On October 29, 2014, the City of Baldwin Park submitted a letter to the City of Irwindale at its Planning Commission hearing that noted (among other comments) some pagination references that were in error in the responses to comments on the Draft EIR. With the exception of one typographical error, the page references indicated text in the Draft EIR document that was amended in this Final EIR document in response to comments received. As a result of these additions to the text, many sections and tables are on different pages in the Final EIR than they were in the Draft EIR.

For that reason, this *corrected* Final EIR (November 2014) is being distributed to replace the October version, and includes numerous page references to this Final EIR, as well as correction of minor clerical and typographical errors that were detected during the editing process. These included corrections for consistency between mitigation measures as shown in the text, Executive Summary and the Mitigation Monitoring and Reporting Program. In no case were analyses, conclusions, or mitigation measures modified in any substantive way.

TABLE OF CONTENTS

EXECUTIVE SUMMARY ES-1
ES-1 Introduction ES-1
ES-2 Summary of the Proposed Project ES-1
ES-3 Statement of Project Objectives ES-7
ES-4 Issues of Concern / Areas of Controversy.....ES-8
ES-5 Significant Unavoidable Adverse Impacts ES-10
ES-6 Proposed Project Alternatives Summary.....ES-11
ES-7 Public Review for the Draft EIR ES-16
ES-8 Summary of Potential Impacts and Mitigation.....ES-16

CHAPTER 1.0 INTRODUCTION 1.0-1
1.1 Purpose of the EIR 1.0-3
1.2 CEQA EIR Process Overview..... 1.0-4
1.3 Scoping Summary 1.0-6
1.4 Organization of the EIR 1.0-7
1.5 Incorporation by Reference 1.0-11

CHAPTER 2.0 PROJECT DESCRIPTION..... 2.0-1
2.0.1 Introduction 2.0-1
2.0.2 Site History..... 2.0-1
2.0.3 Proposed Action 2.0-2
2.0.4 Potential Environmental Issues 2.0-2
2.1 Project Location and Setting 2.0-3
2.1.2 Existing Conditions 2.0-4
2.1.1 Location..... 2.0-5
2.3 Project Features 2.0-19
2.4 Statement of Objectives..... 2.0-33
2.5 Intended Uses of the EIR..... 2.0-34

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION..... 3.0-1

CHAPTER 3.1 EFFECTS NOT FOUND TO BE SIGNIFICANT 3.1-1
3.1.1 Agriculture and Forest Resources 3.1-1
3.1.2 Cultural Resources 3.1-1
3.1.3 Population and Housing 3.1-2
3.1.4 Public Services & Utilities 3.1-2
3.1.5 Recreation..... 3.1-3

TABLE OF CONTENTS

CHAPTER 3.2 AESTHETICS 3.2-1
3.2.1 Existing Environment 3.2-1
3.2.2 Regulatory Setting 3.2-4
3.2.3 Impact Analysis and Mitigation 3.2-6
3.2.4 Significance after Mitigation 3.2-11
3.2.5 Cumulative Impacts 3.2-11

CHAPTER 3.3 AIR QUALITY, GREENHOUSE GASES, AND HEALTH RISK ASSESSMENT 3.3-1
3.3.1 Existing Environment 3.3-2
3.3.2 Regulatory Setting 3.3-9
3.3.3 Impact Analysis and Mitigation 3.3-21
3.3.4 Significance after Mitigation 3.3-47
3.3.5 Cumulative Impacts 3.3-47

CHAPTER 3.4 BIOLOGICAL RESOURCES 3.4-1
3.4.1 Existing Environment 3.4-1
3.4.2 Regulatory Setting 3.4-16
3.4.3 Impact Analysis and Mitigation 3.4-19
3.4.4 Significance after Mitigation 3.4-32
3.4.5 Cumulative Impacts 3.4-32

CHAPTER 3.5 GEOLOGY, SOILS, AND MINERAL RESOURCES 3.5-1
3.5.1 Existing Environment 3.5-1
3.5.2 Regulatory Setting 3.5-17
3.5.3 Impact Analysis and Mitigation 3.5-21
3.5.4 Significance after Mitigation 3.5-28
3.5.5 Cumulative Impacts 3.5-28

CHAPTER 3.6 HAZARDS AND HAZARDOUS MATERIALS 3.6-1
3.6.0 Existing Environment 3.6-1
3.6.1 Regulatory Setting 3.6-4
3.6.2 Impact Analysis and Mitigation 3.6-6
3.6.3 Significance after Mitigation 3.6-15
3.6.4 Cumulative Impacts 3.6-15

CHAPTER 3.7 LAND USE AND PLANNING 3.7-1
3.7.1 Existing Environment 3.7-1
3.7.2 Regulatory Setting 3.7-12
3.7.3 Impact Analysis and Mitigation 3.7-17
3.7.4 Significance after Mitigation 3.7-19
3.7.5 Cumulative Impacts 3.7-19

TABLE OF CONTENTS

CHAPTER 3.8 NOISE 3.8-1
3.8.1 Existing Environment 3.8-1
3.8.2 Regulatory Setting 3.8-9
3.8.3 Impact Analysis and Mitigation 3.8-15
3.8.4 Significance after Mitigation 3.8-33
3.8.5 Cumulative Impacts 3.8-33

CHAPTER 3.9 TRAFFIC GENERATION AND CIRCULATION 3.9-1
3.9.1 Project Description 3.9-1
3.9.2 Traffic Operations Analysis 3.9-4
3.9.3 Project Description 3.9-11
3.9.4 Existing Conditions 3.9-13
3.9.5 Future Traffic Volumes 3.9-41
3.9.6 Thresholds of Significance 3.9-68
3.9.7 Impact Analysis & Mitigation Program 3.9-68
3.9.8 Improvements and Project Fair Share Contribution 3.9-87
3.9.9 Mitigation Program and Project Design Features 3.9-91
3.9.10 Cumulative Impacts 3.9-92

CHAPTER 3.10 WATER QUALITY AND HYDROLOGY 3.10-1
3.10.1 Existing Environment 3.10-1
3.10.2 Regulatory Setting 3.10-11
3.10.3 Impact Analysis and Mitigation 3.10-14
3.10.4 Significance after Mitigation 3.10-21
3.10.5 Cumulative Impacts 3.10-21

CHAPTER 4.0 MANDATORY CEQA CONSIDERATIONS 4.0-1
4.1 Growth-Inducing Impacts 4.0-1
4.2 Significant Irreversible Environmental Changes 4.0-5
4.3 Significant Unavoidable Adverse Impacts 4.0-6
4.4 Energy Conservation 4.0-7

CHAPTER 5.0 ALTERNATIVES TO THE PROPOSED PROJECT 5.1-1
5.1 Significant and Unavoidable Impacts 5.1-2
5.2 Project Objectives 5.1-3
5.3 Factors in Selection of Alternatives 5.1-5
5.4 Alternatives Considered But Rejected 5.1-5
5.5 Alternatives Identified and Analyzed 5.1-6
5.6 Environmentally Superior Alternative 5.1-18

TABLE OF CONTENTS

CHAPTER 6.0 EIR PREPARERS AND PERSONS CONSULTED 6.0-1

CHAPTER 7.0 REFERENCES 7.0-1

CHAPTER 8.0 COMMENT LETTERS AND RESPONSES TO COMMENTS 8.0-1

CHAPTER 9.0 MITIGATION MONITORING REPORTING PROGRAM 9.0-1

TECHNICAL APPENDICES (SEPARATE VOLUMES) 10.0-1

Appendix A – Olive Pit Mine Reclamation Plan (Draft June 2014)
Appendix B – Project Scoping Summary Report
Appendix C – Air Quality and Health Risk Assessment (plus supplemental CD)
Appendix D – Biological Resources Letter Report
Appendix E – Noise Calculations
Appendix F – Traffic Impact Assessment

LIST OF TABLES

Table ES-1 Surrounding Land Uses.....ES-2
Table ES-2 Project Anticipated Timeline for Project Components and Project Phasing ES-3
Table ES-3 Comparative Analysis of Environmental Impacts ES-14
Table ES-4 Comparative Analysis of City of Irwindale Project Objectives ES-15
Table ES-5 Potentially Significant Effects and Mitigation Program ES-18
Table 2.0-1 Project Anticipated Timeline for Project Components and Project Phasing .. 2.0-21
Table 2.0-2 Approvals / Agreements / Permits Anticipated for the Olive Pit Extraction & Reclamation Project 2.0-38
Table 3.0-1 Cumulative Projects List 3.0-4
Table 3.3-1 Air Quality Data Summary (2010 - 2012) 3.3-3
Table 3.3-2 State and National Criteria Air Pollutant Standards, Effects, and Sources 3.3-11
Table 3.3-3 Air Quality Significance Thresholds 3.3-23
Table 3.3-4 Ambient Air Quality Standards for Criteria Pollutants..... 3.3-23
Table 3.3-5 Estimated Daily Emissions from Project Construction (pounds) 3.3-26
Table 3.3-5b Localized Significance Thresholds for Project Construction (pounds/day) ... 3.3-27
Table 3.3-6 Estimated Daily Unmitigated Proposed Project Emissions (pounds)..... 3.3-32
Table 3.3-7 Estimated Daily Mitigated (Tier 4) Proposed Project Emissions (pounds).... 3.3-35
Table 3.3-8 Estimated Daily Mitigated (Tier 3) Proposed Project Emissions (pounds).... 3.3-36
Table 3.3-9 List of Recommended Actions by Sector 3.3-44
Table 3.4-1 Existing Vegetation Communities 3.4-2
Table 3.4-2 Sensitive Plant Species Potential to Occur Olive Pit Mining and Reclamation Project 3.4-7

Table 3.4-3 Sensitive Animal Species Potential to Occur – Olive Pit Mining and Reclamation Project 3.4-11
Table 3.4-4 Impacts to Vegetation Communities and Proposed Mitigation 3.4-22
Table 3.5-1 Abridged Version of the Modified Mercalli Intensity Scale 3.5-9
Table 3.5-2 Major Faults within a 25-Mile Radius of the City of Irwindale 3.5-11
Table 3.5-3 Historical Earthquake Pattern within 100-Miles of the City of Irwindale 3.5-11
Table 3.5-4 Generalized (Not For Design) Probabilistic Seismic Hazard Ground Motions 3.5-12
Table 3.8-1 Typical Noise Levels 3.8-2
Table 3.8-2 Existing Noise Levels in the Proposed Project Area 3.8-6
Table 3.8-3 City of Irwindale Ambient Base Noise Levels 3.8-12
Table 3.8-4 City of Baldwin Park Interior and Exterior Noise Standards 3.8-14
Table 3.8-5 City of Baldwin Park Ambient Base Noise Levels 3.8-14
Table 3.8-6 Typical Noise Levels From Construction Equipment (Lmax) 3.8-18
Table 3.8-7 Typical Noise Levels From Excavation and Reclamation Equipment (Lmax) 3.8-20
Table 3.8-8 Mining Equipment Noise Levels (Leq) 3.8-20
Table 3.8-9 Estimated Phase I Excavation Noise Levels at Sensitive Receptor Locations (dBA Leq) 3.8-21
Table 3.8-10 Estimated Phase II Excavation Noise Levels at Sensitive Receptor Locations (dBA Leq) 3.8-23
Table 3.8-11 Peak-Hour Traffic Noise Levels In the Project Vicinity Existing (2014) Versus Future (2016 And 2035) 3.8-28
Table 3.8-12 Mitigated Peak-Hour Traffic Noise Levels in the Project Vicinity Existing (2014) Versus Future (2016 And 2035) 3.8-29
Table 3.9-1 Level of Service Based on the HCM 3.9-5
Table 3.9-2 Level of Service - Critical Volume to Capacity Ratio 3.9-6
Table 3.9-3 Traffic Signal Warrant Analyses of Unsignalized Intersections 3.9-7
Table 3.9-4 Unacceptable Level of Service Existing (2014) and Existing Plus Project Conditions 3.9-10
Table 3.9-5 Project Trip Generation Estimates 3.9-13
Table 3.9-6 Intersection Analysis Locations 3.9-14
Table 3.9-7 Existing (2014) Conditions Intersections Analysis Summary 3.9-31
Table 3.9-8 Unacceptable Level of Service for Existing (2014) Conditions 3.9-32
Table 3.9-9 Projects by Jurisdictions 3.9-42
Table 3.9-10 Other Development Trip Generation Summary 3.9-44
Table 3.9-11 Unacceptable Level of Service for Existing Plus Project Conditions 3.9-70
Table 3.9-12 Existing Plus Project Conditions Intersections Analysis Summary 3.9-72
Table 3.9-13 Existing and Existing Plus Project Intersection Analysis Summary Comparison 3.9-73

Table 3.9-14 Projected To Operate At Unacceptable Level of Service for Interim Year (2016) Without Project Conditions 3.9-75
Table 3.9-15 Unacceptable Level of Service for Long Range (2035) Without Project Conditions 3.9-76
Table 3.9-16 Interim Year (2016) Without Project Conditions Intersections Analysis Summary 3.9-77
Table 3.9-17 Interim Year (2016) With Project Conditions Intersections Analysis Summary 3.9-78
Table 3.9-18 Interim Year (2016) Intersection Analysis Summary Comparison 3.9-79
Table 3.9-19 Long Range (2035) Without Project Conditions Intersections Analysis Summary 3.9-81
Table 3.9-20 Projected Significant Impacts 3.9-82
Table 3.9-21 Long Range (2035) With Project Conditions Intersections Analysis Summary 3.9-83
Table 3.9-22 Long Range (2035) Intersection Analysis Summary Comparison 3.9-84
Table 3.9-23 2035 with Project Buildout Fair Share Percentages for Off-Site Improvements 3.9-89
Table 5.0-1 Comparative Analysis of Environmental Impacts 5.0-19
Table 5.0-2 Comparative Analysis of City of Irwindale Project Objectives..... 5.0-20

LIST OF FIGURES

Figure ES-1 Regional Map ES-4
Figure ES-2 Vicinity Map ES-5
Figure ES-3 Location Map ES-6
Figure 2.0-1 Regional View 2.0-8
Figure 2.0-2 Regional Surrounding Land Uses 2.0-9
Figure 2.0-3 Olive Pit Location 2.0-10
Figure 2.0-4 Existing View from the Interior of the Olive Pit Mine 2.0-11
Figure 2.0-5 Existing Street-Level View looking SW from Azusa Canyon Road 2.0-12
Figure 2.0-6 Existing Street-Level View looking W from Azusa Canyon Road 2.0-13
Figure 2.0-7 Existing Street-Level View looking NW from Azusa Canyon Road 2.0-14
Figure 2.0-8 City of Irwindale General Plan Land Use Designation 2.0-15
Figure 2.0-9 City of Irwindale Zoning District 2.0-16
Figure 2.0-10 San Gabriel Valley Production-Consumption Region 2.0-19
Figure 2.0-11 Surrounding Geology Classifications 2.0-20
Figure 2.0-12 Olive Pit Mining Plan 2.0-25
Figure 2.0-13 Existing Conditions Map 2.0-26
Figure 2.0-14 Phase 1 - Mining 2.0-27

Figure 2.0-15 Phase 1 - Reclamation 2.0-28
Figure 2.0-16 Phase 2 - Mining 2.0-29
Figure 2.0-17 Phase 2 - Reclamation 2.0-30
Figure 2.0-18 Site Cross-Sections 2.0-31
Figure 2.0-19 Access Road Design Map 2.0-33
Figure 2.0-20 Access Route to Processing Area 2.0-34
Figure 3.2-1 Site Photographs 3.2-3
Figure 3.2-2 Existing Conditions 3.2-9
Figure 3.4-1 Vegetation 3.4-3
Figure 3.4-2 Vegetation Impacts 3.4-23
Figure 3.4-3 Conceptual Open Space and Restoration Area 3.4-24
Figure 3.5-1 Olive Pit Mine Project Location Irwindale 3.5-3
Figure 3.5-2 1924-25 Topography at the Olive Pit 3.5-4
Figure 3.6-1 Access Route to Processing Area 3.6-8
Figure 3.7-1 Regional Surrounding Land Uses 3.7-3
Figure 3.7-2 Olive Pit Project Location 3.7-5
Figure 3.7-3 City of Irwindale General Plan Land Use Designation 3.7-10
Figure 3.7-4 City of Irwindale Zoning District 3.7-11
Figure 3.8-1 Noise Monitoring Locations 3.8-8
Figure 3.9-1 Site Plan 3.9-3
Figure 3.9-2 Truck Trip Distribution (Outbound) 3.9-15
Figure 3.9-3 Truck Trip Distribution (Inbound) 3.9-16
Figure 3.9-4 Employee (Passenger Car) Trip Distribution 3.9-17
Figure 3.9-5 Project Only Average Daily 3.9-18
Figure 3.9-6 Project Only AM Peak Hour Intersection Volumes 3.9-19
Figure 3.9-7 Project Only PM Peak Hour Intersection Volumes 3.9-20
Figure 3.9-8 Project Only Peak Hour Link Volumes 3.9-21
Figure 3.9-9 Study Area 3.9-22
Figure 3.9-10 Existing Number of Lanes and Intersection Controls 3.9-25
Figure 3.9-11 Existing Transit Services 3.9-26
Figure 3.9-12 Existing Pedestrian and Bicycle Facilities 3.9-27
Figure 3.9-13 Existing (2014) PCE Average Daily Traffic 3.9-28
Figure 3.9-14 Existing (2014) PCE AM Peak Hour Intersection Volumes 3.9-29
Figure 3.9-15 Existing (2014) PCE PM Hour Intersection Volumes 3.9-30
Figure 3.9-16 City of Irwindale General Plan Circulation Element 3.9-34
Figure 3.9-17 City of Irwindale General Plan Roadway Cross-Sections 3.9-35
Figure 3.9-18 County of Los Angeles General Plan Circulation Element 3.9-36
Figure 3.9-19 County of Los Angeles General Plan Roadway Cross-Sections 3.9-37
Figure 3.9-20 City of Baldwin Park General Plan Circulation Element 3.9-38
Figure 3.9-21 City of Baldwin Park General Plan Roadway Cross-Sections 3.9-39

TABLE OF CONTENTS

Figure 3.9-22 City of Irwindale Truck Routes 3.9-40
Figure 3.9-23 Existing Plus Project Average Daily Traffic 3.9-49
Figure 3.9-24 Existing Plus Project AM Peak Hour Intersection Volumes 3.9-50
Figure 3.9-25 Existing Plus Project PM Peak Hour Intersection Volumes 3.9-51
Figure 3.9-26 Cumulative Development Location Map 3.9-52
Figure 3.9-27 Cumulative Development Average Daily Time 3.9-53
Figure 3.9-28 Cumulative Development AM Peak Hour Intersection Volumes 3.9-54
Figure 3.9-29 Cumulative Development PM Peak Hour Intersection Volumes 3.9-55
Figure 3.9-30 Interim Year (2016) Without Project Average Daily Time 3.9-56
Figure 3.9-31 Interim Year (2016) Without Project AM Peak Hour Intersection Volumes . 3.9-57
Figure 3.9-32 Interim Year (2016) Without Project PM Peak Hour Intersection Volumes .. 3.9-58
Figure 3.9-33 Interim Year (2016) With Project Average Daily Times 3.9-59
Figure 3.9-34 Interim Year (2016) With Project AM Peak Hour Intersection Volumes 3.9-60
Figure 3.9-35 Interim Year (2016) With Project PM Peak Hour Intersection Volumes 3.9-61
Figure 3.9-36 Long Range (2035) Without Project Average Daily Traffic 3.9-62
Figure 3.9-37 Long Range (2035) Without Project AM Peak Hour Intersection Volumes .. 3.9-63
Figure 3.9-38 Long Range (2035) Without Project PM Peak Hour Intersection Volumes ... 3.9-64
Figure 3.9-39 Long Range (2035) With Project Average Daily Traffic 3.9-65
Figure 3.9-40 Long Range (2035) With Project AM Peak Hour Intersection Volumes 3.9-66
Figure 3.9-41 Long Range (2035) With Project PM Peak Hour Intersection Volumes 3.9-67
Figure 3.10-1 Main San Gabriel Basin 3.10-4
Figure 3.10-2 Baldwin Park Operable Unit 3.10-6
Figure 3.10-3 Radius Overview Map 3.10-7