

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

This chapter presents a detailed environmental assessment for resource topics with potential environmental effect. The chapter contains the following subsections:

- Chapter 3.1 Effects Found Not to be Significant;
- Chapter 3.2 Aesthetics;
- Chapter 3.3 Air Quality / Greenhouse Gas / Health Risk Assessment;
- Chapter 3.4 Biological Resources;
- Chapter 3.5 Geology, Soils, and Mineral Resources;
- Chapter 3.6 Hazards and Hazardous Materials;
- Chapter 3.7 Land Use and Planning;
- Chapter 3.8 Noise;
- Chapter 3.9 Traffic Generation and Circulation; and
- Chapter 3.10 Water Quality and Hydrology.

Subsection 3.1 is provided as required by State CEQA Guideline §15128, and is based on the results of project scoping, site characteristics, and preliminary environmental assessment of the Proposed Project. Subsections 3.2 through 3.10 are outlined below and presented for analysis in the following manor:

Existing Environmental Setting

The physical setting that exists at the present time is described as it may influence or effect the resource topic area's assessment. The "present time" is concluded to be the physical baseline when the Notice of Preparation was circulated to the State Clearinghouse, agencies, and interested parties. (NOP release date was March 18, 2014.)

Regulatory Setting

Laws, ordinances, and regulations that apply to the project are identified with applicable federal, State, and local governing settings.

Impact Analysis and Mitigation

This section provides the thresholds that are the basis for conclusions of significance based on the State CEQA Guidelines Appendix G, regulatory guidelines from various agencies, and development standards developed by the City of Irwindale. Included in this section is the methodology used to describe and assess each resource topic.

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

The analysis discussion describes potential environmental effect to the existing physical conditions, which may occur if the Project is implemented. Evidence, based on factual and scientific data, is presented to show the cause and effect relationship between the Project and the potential changes in the environment. In evaluating the potential environmental impacts of the Proposed Project, the level of significance is determined by applying the threshold of significance presented for each resource evaluation area. After determining the effect of the Project on the environment, an impact determination is made. Impacts are classified into the following categories: no impact, less than significant impact or potential significant impact. These categories are defined as follows:

No Impact: A finding of no impact is appropriate if the analysis concludes that the project would not affect the particular resource in any way.

Less than Significant Impact: A less than significant impact would be identified when the Proposed Project would cause no substantial adverse change in the environment (i.e., the impact would not reach the threshold of significance). No mitigation program is necessary.

Potentially Significant Impact: An impact caused by the Project that may be significant unless mitigated or avoided.

When an impact is determined to fall into the category of potentially significant impact, CEQA requires the analysis to further consider whether there is any mitigation that can reduce the impact to less than significant.

As required by CEQA, mitigation measures are identified and intended to reduce or eliminate significant adverse impacts to the extent feasible. Mitigation measures may include:

- Avoiding the impact completely by not taking a certain action or parts of an action;
- Minimizing the impact by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations, during the life of the action;
- Compensating for the impact by replacing or providing substitute resources or environments.

Mitigation is feasible when it is capable of being imposed and accomplished in a successful manner within a reasonable period of time, taking into account economical, environmental, legal, social, and technological factors. (CEQA Guidelines, Section 15364).

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

The following terms are used to describe each potential significant impact after any feasible mitigation is imposed:

Less than Significant Impact with Mitigation Incorporated: A significant, but mitigable or avoidable, impact would create a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by the Proposed Project. Such an impact would exceed the applicable significance threshold, but would be reduced to a less than significant level by the required application of a mitigation measure.

Significant and Unavoidable: As required by Section 15126.2(b) of the State CEQA Guidelines, an impact is significant and unavoidable when a residual impact that would cause a substantial adverse effect on the environment could not be reduced to a less than significant level through any feasible mitigation measure(s).

Any feasible mitigation measures will be required as a condition of project approval and will be monitored to ensure compliance and implementation. All direct, indirect impacts, and cumulative that can be avoided or reduced to less than significant levels by the mitigation measures are discussed in this EIR.

Not to be confused with mitigation measures (MM), the EIR will consider project design features (PDF) in the impact analysis. PDFs are designed during the initial planning phase and are incorporated into physical design of a project and considered part of the Project. PDFs can be introduced by either the Applicant or the Lead Agency as a way to reduce an anticipated effect.

The Mitigation Program, which will be made conditions of project approval, serves as a means to reduce or avoid any identified potentially significant adverse impacts. When these impacts would remain significant, even with mitigation applied, such impacts are considered significant and unavoidable.

Cumulative Impacts

CEQA requires that an EIR contain an assessment of the cumulative impacts that could be associated with the proposed project. According to State CEQA Guidelines §15130(a), “*an EIR shall discuss cumulative impacts of a project when the project’s incremental effect is cumulatively considerable.*” “Cumulatively considerable” means that the incremental effects of an individual 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 (as defined by §15130). As defined in the State CEQA Guidelines §15355, a cumulative impact consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. The State CEQA Guidelines require the use of a list of past, present, and probable future projects and/or the use of adopted projections

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

from a general plan, other regional planning document, or a certified EIR for such a planning document. The “list” approach has been used in this Draft EIR.

In reference to the geographical scope, some of the potential cumulative impacts associated with the Proposed Project are more localized in nature and, thus, are analyzed at a project level (for example: cultural resources, geology and soils, noise). Other cumulative impacts are regional in nature and are, therefore, analyzed at a regional level rather than at a project level (for example, air quality, greenhouse gas emissions). As such, these impacts are evaluated on a regional basis to analyze potential cumulative impacts.

Projects that may have a cumulative effect on the resources of this area are referred to as “related projects” in this cumulative impacts analysis. **Table 3.0-1 Cumulative Project List** provides the list of approved, proposed, and reasonably foreseeable projects used in the cumulative analysis. The City of Irwindale compiled a cumulative projects list in 2013 after consultation with neighboring cities. Responses were received from the cities of Azusa, Baldwin Park, Duarte, Glendora, and West Covina. In total, there are 68 cumulative projects.

Table 3.0-1 Cumulative Projects List

Number	Project Name	Location	Summary Description	Status
IRWINDALE				
1.	KARE Youth League/Santa Fe Dam Sports Park	Northeast corner of Arrow Highway and I-605, Irwindale	Development of a youth sports park to be constructed over a ten-year period. Multiple baseball fields, basketball courts, and soccer fields, all with grandstand seating. Restrooms, Administrative/Retail Buildings, and Club room/Office Building.	Approved
2.	Infill Housing Project	Various	8 new units	Plan check
3.	Materials Recovery Facility and Transfer Station Project	Arrow Highway / Live Oak Avenue	427,000 SF materials recovery facility and transfer station, with convenience store and gas station	Under environmental review

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Number	Project Name	Location	Summary Description	Status
4.	Speculative Industrial/Warehouse Development	16203-16233 Arrow Highway	2 site plans: a) construct four office/warehouse buildings totaling +/- 138,000 square feet. A parcel map will also be processed creating four parcels and b) construct a single 130,000 sf building 118,000 sf distribution facility; 2,000 office; 10,000 retail	Under environmental review
5.	Speculative Industrial/Warehouse Development	4832-4910 Azusa Canyon Road	Construct two industrial / warehouse buildings totaling +/- 172,000 square feet. Project includes a Tentative Tract Map for a one lot condominium subdivision for an 8-unit condominium project	Under environmental review
6.	Speculative Industrial/Warehouse Development	500 Speedway Drive	650,000 SF outlet mall	Under environmental review
AZUSA				
7.	Residential Project	710 South Azusa Avenue	Residential Condominiums (81 DU)	Approved
8.	Monrovia Nursery Specific Plan		Single Family Residential (752 DU), Residential Condominiums (823 DU), Elementary School (245 students), Middle School (175 students), Park (6 acres), and Transit Commercial (50,000 SF)	Tract construction on-going

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Number	Project Name	Location	Summary Description	Status
9.	Azusa Pacific University Specific Plan	Azusa Pacific University East & West Campuses	East Campus and West Campus - 8,484 Students, 896 Staff, 495 Faculty. Total count at completion of implementation of Specific Plan	Ongoing
10.	“The Village” at Citrus Crossing. Building Permits issued but expired. Final Map recorded.	S/W portion of the Citrus Crossing Shopping Center property located at the s/w corner of Citrus and Alostia Avenues.	Multi-Family Residential Townhomes (103 MFR Units)	Applicant is expected to submit for building permits
11.	Azusa Rock Revised Conditional Use Permit and Reclamation Plan approved, not constructed	Northerly terminus of Encanto Parkway and Fish Canyon Road	Mineral Resource – Mining (Revised Conditional Use Permit and Reclamation Plan; Modify operations and reclamation approach)	Mining operation expected to begin October 2013
12.	Residential Project approved, not constructed	9th Street & Alameda Avenue	Residential Townhomes (14 DU)	Construction anticipated in November 2013
13.	New Metro Gold-Line light rail station and parking structure. Draft EIR currently under revision for parking facility.	Santa Fe Avenue and Alameda Ave	Station Platform and Parking Structure. Proposed Park & Ride facility: 3 level parking structure (plus rooftop), an electric bus charging station with bus bays and turnouts for Foothill Transit buses. (Up to 550 Parking Spaces)	Ongoing Operational 2015-2016
14.	New Metro Gold-Line Light rail station and parking structure. EIR for project approved, design of parking facility not approved.	Citrus Avenue just north of railroad right-of-way	Station Platform and three level parking structure (42,498 SF / 200 parking spaces minimum)	Ongoing Operational 2015-2016
15.	Waste Management Material Recovery Facility	1501 W. Gladstone Street	Material Recovery Facility (125,000 SF)	Tentative start date 9.16.13
16.	Dhammakaya Meditation Facility	865 Monrovia Place	Religious meeting and conference building (60,000 SF estimate)	Environmental review process

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Number	Project Name	Location	Summary Description	Status
17.	Industrial business Park	1001 N. Todd	19.72 acre with 7 Industrial buildings (414,100 SF)	In process, anticipated approval hearings in 2014
18.	Equestrian Facility	3751 Fish Canyon Road	Equestrian Center for 10 horses (2,400 SF stables)	Approved and operating
BALDWIN PARK				
19.	Residential	3519 Mangum Street	SFR	Under construction
20.	Residential	14461 Palm Avenue	SFR	Under construction
21.	Residential	14465 Palm Avenue	SFR	Under construction
22.	Residential	3525 Big Dalton Avenue	SFR	Under construction
23.	Residential	4503 Park Avenue	SFR	Plan check
24.	Residential	4457 Park Avenue	SFR	Under construction
25.	Residential	13286 Earl Avenue	SFR	Under construction
26.	Residential	14146 Benbow Street	SFR	Under construction
27.	Residential	4505 Park Avenue	SFR	Under construction
28.	Commercial Building	SEC of Puente Avenue and Francisquito Avenue	7,500 SF	Completed design review need to submit for plan check.
29.	Restaurant	14622 Dalewood Street	15,295 SF	In design review
30.	Replica of #1 Store In-N-Out	13752 Francisquito Avenue	112 SF	Under construction
31.	Office	3323 Baldwin Park Boulevard	4,950 SF	Obtained building permits
32.	Dental Office	4814 Maine Avenue	1,390 SF	Need to submit for plan check
33.	Office	14137 Garvey Avenue	5,029 SF	Under construction

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Number	Project Name	Location	Summary Description	Status
34.	Office and Warehouse	13329 Garvey Avenue	13,620 SF	Under construction
35.	Industrial Office/warehouse	5029 Bleecker St.	8,748 SF	In design review
36.	Industrial/Warehouse	5014 Heintz St.	1,502 SF	In design review
37.	Industrial Building	13127 Garvey Avenue APN's 8556-022-037, 038, 039, and 040	14,500 SF	Need entitlements for lot line adjustment
38.	Residential Care Facility	3562 Vineland St.	Institution 15,686 SF	In entitlement phase
39.	Residential Care Facility	12749-12755 Torch Street	Institution 11,050 SF	In design review
40.	Ground Water Treatment Facility	15342 Ramona Blvd.	Mechanical equipment which will clean ground water. Maybe 1-2 trips per week, unmanned facility.	Obtained entitlements, working with State on obtaining grants to construct project
41.	Ground Water Treatment Facility Expansion	1712 and 1720 Dundry Avenue; 14121, 14127 and 14137 Corak Street; and 1707 Big Dalton Avenue	Mechanical equipment which will clean ground water. Maybe 1-2 trips per week, unmanned facility.	Completed entitlements and CEQA. Finalizing the 30-day NOD posting period.
42.	Conversion of 2 existing static faced billboards into 3 digital faces	S/W of 410 and North of 446 Cloverleaf Drive	No vehicle trips anticipated after construction is completed. Placement of digital faces will be done remotely via computer and wireless transmission. To billboard.	In entitlement process
DUARTE				
43.	Rose Gardens At Santa Teresita	800 Block of Buena Vista Street	Skilled nursing facilities Specific Plan Zone. Increase of 229,292 SF	Entitled projects; not constructed
44.	Andres Duarte Terrace Phase II	1700 Block Huntington Drive	High-Density Residential (Specific Plan) 43 DU	Entitled projects; not constructed
45.	Huntington Courts Phase III	2400 Block Huntington Drive	Medium-Density Residential. 16 DU	Entitled projects; not constructed

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Number	Project Name	Location	Summary Description	Status
46.	City Of Hope Kaplan Family Pavilion	1500 Duarte Road	Hospital 6,954 SF	Entitled projects; not constructed
47.	Magellan Self-Storage Facility	1727 Buena Vista Street	Manufacturing. Building will be two-three stories tall, with a footprint of 48,476 s.f. and a total floor area of 112,028 s.f.	Entitled projects; not constructed
48.	Huntington Courts Phase II	2400 Block Huntington Drive	14 DU SFR and MFR	Entitled projects; under construction
49.	Attalla Ranch(Las Lomas Estates)	NE Corner of Sunnydale / Woodbluff	6 DU SFR	Entitled projects; under construction
50.	Duarte Goldline Light Rail	METRO ROW, north of Duarte Rd. from west to east city boundary line. Parking lot and streetscape improvements on Highland Avenue from Evergreen to Duarte Rd.	Construction of approximately 1.5 miles of two-light rails tracks, light-rail station platform, quad-arm crossing gates, and new railroad crossings and modified intersection.	Entitled projects; under construction
51.	Duarte Tod	Duarte Road/Highland Ave	290 DU, 75,000 SF of retail, 5,000 SF of office, retain existing 25,000 SF of retail, 1,500 space parking garage	Pending; no entitlements
52.	Former Texaco Site	1263 Huntington Drive	3500 SF of retail commercial	Pending; no entitlements
GLENDORA				
53.	The Fairways	Northwest corner of Foothill Boulevard and Cataract Avenue	17 townhomes	Under construction; completion expected mid 2013
54.	City Ventures Station Project	Southwest corner of Glendora Avenue and Ada Avenue	53 townhomes	Under construction; completion expected mid to late 2013
55.	Avalon Bay Project	Northeast corner of Route 66 and Glendora Avenue	256 apartments and 4,000 square feet of commercial space	Approved; construction expected to begin late 2013
56.	Walmart Expansion	1950 Auto Centre Drive	29,925 square foot addition to existing Walmart	Approved; construction expected to begin late 2013

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Number	Project Name	Location	Summary Description	Status
57.	Monrovia Nursery Specific Plan	Former Monrovia Nursery in northwest Glendora (generally bounded by railroad tracks to the south, Sierra Madre Avenue to the north, Barranca Avenue to the east, and Azusa city boundary to the west)	121 single family homes	Approved; construction expected to begin late 2013 or early 2014 pending approval of annexation by LAFCO
58.	Olson Company Project	Northwest corner of Gladstone Street and Bonnie Cove Avenue	23 detached townhomes	Application in process; construction expected to begin late 2013 if approved
59.	Unnamed	601 N. Grand Avenue	12 single family homes	Application in process; schedule unknown
60.	Unnamed	422 W. Route 66	20 small-lot single family homes; 113 townhomes and stacked flats; 5,000 square feet of commercial space	Pre-application review in process; schedule unknown
WEST COVINA				
61.	Mixed-Use Project	301 S. Glendora Avenue	Residential 412 DU Commercial 20,000 SF	Approved
62.	Service Station	150 S. Citrus Street	Retail/Convenience Store 2,370 SF	Under construction
63.	Medical Imaging Center	1700 West Covina Parkway	Medical Office 9,300 SF	Under construction
64.	Chase Bank	Workman	Commercial 4,988 SF	Approved
65.	LA Fitness	3041-3133 E. Garvey Avenue	Commercial 45,000 SF	Approved
66.	Fast Food Restaurants (McDonalds & El Pollo Loco)	501 S. Vincent	Restaurant 6,826 SF	Approved
67.	Brandywine Homes	512 S. Valinda Avenue	Single-Family Residential 19 DU	Approved