

CHAPTER 3.7 LAND USE AND PLANNING

3.7 LAND USE AND PLANNING

This section presents a discussion of the existing land use conditions and evaluates compatibility with surrounding land uses and relevant land use policies. The analysis contained in this chapter evaluates compliance of the Proposed Project with policies and plans of the City of Irwindale's *General Plan* (2008) and *Municipal Code* (Title 17 – Zoning), as well as relevant federal, State, and local laws, ordinances, and regulations. Where potential environmental impacts are identified, a mitigation program is provided to reduce these impacts to the extent feasible. A discussion of cumulative impacts is included in this section.

3.7.1 EXISTING ENVIRONMENT

The City of Irwindale is located in the eastern portion of Los Angeles County, within the San Gabriel Valley. The City is centrally located within the San Gabriel Valley and is bisected by the San Gabriel River into eastern and western sections. The San Gabriel Valley and the surrounding cities contain a wide variety of land uses including residential communities, commercial/retail shopping centers, manufacturing, and industrial developments, including mining and mine reclamation.

The City is generally bounded on the north by the City of Duarte, on the east by the City of Azusa, on the south by the City of Baldwin Park, and on the west by the cities of Monrovia, Arcadia, and Duarte and islands of unincorporated Los Angeles County (General Plan Update, 2008).

The City of Irwindale was initially founded as a small residential settlement though sand and gravel extraction has long been the predominant land use dating back more than one hundred years. As such, Irwindale is viewed as an industrial community due to the presence of the existing large-scale mining operations along with the supporting mining-related businesses and heavy manufacturing facilities. Presently there are six active mining and mine reclamation sites in the City. The majority of the developable land in the City is zoned Heavy Manufacturing; including many of the City's quarry sites and landfills. The predominant types of industrial land uses and activities found in the City include mining and quarry uses, heavy industry, light industry/business parks, warehousing and yard uses (General Plan Update, 2008).

In the late 1940s, the United State Army Corp of Engineers constructed the Santa Fe Dam for flood control improvements which eliminated one-third of the City's land area from future development. In addition to providing flood control, this site serves as a regional recreational facility. The Santa Fe Dam Recreation Area represents the largest single land use in terms of total land area in the City. The Santa Fe Dam and the Santa Fe Dam Recreation Area are owned and maintained by the Army Corp and the Los Angeles County Flood Control District (General Plan Update, 2008).

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Regional transportation access to the City is provided by the Foothill Freeway (Interstate 210) that crosses the northerly portion of the City in an east/west orientation, and the San Gabriel River Freeway (Interstate 605) that roughly parallels the San Gabriel River (north/south orientation). The majority of the City's population and development is located in that portion of the City located east of the San Gabriel River. Land uses found in the western portion of the City are dominated by large-scale aggregate quarry operations with limited areas of more traditional urban development (General Plan Update, 2008). **Refer to Figure 3.7-1 Regional Surrounding Land Uses.**

Climate

The climate for the area surrounding the Olive Pit mine is warm during the summer and cool during the winter. Average summer temperatures are in the 70s with average winter temperatures in the 50s. The warmest month of the year is August with an average maximum temperature of 90 degrees Fahrenheit, while the coldest month of the year is December with an average minimum temperature of almost 42 degrees Fahrenheit.

Temperature variations between night and day tend to be moderate during summer with a difference that can reach 27 degrees Fahrenheit. The annual average precipitation around the site is 19 inches. Winter months tend to be wetter than summer months. The wettest month of the year is February with an average rainfall of 4.37 inches.

Regional and Site Geology

The Olive Pit mine lies within the alluvial fan of the San Gabriel River, a widespread bed of sand, gravel, cobbles, and boulders deposited by the river as it emerges from the south slopes of the San Gabriel Mountains. This fan extends out approximately eight miles to the southwest from the mountains and has a maximum width of about four miles near its base. The gradient of the fan averages slightly less than 1 percent. The deposits being mined include the wash deposits of the San Gabriel River and the slightly older fan deposits laid down by the river. Both units are of Holocene age (less than about 14,000 years old) and consist mostly of uncemented silts, sands, gravels, cobbles and boulders. Individual rock fragments consist of crystalline rocks such as granite, granodiorite, diorite, granitic gneiss, schist, and quartz. These rock types are derived from outcrops in the drainage basin of the river. The largest particles tend to be deposited near the fan head, while finer-grained materials are deposited further downstream. The sector underlain by the Olive Pit is expected to have sand and gravel deposits (Quaternary Alluvium) exceeding 600 feet in depth.

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Figure 3.7-1 Regional Surrounding Land Uses

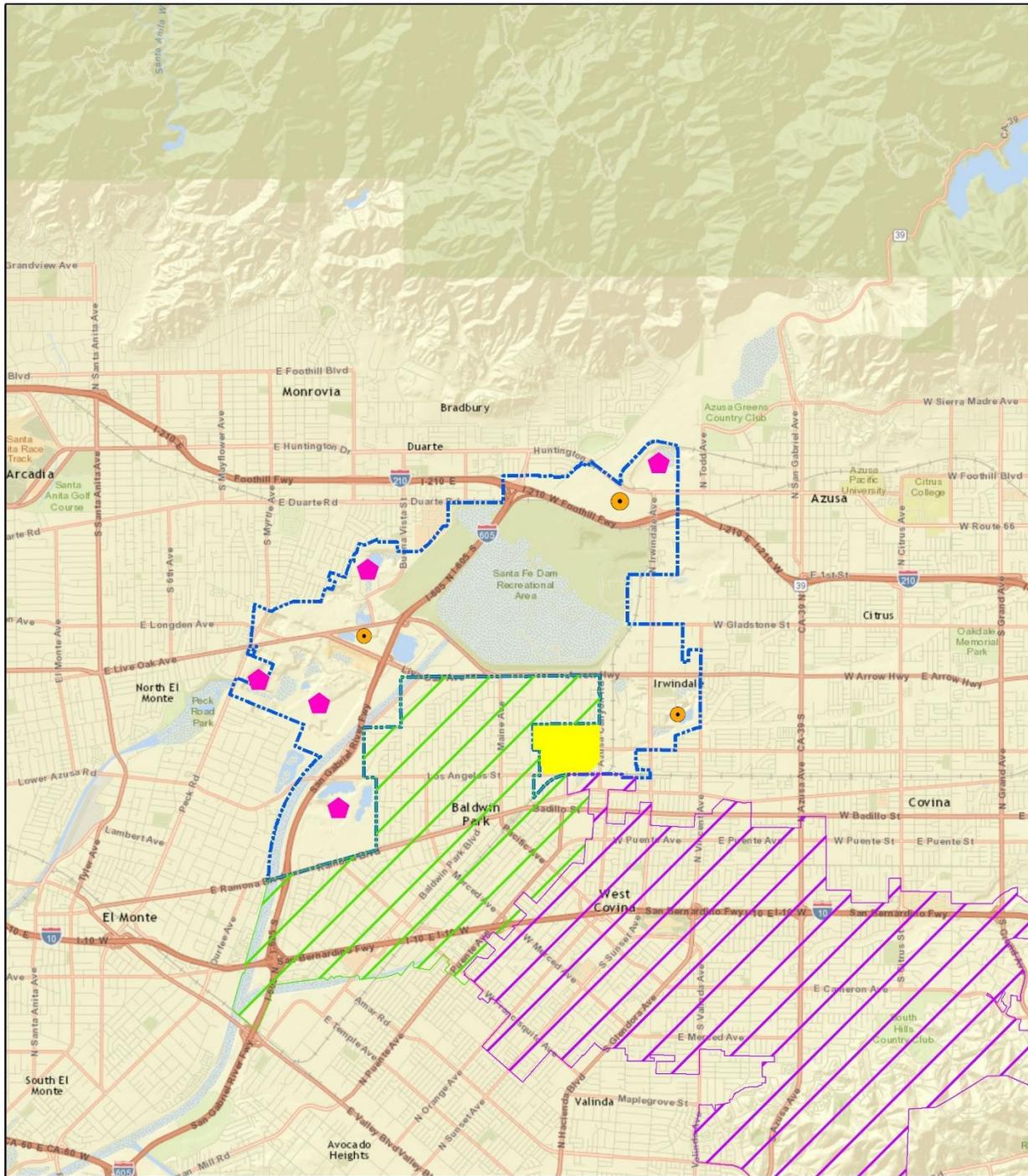
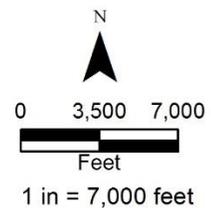


Figure 3.7-1

Regional Surrounding Land Uses

-  City of West Covina
-  City of Irwindale Boundary
-  City of Baldwin Park
-  Olive Pit Project
-  Landfill Operations
-  Existing Quarries



Notes: January 2014
Source: ESRI

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Mineral Resource Zone Classification

Resources within the Olive Pit mine are located within the San Gabriel Valley Production-Consumption Region and were first classified as MRZ-2 in 1982. Later, the site was designated as regionally significant in 1984. The area was further incorporated into the SMARA California Administrative Code as Section 3550.5 (Title 14, Div. 2, Chapter 8, Subchapter 1).

Proposed Action

The Proposed Project plans involve three components: 1) construction of a new on-site access road and relocation of the on-site access point; 2) phased extraction of mineral resources; and 3) site reclamation. The first operational phase at the site will include mining the eastern portion of the site, followed by reclamation of this area to create an approximately 32-acre pad suitable for future development. Reclamation will involve filling the extraction void with inert fill materials. The second operational phase will include mining the remainder of the site utilizing both dry and underwater mining processes. The Proposed Project would provide engineered backfill within the pit, so that the property could be developed in the future. The proposed reclamation end use for the Olive Pit is different for each phase. Phase I will be reclaimed by filling to street level to create an approximate 32-acre pad suitable for future development. Phase II will not require fill and will serve as a storm water retention area, and/or a ground water recharge basin, and/or open space recreational land uses.

The Olive Pit mine site has remained inactive and is in the same configuration that existed when mining ceased in the 1970s. The perimeter of the site remains at street level where surface elevations range from a high of 430 feet above mean sea level (AMSL) at the northeast corner of the site, to a low of 400 feet AMSL at the southwest corner. Past mining activities left steep slopes that descend into the pit up to 100 feet. The toe of the mined slopes surrounding the pit ranges from a high of 320 feet AMSL in the northeast corner, to a low of 250 feet AMSL on the western edge of the pit. The bottom of the pit is uneven and represents the extraction patterns of the previous mining activities. Thus, there are several depressions and random undulating slopes. The low elevation of the pit bottom is 228 feet AMSL at the southwest corner of the pit and the high of 347 feet AMSL is in the northwest quarter of the pit.

Project Location

The Olive Pit mine is addressed 4407 Azusa Canyon Road, City of Irwindale, within Los Angeles County, California. The mine site is located along the southeastern boundary of Irwindale. The Olive Pit mine is an approximate 190-acre parcel located in the southeast quarter of Section 8 in Township 1 South, Range 10 West and is identified by Assessor's Parcel Number 8415-001-906. **Refer to Figure 3.7-2 Olive Pit Project Location.**

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Figure 3.7-2 Olive Pit Project Location

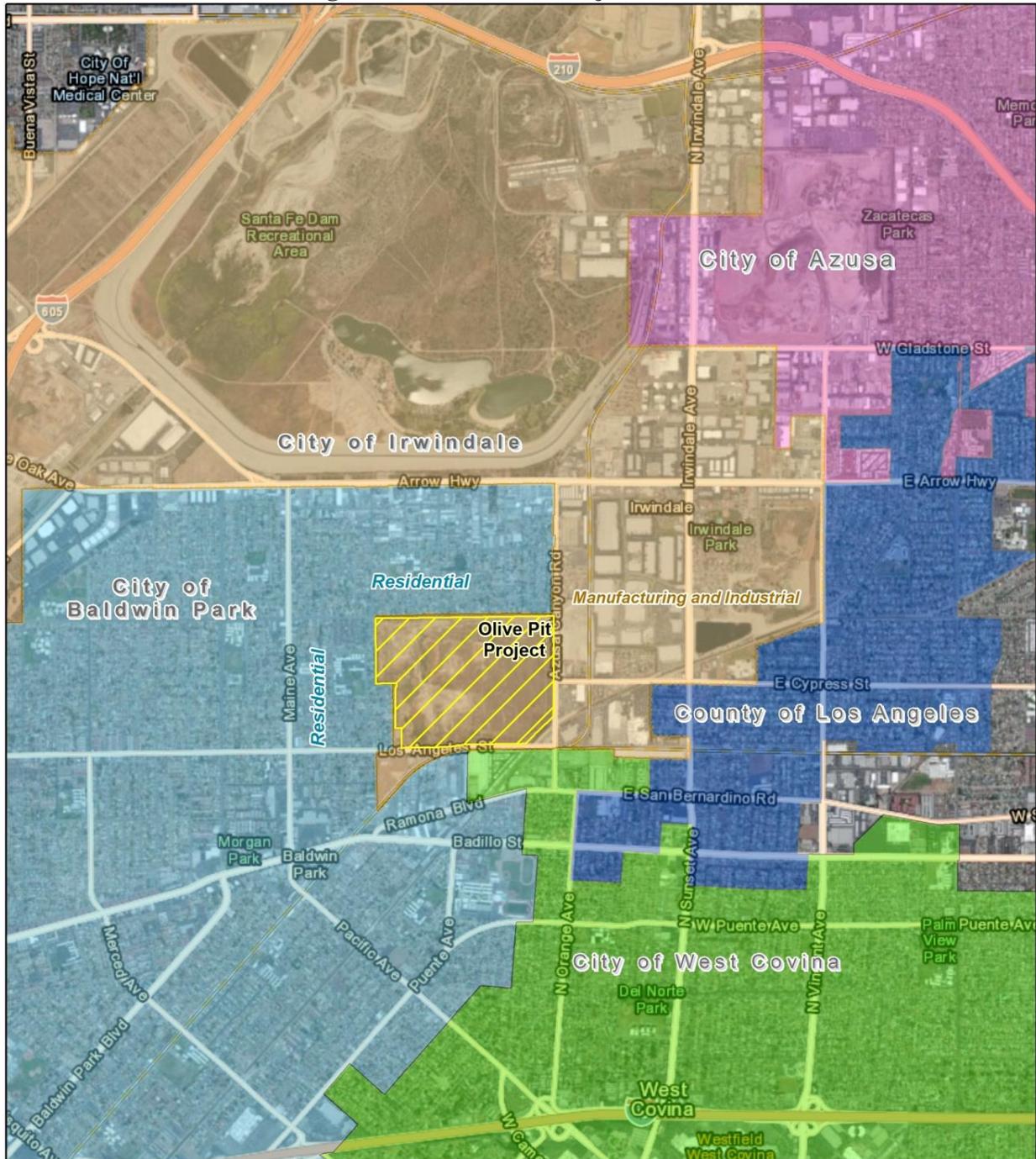
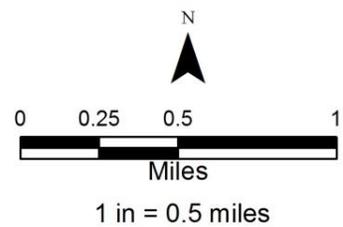


Figure 3.7-2

Olive Pit Project Location

-  Olive Pit Project Boundary
-  City of Irwindale Boundary
-  City of Azusa
-  City of Baldwin Park
-  County of Los Angeles
-  City of West Covina



Notes: February 2014
Source: ESRI

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Adjacent Land Uses

The Olive Pit mine is generally bounded by Olive Street to the north, Azusa Canyon Road to the east, Los Angeles Street to the south, and both Phelan Avenue and Park Avenue to the west. A number of light industrial land uses, such as Huy Fong Foods, Pepsi Bottling Group, Decore-active Specialties, and Ready Pac Foods are found to the east and south. The City of Baldwin Park is adjacent to the site along the north and west sides, and a portion of the south side. The City of West Covina is adjacent on the eastern portion south of the site. Residential land uses are located adjacent north, south, and west. Other land uses within the general vicinity of Olive Pit mine are:

- Interstate Freeways 10, 210 and 605
- County of Los Angeles
- Various Mineral Extraction and Landfill Operations
- Santa Fe Dam Flood Control Basin & Recreational Area
- Miller / Coors Brewing Company
- Irwindale Event Center
- Light Industrial & Manufacturing
- Educational facilities
- Residential
- Little Dalton Wash

Table 3.7-1 identifies the surrounding land uses including the City of Irwindale, City of Baldwin Park, and City of West Covina’s General Plan land use designation and zoning.

Table 3.7-1 Surrounding Land Uses

Direction	Existing Land Use	General Plan Land Use Designation And Zoning
North	Residential (Baldwin Park)	Single Family Residential
South	Light Industrial (City of Irwindale) Residential (West Covina) Residential and Light Industrial (Baldwin Park)	Commercial / Industrial Manufacturing / Industrial Manufacturing General Industrial
East	Industrial (City of Irwindale)	Manufacturing / Industrial
West	Residential (City of Irwindale) Residential (Baldwin Park)	Residential Single Family Residential and Public Facilities

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Source: City of Irwindale General Plan Update (2008), City of Irwindale Zoning Map, City of Baldwin Park 2020 General Plan (2002) City of Baldwin Park Zoning Map (2006), City of Baldwin Downtown Project EIR (2008), City of West Covina Zoning Map (2013), and City of West Covina Land Use Map (2013)

General Plan

The Olive Pit mine site is located in the City's Southwestern Planning Area. The City's General Plan land use designation for the Olive Pit is Quarry Overlay (Residential Commercial). The Quarry Overlay applies to areas in the City where current or future resource extraction will take place. The Quarry Overlay designation supports a diverse array of zones including Commercial, Commercial-Recreation, Residential-Business Park, Industrial-Business Park, and Open Space. The underlying Residential Commercial designation indicates the land use type, or combination of land use types that are generally implemented post-reclamation. Existing land uses within the vicinity include residential, commercial, and industrial. Refer to **Figure 2.7-3 City of Irwindale General Plan Land Use Designation**.

Zoning

The City of Irwindale zoning map shows the Olive Pit zoning as Agricultural (A-1). The A-1 zone is not consistent with the General Plan land use designation of the site; and therefore, the Project requires a Consistency Zone Change request to comply with the existing General Plan Quarry Overlay designation. The project proposal includes a request to amend the zoning to Quarry Zone (Q). Refer to **Figure 3.7-4 City of Irwindale Zoning District**.

Of the City's 9.5 square-mile land area, Irwindale has less land devoted to typical urban land uses (residential, commercial, and industrial development) when compared to its neighboring communities, as demonstrated in **Table 3.7-2**.

**Table 3.7-2 Comparison of Irwindale's Land Uses with Neighboring Cities
(Percentage of Total Land Area Devoted to Major Land Uses)**

City	Residential	Commercial	Industrial*
Irwindale	1%	0.25%	15%
Azusa	54%	14%	32%
Baldwin Park	63%	9%	13%
Covina	49%	10%	4%
Duarte	25%	3%	2%
El Monte	58%	18%	10%
Monrovia	78%	9%	13%
West Covina	76%	20%	4%

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**Land area does not include quarry uses or the Santa Fe Dam flood control and recreation area.
Source: City of Irwindale General Plan Update, 2008*

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According to the 2010 United States Census Bureau, the City of Irwindale has a population of 1,422 residents (estimated at 1,425 residents as of the most recent update in July 2013). The [population density](#) is 147.9 people per square mile (57.1/km²). There are 390 housing units. The Census reported that 1,372 people (96.5% of the population) lived in households, 50 (3.5%) lived in non-institutionalized group quarters, and 0 (0%) were institutionalized. The homeowner vacancy rate was 0.8%; the rental vacancy rate was 2.6%. 992 people (69.8% of the population) lived in owner-occupied housing units and 380 people (26.7%) lived in rental housing units. The average household size is 3.67 persons with an average family size of 3.93 persons. The median resident age is 34 years.

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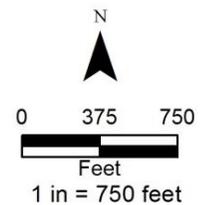
Figure 3.7-3 City of Irwindale General Plan Land Use Designation



Figure 3.7-3

Olive Pit Project -General Plan Land Use-

- Quarry Overlay-Residential/Commercial
- City of Irwindale Boundary
- Olive Pit Project



Notes: January 2014
Source: ESRI

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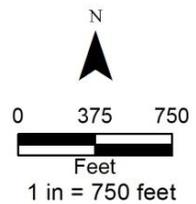
Figure 3.7-4 City of Irwindale Zoning District



Figure 3.7-4

Olive Pit Project -Zoning District-

- Olive Pit Project
- A-1, Agriculture
- City of Irwindale Boundary



Notes: January 2014
Source: ESRI

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3.7.2 REGULATORY SETTING

Surface Mining and Reclamation Act of 1975

The Surface Mining and Reclamation Act (SMARA) was enacted by the State of California Legislature in 1975 to address the need for a continuing supply of mineral resources, and to prevent or minimize the impacts of surface mining to public health, property and to the environment. SMARA applies to all government agencies and entities engaged in surface mining operation in the State which disturb more than one acre or remove more than 1,000 cubic yards of material.

To protect designated resources, SMARA Section 2763 requires a lead agency (City of Irwindale) to make certain findings prior to approving a development project that would eliminate access to, or the ability to extract, those resources. Prior to approving a project that would conflict with aggregate resource recovery at the Olive Pit mine, the City must first consider the extraction of mineral resources at the site. The Olive Pit project, as proposed, complies with SMARA by allowing for the extraction of regionally significant aggregate resources prior to approving development for commercial or other purposes.

SMARA is implemented in Irwindale's Ordinance #356, Mining Permits and Reclamation Plans, Chapter 17.63 of the Irwindale Municipal Code. This section of the code grants the City authority to require quarry owners to reclaim/rehabilitate their land once mining operations have been completed. Furthermore, the SMARA requires operators to prepare a reclamation plan for each mining site by stating the following:

“The Reclamation Plan is (used) to define subsequent land uses, an implementation schedule for reclamation, design plans for post-mining topography, slope stability and erosion control, drainage, and disposition of old equipment. (It) also provides details of short-term and long-term monitoring and maintenance requirements. In addition, SMARA requires a Financial Assurances Plan, providing cost estimates and calculations for purposes of establishing a reclamation bond.”

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the designated Metropolitan Planning Organization (MPO) for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties. As the designated MPO for the region, SCAG is mandated by the federal government to research and create plans for transportation, growth management, hazardous waste management, and air quality.

Pursuant to CEQA, the SCAG Intergovernmental Review (IGR) Section is responsible for reviewing regionally significant local plans, projects, and programs for consistency with SCAG's adopted regional plans. Because the proposed Project is a project with regional significance, per CEQA Guidelines §§15125(d) and 15206, SCAG is responsible for ensuring that the Project is

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consistent with regional plans, which, in this case, include the Regional Transportation Plan and Sustainable Communities Strategy, and the Compass Blueprint Growth Vision.

SCAG's responsibilities include:

- Preparing the Regional Transportation Plan and a Regional Transportation Improvement Program;
- Development of demographic projections plus the integrated land use, housing, employment, transportation programs, measures, and strategies portions of the South Coast Air Quality Management Plan, as well as serving as co-lead agency for air quality planning for the Central Coast and Southeast Desert air basin districts
- Responsibility under the federal Clean Air Act for determining conformity to the Air Quality Management Plan of projects, plans, and programs.
- To function as the authorized regional agency for intergovernmental review of programs proposed for federal financial assistance and direct development activities.
- Review of environmental impact reports for projects having regional significance for consistency with regional plans.
- Pursuant to federal water pollution control statutes, the Association functions as the authorized area wide waste treatment management planning agency.
- Responsibility under State law for preparation of the Regional Housing Needs Assessment.
- Responsible for preparing the Southern California Hazardous Waste Management Plan pursuant to the California Health and Safety Code (with the San Diego Association of Governments and the Santa Barbara County/Cities Area Planning Council).

City of Irwindale

The City of Irwindale is the primary agency with discretionary approval authority to approve and regulate the Proposed Project, and therefore the Lead Agency under CEQA. The Project will require the following discretionary approvals [land use entitlements] by the City of Irwindale.

Environmental Review

The City's environmental review process for an EIR requires the Planning Commission's recommendation to the City Council for project approval or denial and possible certification of the EIR.

Consistency Zone Change – Zone Change No. 01-2014

This project proposes this change request to comply with the City's existing General Plan land use designation of the site (Quarry Overlay Residential Commercial). The site is currently zoned

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as A-1 (Agriculture)¹ and will need to be modified to reflect the land use designation and actions of the project. The project requests a zone change to Quarry Zone.

Conditional Use Permit – Conditional Use Permit No. 01-2014

The following activities are included in the CUP application:

1. Installing a traffic signal at Los Angeles Street to ensure safe and efficient ingress and egress. Placement of the traffic signal would be approximately 700 feet west of Azusa Canyon Road, where the new on-site access road from the pit floor will connect to the roadway.
2. Phase I mining will extend to 175 feet AMSL with 2:1 slopes within 52 acres of the eastern edge of the property.
3. Phase I Reclamation will include backfilling the phase I mining area to create an approximate 32-acre pad with a 2:1 slope on the west.
4. Phase II mining will include placement of a 4.7-acre pad at the base of the access road for staging and dewatering of dredge material, when necessary.
5. Phase II mining will begin with the recovery of all resources occurring above the water table through the use of dry mining methods. Mining of resources found below the water table to elevation 0 feet AMSL will follow. A dredge or other method will be used for sub-aqueous operations.
6. Estimated average annual production levels are expected to be approximately 1 million tons.
7. Anticipated truck traffic will be approximately 262 daily truck trips (131 out bound loads).

Licensing Agreement

A licensing agreement is a legal contract between two parties, known as the licensor and the licensee (in this case, the City and United Rock Products). In the proposed license, the City will permit the Applicant the right to come on the Subject Property and extract minerals and the Applicant will agree to certain limitations and obligations in exchange, including reclamation of the Subject Site.

¹ This zone allows for single-family residential development along with agricultural and horticultural crops and horses and bovine animals.

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City of Irwindale General Plan

The City of Irwindale's General Plan (2008) is the City's planning policy document that establishes, through its policies, the general direction for the physical planning and form of the City. The General Plan is considered a living document intended to change and evolve with the dynamics of the changing community. The following implementing policies and action programs of the General Plan Elements are relevant to the Proposed Project. The Proposed Project will be designed and conditioned to comply with the General Plan, as the City deems appropriate. The Olive Pit mine site has a General Plan land use designation for quarry overlay.

Resource Management Element

Issue Area – Mining and Reclamation.

The following policies focus on those City policy actions that can be taken to improve environmental compliance, reclamation planning, and long-term economic improvement of the mines and quarries (inactive, active, and reclaimed) in Irwindale.

- The City will revise the zoning code to specify post-mining land use designations, with a quarry overlay zone to establish uniform mine operation and reclamation standards.

Community Development Element

Issue Area – Economic Development

The City of Irwindale intends to continue its pursuit and promotion of economic development that will provide jobs and revenue for the community.

Community Development Element Policy 10

The City of Irwindale will promote development that will benefit the community as a whole in terms of both jobs and revenue generation.

Issue Area – Urban Design

The City of Irwindale will continue its efforts in improving the appearance of the community.

Community Development Element Policy 14

The City of Irwindale will continue to promote property maintenance in all areas of the City.

Infrastructure Element

Issue Area – Maintenance of Service Standards

City of Irwindale will continue to maintain the highest levels of public service to respond to the existing and future demand for such services.

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Public Safety Element

Safety Element Policy 5

The City of Irwindale will work towards reducing noise exposure in the City by considering noise and land use compatibility in land use planning.

Additionally, the City has several programs to assist in the implementation of these City policies as they relate to community development. These programs are as follows:

- **Code Enforcement** - Code enforcement is an integral part of the City's efforts to correct or eliminate substandard structures, properties, and signage.
- **Environmental Review** - In compliance with CEQA, the environmental review shall be provided for major projects, as well as those that will have the potential to adversely impact the environment. Land use and development are among the issue areas that will be addressed in the environmental analysis.
- **Fire Prevention** - The City shall continue to work with the County of Los Angeles Fire Department to promote fire prevention and fire safety programs.

City of Irwindale Municipal Code

The City of Irwindale's Zoning Ordinance (Title 17 of the Irwindale Municipal Code) implements the policies of the General Plan by regulating the distribution and intensity of land uses. In addition, the Project will be required to adhere to Title 8 Health and Safety and Title 15 Buildings and Construction regulations. As outlined in the Irwindale Municipal Code (IMC) Section 17.04.020(a), the purpose of the Irwindale Zoning Code is to:

Encourage, classify, designate, regulate, and restrict, so as to permit the highest and best use of buildings, structures and land; to serve the needs of agricultural, residential, commercial and industrial developments within the city; to regulate and limit the height, number of stories, size, and location of buildings and other structures, hereafter designed, erected, or altered; to regulate and determine the size of yards and open spaces; to regulate and limit the density of population; to facilitate adequate provisions for community utilities, such as transportation, water, sewage, schools, parks and other public requirements; to lessen congestion on streets; and to promote the public health, safety, welfare and general prosperity with the aim of preserving a wholesome, serviceable and attractive community.

The Proposed Project would require a Zoning Code Amendment (to rezone the site from A-1 (Agricultural) to Q (Quarry)) to allow the proposed use. Further, the Proposed Project will be subject to review and compliance with several municipal codes. The purpose of this review is to determine whether the characteristics of any such use are compatible with the types of uses generally permitted in the surrounding area and further, to stipulate reasonable mitigation

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measures as may be deemed necessary to assure that the basic purposes of this ordinance are being served. Project review will include review with the following list of ordinances (please note: the following list is not exhaustive):

- *Chapter 17.63 - Surface Mining And Reclamation Plans;*
- *Chapter 17.60 - Q Quarry Zone;*
- *Chapter 8.28 Stormwater and Urban Runoff Pollution; and*
- *Chapter 17.80 Zone Variances and Conditional Use Permits.*

3.7.3 IMPACT ANALYSIS AND MITIGATION

Methodology

Land use impacts are assessed based upon the physical effects related to land use compatibility and consistency with adopted plans and regulations. Specifically, this section addresses the potential environmental impacts related to compatibility and/or consistency with regard to on-site and adjacent land uses and applicable plans and regulations. Literature review was conducted with various planning documents such as the City of Irwindale General Plan (2008) and Municipal Code (Title 17 – Zoning), as well as other city plans, and the US Census Bureau Statistics were undertaken for analysis of land use and planning associated with the implementation of the Proposed Project. Field surveys were conducted in May and June 2014. Information obtained from these site visits was used to analyze specific physical impacts of the project for potential land use compatibility impacts.

Threshold of Significance

The significance of impacts was determined based on the State CEQA Guidelines, Appendix G. Using these thresholds, the Proposed Project would be considered to have a significant impact related to land use and planning if the project were to:

- A. Physically divide an established community;
- B. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance adopted for the purpose of avoiding or mitigating environmental effects; and/or
- C. Conflict with any applicable Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP).

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THRESHOLD LUP-1

Would the Project physically divide an established community?

Less than Significant Impact

The Proposed Project consists of construction of an on-site access road, mining and reclamation activities on an existing piece of property that is an abandoned mine. The Proposed Project would not physically divide an established community. Access to all existing communicates and land uses within the greater area near the Project site would be maintained throughout construction and operational activities. The Proposed Project would not result in any permanent road closures. Under the proposed action, the site would provide a reclaimed site which would be available for development in the future. Based on this, there is no impact in relation to dividing an established community.

THRESHOLD LUP-2

Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating environmental effects?

Less than Significant Impact

The Olive Pit mine site is located within a heavily urbanized, mostly built out area. Therefore, given the current land uses around the area, the site (as an open pit) does not blend in with the City's current planning objectives for the area. The proposed activities of mineral extraction are consistent with State and local policies to preserve mineral resources and the reclamation after mining is completed and the backfilling and grading of the existing mine pit would allow for the possible and future land uses for residential, commercial, and/or industrial development.

The Project is consistent with the City's General Plan. The mine site is currently designated for Quarry Overlay (Residential Commercial) land use in the City's General Plan. The Quarry Overlay applies to areas in the City where current or future resource extraction will take place. The Quarry Overlay designation supports a diverse array of zones including Commercial, Commercial-Recreation, Residential-Business Park, Industrial-Business Park, and Open Space. The project is considered consistent with the City's General Plan land use designation.

The City of Irwindale zoning map shows the Olive Pit mine as Agriculture (A-1). Because quarry activities are not permitted under A-1 zoning, the Proposed Project includes a Zoning Code Amendment to change the zone to Quarry Zone (Q). With the zone change, the Project will be consistent with the City's zoning map.

As part of the Conditional Use Permit and Site Plan check process, and City Planning Department application package requirements, the *Olive Pit Mine and Reclamation Plan* will be

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required to demonstrate consistency with regards to the City's mining guideline documents and standards prior to project approval and for the duration of the project.

In addition, implementation of the Project supports the goal to allow for the extraction of designated mineral resources that have statewide and regional significance. According to SCAG Sustainable Communities Strategy (SCS) (page 65) which is the regional land use and transportation blueprint, a majority of the goods movement activity in the SCAG region is generated by local businesses moving goods to local customers and supporting national domestic trade systems. These businesses are referred to as goods movement-dependent industries. In 2010, these industries, which include the mining sector, employed over 2.9 million people throughout the region and contributed \$253 billion to the regional economy. The SCAG SCS states that these industries are anticipated to grow substantially. Implementation of the Project is consistent with this assumption and supports regional planning goals of infill development as the site is surrounded on all side by existing development and at the completion of reclamation will support a variety of future land uses. Therefore, the Proposed Project would not conflict with any applicable City or regional land use plan or policy. There is no impact based on plan consistency.

THRESHOLD LUP-3

Would the Project conflict with any applicable Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP)?

No Impact

There are no applicable Habitat Conservation Plans or Natural Community Conservation Plans that would apply to the Project. Onsite biological resources are discussed in Chapter 3.4 of the EIR.

Thus, the Proposed Project will have no significant impact on any HCP or NCCP.

3.7.4 SIGNIFICANCE AFTER MITIGATION

No significant land use impacts are anticipated with implementation of the Proposed Project. Therefore, no mitigation measures relative to these resource topics are proposed or required.

3.7.5 CUMULATIVE IMPACTS

A list of all cumulative projects is provided in Chapter 3.0, *Environmental Setting, and Impact Analysis*, above.

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Would the Proposed Project, combined with other related cumulative projects, have a substantial adverse impact on land use and planning, recreation, or population and housing?

No

Based on the cumulative project list, cumulative development may result in development of new residential, commercial, mining activities, industrial, recreational, and medical facilities in the cities of Irwindale, Azusa, Baldwin Park, Duarte, Glendora, and West Covina.

Re-engaging mining activities at an existing mine site would not limit or enhance development of any of the cumulative projects identified. Implementation of mitigation measures identified for specific project actions, on a case-by-case basis, would also reduce any potentially significant cumulative impacts to a less than significant level. Project-specific land use incompatibilities would be addressed in the individual project's CEQA review and implementation of mitigation measures.

It is important to note that although retail/commercial and industrial land uses are presumed to be the preferred economic development end uses at the Proposed Project site, the long-term time frames to complete mining and reclamation – several decades – provides many opportunities for decision-makers of the future to re-examine development needs and goals, and to alter the ultimate development targeted for these properties. For these reasons, the only cumulative impacts that can be identified at this time are the environmental benefits of mined-land reclamation.