

July 2019 | Initial Study

# WEDGEWORTH K-8 SCHOOL AND RESIDENTIAL DEVELOPMENT PROJECT

Hacienda La Puente Unified School District

*Prepared for:*

**Hacienda La Puente Unified School District**

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## Abbreviations and Acronyms

AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
amsl	above mean sea level
AQMP	air quality management plan
BMP	best management practices
CBC	California Building Code
CCR	California Code of Regulations
CFR	Code of Federal Regulations
CUP	conditional use permit
DSA	Division of Architect
DTSC	Department of Toxic Substances Control
EIR	environmental impact report
ES	elementary school
FEMA	Federal Emergency Management Agency
GHG	greenhouse gases
gpd	gallons per day
HSC	California Health and Safety Code
LACSD	Sanitation Districts of Los Angeles County
LID	low impact development
mgd	million gallons per day
MWD	Metropolitan Water District of Southern California
NPDES	National Pollution Discharge Elimination System
PRC	Public Resources Code
RWD	Rowland Water District
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SoCAB	South Coast Air Basin
SR	State Route
SWPPP	Storm Water Pollution Prevention Plan
TCR	tribal cultural resources
tpd	tons per day

## Abbreviations and Acronyms

UWMP	urban water management plan
VMT	vehicle miles traveled
WRP	wastewater reclamation plant

# 1. Introduction

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Hacienda La Puente Unified School District proposes to redevelop the existing Wedgeworth Elementary School (ES), serving students in grades K-5 at 16949 Wedgeworth Drive, Hacienda Heights, Los Angeles County, to a new K-8 school. The existing elementary school site encompasses 20 acres, and the District would develop a 10-acre portion as a K-8 school and develop residential units on the remaining 10 acres. This initial study evaluates the potential environmental consequences and impacts of this proposed project.

This Initial Study is a preliminary evaluation of the potential environmental consequences associated with the proposed project. As part of the District's approval process, the proposed project is required to undergo an environmental review pursuant to the California Environmental Quality Act (CEQA). Hacienda La Puente Unified School District, as the lead agency for this project, prepared this initial study analysis to determine whether an environmental impact report (EIR) or a (mitigated) negative declaration is required. The initial study concluded that the project may have a significant effect on the environment; therefore, an EIR must be prepared.

## 1.1 PROJECT LOCATION

Wedgeworth ES is at 16949 Wedgeworth Drive, Hacienda Heights, Los Angeles County (Assessor's Parcel Number 8209-001-901). It is bounded by the State Route (SR) 60 to the north, Wedgeworth Drive to the south, Eagle Park Road to the west, and Pepperbrook Channel to the east. Hacienda Heights is a community in unincorporated Los Angeles County. The cities of Whittier, La Habra Heights, Diamond Bar, and Industry and the unincorporated communities of Rowland Heights and North Whittier surround Hacienda Heights. Figure 1, *Regional Location*, illustrates the project site in regional context, and Figure 2, *Local Vicinity*, illustrates the project site in local context. The campus is currently accessed via an enter-only driveway on Wedgeworth Drive and a full-access driveway on Eagle Park Road. The Eagle Park Road driveway also serves the baseball fields.

## 1.2 ENVIRONMENTAL SETTING

### 1.2.1 Existing Land Use

The 20-acre project site is currently developed with the Wedgeworth ES facilities and a baseball park with four baseball fields. The main elementary school campus occupies the southeast corner of the project site; the baseball fields and related parking area occupy the northern half of the 20-acre site, and the remaining southwest portion (approximately 4 acres) of the project site is vacant. See Figure 3, *Aerial Photograph*. Wedgeworth ES has the maximum capacity to serve 600 students, and the 2018-19 school year enrollment was 542 K-5 students (CDE 2019). The school provides portable classroom buildings, hardcourts, turf playfield, and staff and visitor parking lots. The baseball park is not part of the Wedgeworth ES operation,

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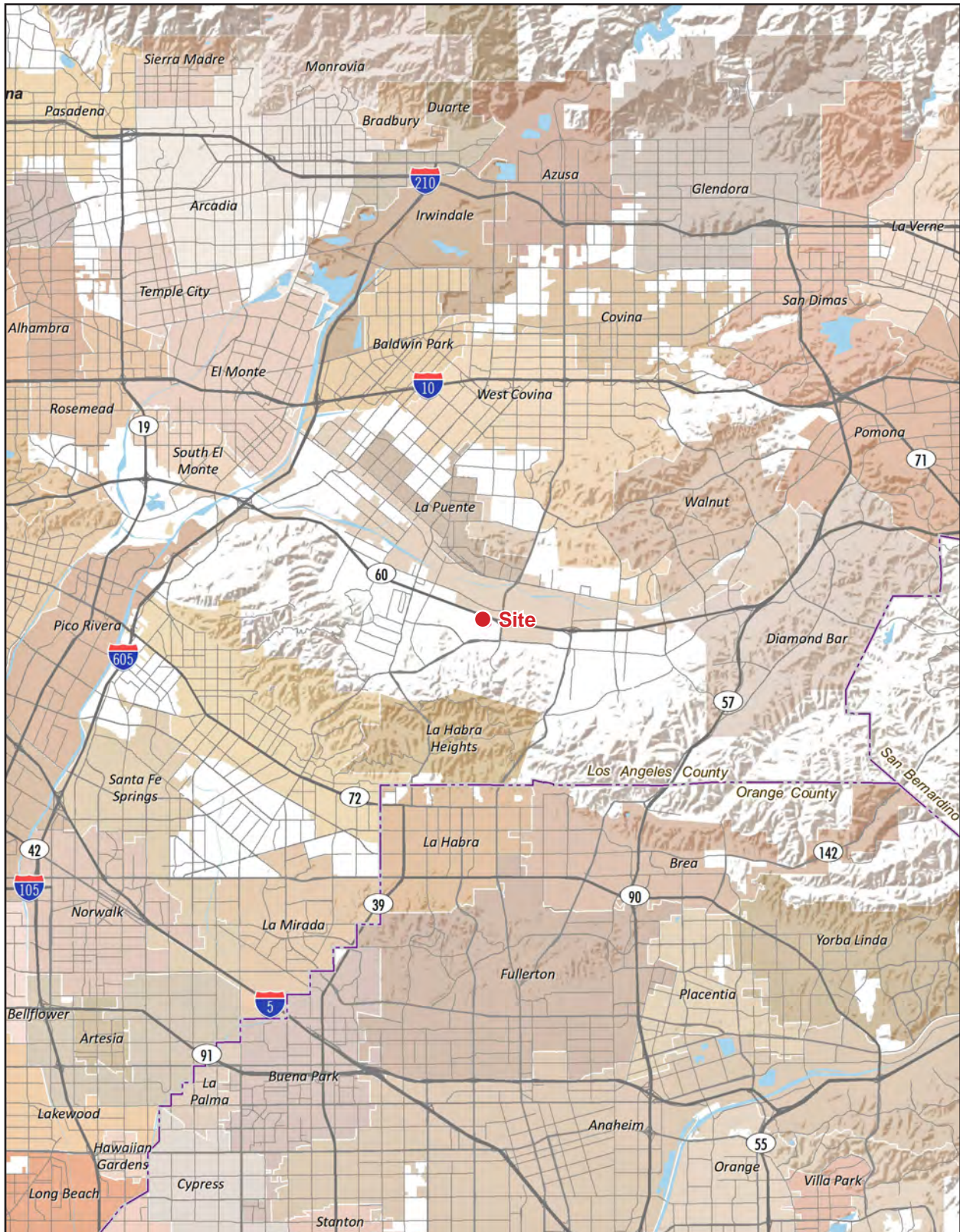
and its four ballfields were constructed and operated by the Highlander Baseball organization. The project site is in the East San Gabriel Valley Planning Area, Hacienda Heights Community Plan.

The project site was used for agricultural purposes from at least the 1950s through the 1960s until the project site was developed with the existing uses.

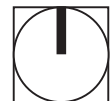
### 1.2.2 Surrounding Land Use

The project site is surrounded by residential uses on three sides, and beyond SR-60 to the north are various business park uses—industrial, manufacturing, retail commercial, etc. Puente Hills Mall is approximately 1,450 feet to the east, and it includes various retail commercial, restaurants, and entertainment uses. Glen A. Wilson High School, Bixby Elementary School, and Cedarlane Academy K-8 are approximately 0.3, 0.4, and 0.6 mile, respectively, to the west of the project site.

Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.



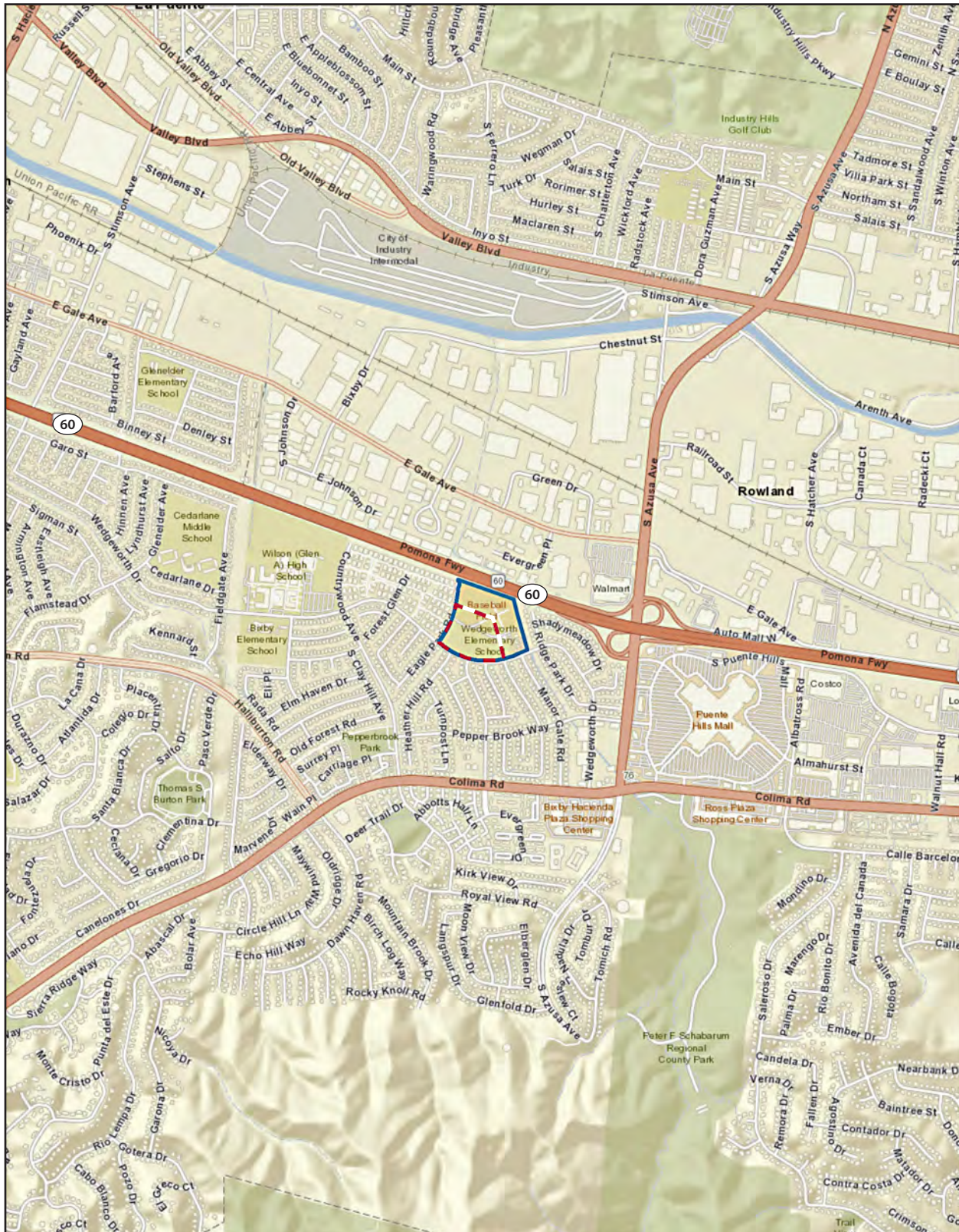
Source: ESRI, 2018

## 1. Introduction

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Figure 2 - Local Vicinity



- Project Boundary
- School Boundary

0 2,000  
Scale (Feet)



Source: ESRI, 2018

## 1. Introduction

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Figure 3 - Aerial Photograph



- Project Boundary
- - - School Boundary

Source: ESRI, 2018

0 300  
Scale (Feet)



## 1. Introduction

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## 1.3 PROJECT DESCRIPTION

### 1.3.1 Proposed Land Use

The District is proposing to redevelop the existing Wedgeworth Elementary School and four baseball fields on the 20-acre site to provide a new K-8 school on 10 acres and sell the remaining 10 acres to residential developers to construct up to 160 residential units. The existing school has capacity for 600 K-5 students, and the new school would have capacity for 1,200 K-8 students, an increase enrollment capacity for 600 students.

As shown in Figure 3, the existing K-5 facilities are developed in the southeast corner, and the southwest corner of the project site is currently vacant; therefore, the existing K-5 school would continue to operate during construction of the new facilities. Once the new K-8 facilities are completed and the school population is relocated to the new facilities, the existing Wedgeworth ES facilities would be vacated and demolished before the residential development is constructed. Figure 4, *Conceptual Wedgeworth K-8 School and Residential Development Site Plan*, illustrates conceptual site plans for the new K-8 school and 160 residential units. As shown, the new K-8 campus would be constructed in the southwest corner of the project site, and the 160-unit development would border the K-8 school to the north and east.

Figure 5, *Proposed K-8 School Site Plan*, shows latest site plan for the new K-8 school. It would consist of five buildings (Buildings A through E) for classrooms, multipurpose room, and administrative space, and other school-supporting facilities such as playfields, hardcourts, kindergarten playground, central courtyard, and surface parking and drop-off areas. The school buildings would total 82,998 square feet and not exceed 30 feet in height, as shown in Figures 6a through 6e, *Building Elevations*. Individual building square footages would be:

- Building A: 20,587 square feet
- Building B: 11,086 square feet
- Building C: 20,669 square feet
- Buildings D and E: 30,656 square feet

The school would be accessed from two driveways on Eagle Park Road for the main parking and bus drop-off, and three driveways on Wedgeworth Drive for parent drop-off.

Partial funding for the new K-8 facilities would come from selling the remaining 10 acres to a residential developer. The District is working with the local baseball league and other local government agencies to identify locations for the displaced baseball fields. The proposed project would be implemented in stages—the school component of the project would be developed first, and the residential component would be implemented by a private developer at an unknown later date. The K-8 school and the residential development construction would not be concurrent. Because there is no developer or architect selected for the residential development, a conceptual site plan has been developed to evaluate environmental effects based on a conservative development scenario. As shown in Figure 4, at buildout, the new residential units would border the new K-8 school to the north and east and would be accessed from Eagle Park Road and

## 1. Introduction

Wedgeworth Drive. The residential units are envisioned as attached townhomes with two-car garages and guest parking to meet the County's parking requirements.

### 1.3.2 Project Phasing

The proposed project is scheduled to be developed in two phases. Phase 1 is anticipated to occur in two stages beginning in March 2020 and ending in July 2021. The first stage involves construction of new school facilities on the western portion of the project site, and the second stage involves relocation of the students to the new school. The Phase 2 schedule would depend on the sale of the surplus site and would be developed by a private developer upon approval of necessary permits by the County of Los Angeles. For the purpose of this Initial Study, it was assumed that Phase 2 would be completed by 2026. Phase 2 would involve demolition of the existing Wedgeworth ES facilities and construction of the 160 units.

## 1.4 EXISTING ZONING AND GENERAL PLAN

The project site is designated H5 Residential 5 (0-5 dwelling unit per acre) by the General Plan (Hacienda Heights Community Plan) and zoned R-A (Residential Agricultural).

## 1.5 AGENCY ACTION REQUESTED

### State Agencies

- Department of General Services, Division of State Architect. Approval of construction drawings.
- Hacienda La Puente Unified School District Board of Education. Approval of exemption of school site from local zoning per Government Code Section 53094.

### Regional Agencies

- Los Angeles Regional Water Quality Control Board. National Pollutant Discharge Elimination System Permit, issuance of waste discharge requirement and construction stormwater runoff permits.
- State Water Resources Control Board. Review of Notice of Intent (NOI) to obtain permit coverage; issuance of general permit for discharges of stormwater associated with construction activity; review of Storm Water Pollution Prevention Plan.
- Rowland Water District. Approval of water utility connection.
- South Coast Air Quality Management District. Review and file submittals for Rule 403, Fugitive Dust; Rule 201, Permit to Construct.

### Local Agencies

- County of Los Angeles. Necessary approvals for the residential development.
- Los Angeles County Fire Department. Fire and emergency access.

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- County of Los Angeles. Permit for curb, gutter, and other offsite improvement permits.
- County of Los Angeles Department of Transportation. Approval of construction-related haul route.
- Sanitation Districts of Los Angeles County. Approval of wastewater utility connection.
- Southern California Edison. Offsite electrical improvements.

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Figure 4 - Conceptual Wedgeworth K-8 School and Residential Development Site Plan



**CONCEPTUAL SITE PLAN**

**WEDGEWORTH SCHOOL**  
 Current: 600 K-5 Students  
 Proposed: 1,200 K-8 Students  
 Size: 10.1 Acres

**RESIDENTIAL**  
 Proposed Zoning: R-3 Limited Multiple Residence  
 Residential Yield: 160 du (16.2 du/ac)  
 Size: 9.9 Acres

- Project Boundary
- - - School Boundary

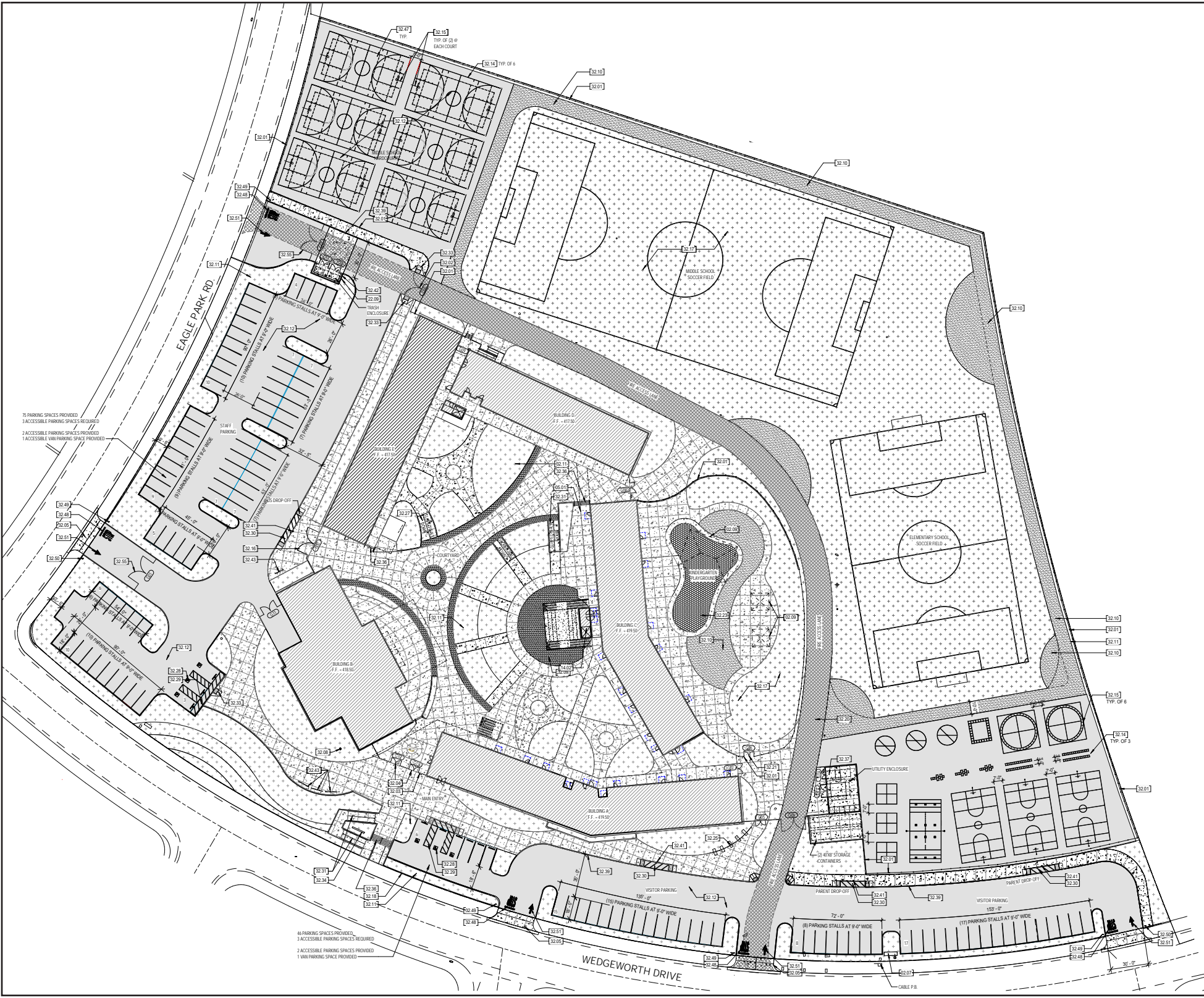


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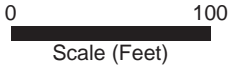
Figure 5 - Proposed K-8 School Site Plan



SITE GATE SCHEDULE						
GATE	SIZE (W X H)	MATERIAL	PANIC HARDWARE	HARDWARE GROUP	DETAIL	REMARKS
G01	(2) 10'-0" X 3'-0"	STEEL	NO	-	-	BARRIER GATES
G02	(2) 10'-0" X 3'-0"	STEEL	NO	-	-	BARRIER GATES
G03	(2) 10'-0" X 6'-0"	CHAIN LINK	NO	-	-	ACCESS GATE FOR FIRE DEPARTMENT
G04	(2) 10'-0" X 6'-0"	CHAIN LINK	NO	-	-	ACCESS GATE FOR FIRE DEPARTMENT
G05	(2) 4'-0" X 6'-0"	CHAIN LINK	YES	-	-	ACCESSIBLE CHAIN LINK DOUBLE SWING GATES
G06	(2) 4'-0" X 6'-0"	CHAIN LINK	NO	-	-	ACCESSIBLE CHAIN LINK DOUBLE SWING GATES
G07	(2) 4'-0" X 6'-0"	CHAIN LINK	YES	-	-	ACCESSIBLE CHAIN LINK DOUBLE SWING GATES
G08	(2) 4'-0" X 6'-0"	STEEL	YES	-	-	ACCESSIBLE ORNAMENTAL DOUBLE SWING GATES KNOX BOX FOR F.D.
G09	(2) 3'-6" X 6'-0"	STEEL	YES	-	-	ACCESSIBLE ORNAMENTAL DOUBLE SWING GATES KNOX BOX FOR F.D.
G10	(2) 10'-0" X 6'-0"	STEEL	NO	-	-	ACCESSIBLE ORNAMENTAL DOUBLE SWING GATES KNOX BOX FOR F.D.
G11	(2) 6'-0" X 6'-0"	STEEL	NO	-	-	ACCESSIBLE ORNAMENTAL DOUBLE SWING GATES
G12	(2) 4'-0" X 6'-0"	STEEL	NO	-	-	ACCESSIBLE ORNAMENTAL DOUBLE SWING GATES
G13	(2) 4'-0" X 6'-0"	STEEL	NO	-	-	ACCESSIBLE ORNAMENTAL DOUBLE SWING GATES KNOX BOX FOR F.D.
G14	(2) 5'-0" X 7'-0"	STEEL	NO	-	-	METAL GATE, PAINTED TO MATCH CMU WALL
G15	(2) 3'-0" X 7'-0"	STEEL	NO	-	-	METAL GATE, PAINTED TO MATCH CMU WALL
G16	(2) 4'-0" X 7'-0"	STEEL	NO	-	-	METAL GATE, PAINTED TO MATCH CMU WALL
G17	(2) 4'-0" X 7'-0"	STEEL	NO	-	-	METAL GATE, PAINTED TO MATCH CMU WALL

- CONSTRUCTION KEYED NOTES**
- # Description
- 02.07 EXISTING FIRE BACKFLOW PREVENTER - PROTECT IN PLACE
  - 02.09 RELOCATED EXISTING KINDERGARTEN PLAYGROUND EQUIPMENT AND CANOPY
  - 05.01 LINE OF ROOF DECK FLOOR DECK ABOVE
  - 05.11 LINE OF CANOPY ABOVE
  - 14.02 HYDRAULIC ELEVATOR
  - 15.02 ON-SITE FIRE HYDRANT, SEE CIVIL
  - 22.09 HOSE BIBB, REFER TO PLUMBING
  - 32.01 CHAINLINK FENCE, 6'-0" HIGH
  - 32.02 CHAINLINK SWING GATE, 10'-0" PAIR, MANUAL
  - 32.03 ORNAMENTAL METAL FENCE, 6'-0" HIGH
  - 32.04 ORNAMENTAL METAL GATES, 4'-0" PAIR, 6'-0" HIGH
  - 32.05 CURB CUT DRIVEWAY, REFER TO CIVIL
  - 32.08 FLAGPOLE
  - 32.09 DECORATIVE PAVERS, REFER TO LANDSCAPE
  - 32.10 STABILIZED DECOMPOSED GRANITE WITH REDWOOD EDGING, REFER TO LANDSCAPE
  - 32.11 LANDSCAPING, REFER TO LANDSCAPE
  - 32.12 ASPHALT PAVING, REFER TO CIVIL
  - 32.14 BASKETBALL COURT STRIPING
  - 32.15 BASKETBALL BACKSTOP WITH GALV. STEEL POST
  - 32.16 ORNAMENTAL STEEL GATES, 10'-0" PAIR, 6'-0" HIGH
  - 32.17 TURF, REFER TO LANDSCAPE
  - 32.18 RETAINING WALL, REFER TO CIVIL
  - 32.20 FIRE ACCESS LANE, ASPHALT PAVING, REFER TO CIVIL
  - 32.21 CHAINLINK GATES, 4'-0" PAIR, 6'-0" HIGH
  - 32.23 RUBBER PLAYGROUND FLOORING
  - 32.25 BOULDER SEATS, REFER TO LANDSCAPE
  - 32.27 ACCESSIBLE SLOPED WALKWAY, MAX. 1:20 SLOPE, CONCRETE WITH 6" WIDE CURB TO BE FLUSH WITH RAMP SURFACE
  - 32.28 ACCESSIBLE PARKING WITH 5' ACCESSIBLE AISLE STRIPING
  - 32.29 ACCESSIBLE ROUTE WITH 4" STRIPING
  - 32.30 ACCESSIBLE PASSENGER DROP-OFF
  - 32.31 ACCESSIBLE RAMP, MAX. 1:12 SLOPE, WITH GALV. STEEL PIPE HANDRAILS
  - 32.33 ACCESSIBLE PARALLEL CURB RAMP WITH TRUNCATED DOMES, MAX. 1:12 SLOPE
  - 32.34 MARQUEE SIGN, REFER TO ELEC.
  - 32.35 CONCRETE STAIRS
  - 32.37 6" HIGH HOUSEKEEPING PAD, REFER TO STRUCT.
  - 32.38 CONCRETE SIDEWALK, REFER TO CIVIL
  - 32.39 CONCRETE CURB, 6" HIGH
  - 32.41 PASSENGER LOADING ZONE SIGN ON GALV. STEEL POST
  - 32.42 CONCRETE CURB, 12" W X 12"
  - 32.43 BIKE RACK, REFER TO DETAIL
  - 32.47 VOLLEYBALL COURT STRIPING
  - 32.48 PAINTED STOP LINE, REFER TO DETAIL 20A1.21
  - 32.49 STOP SIGN, REFER TO DETAIL 19A1.21
  - 32.50 TOW AWAY SIGN, REFER TO DETAIL 19A1.21
  - 32.51 PAINTED DIRECTIONAL ARROW, REFER TO DETAIL
  - 32.55 20'-0" WIDE PIPE BARRIER GATE

- SITE PLAN LEGEND**
- PROPERTY LINE
  - ▨ PROPOSED BUILDINGS
  - LANDSCAPING, REFER TO LANDSCAPE
  - ◻ CONC. PAVING, REFER TO CIVIL DWGS. REFER TO SITE PLAN FOR EXPANSION JOINT AND CONTROL JOINT LOCATIONS  
 E.J. EXPANSION JOINT @ 30'-0" MAX. DETAIL 88C004  
 C.J. CONTROL JOINT @ 8'-0" MAX. DETAIL 88C004
  - ▨ STABILIZED DECOMPOSED GRANITE (DG), REFER TO LANDSCAPE
  - ▨ DECORATIVE PAVERS, REFER TO LANDSCAPE
  - ▨ ASPHALT PAVING, REFER TO CIVIL
  - ▨ RUBBER PLAYGROUND FLOORING

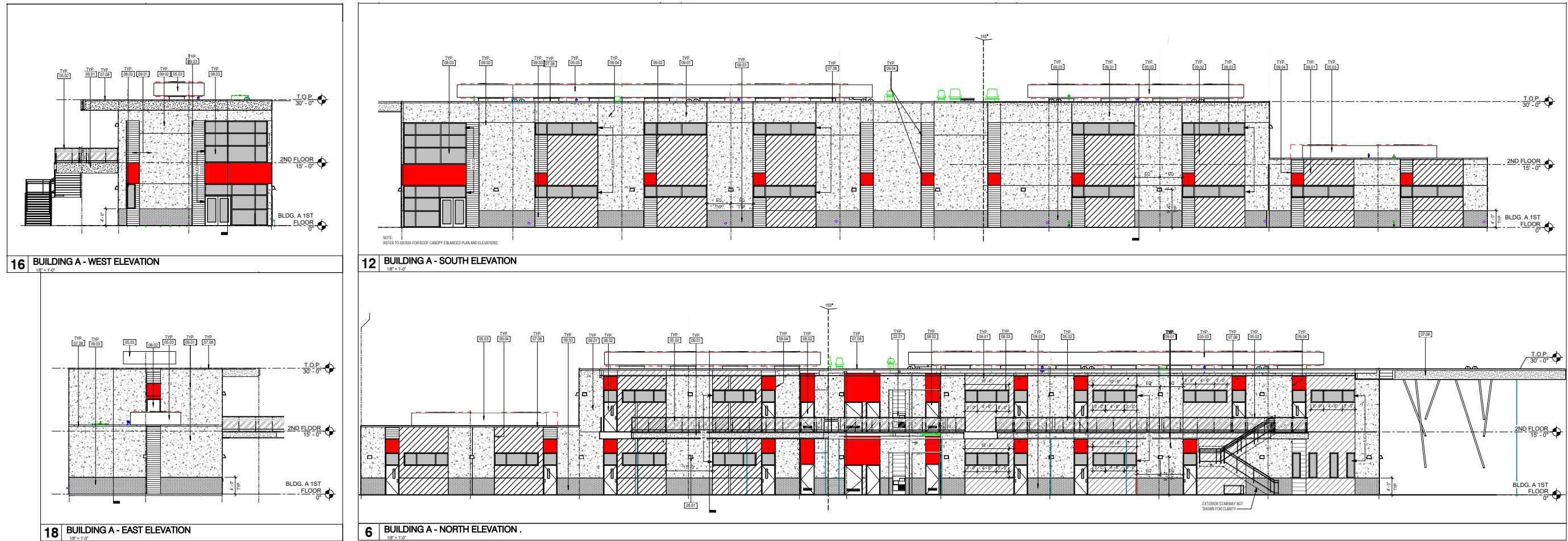


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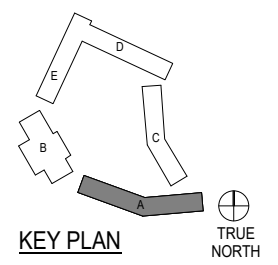
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Figure 6a - K-8 School Elevations, Building A



EXTERIOR ELEVATIONS LEGEND	EXTERIOR ELEV. GENERAL NOTES	CONSTRUCTION KEYED NOTES
<p> EXTERIOR PLASTER, COLOR 1, SPEC. SECTION 09 24 00 FINISH &amp; COLOR: SHERWIN WILLIAMS, DETERMINED ORANGE #SW6635, FLAT, SMOOTH TEXTURE</p> <p> EXTERIOR PLASTER, COLOR 2, SPEC. SECTION 09 24 00 FINISH &amp; COLOR: PORTER PAINTS, HUMMUS #PPG16-10, FLAT, SMOOTH TEXTURE</p> <p> EXTERIOR PLASTER, COLOR 3, SPEC. SECTION 09 24 00 FINISH &amp; COLOR: SHERWIN WILLIAMS, SMOKY BLUE #SW7604, FLAT, SMOOTH TEXTURE</p> <p> EXTERIOR PLASTER, COLOR 4, SPEC. SECTION 09 24 00 FINISH &amp; COLOR: SHERWIN WILLIAMS, SMOKY BLUE #SW7604, FLAT, SMOOTH TEXTURE</p> <p> PAINT, SPEC. SECTION 09 90 00 FINISH &amp; COLOR: SHERWIN WILLIAMS, GRIS #SW7659, SEMI-GLOSS</p>	<p>1. REFER TO SHEET G0.01 FOR TYPICAL SYMBOLS AND ABBREVIATIONS.</p> <p>2. REFER TO DOOR AND WINDOW SCHEDULES FOR LOCATIONS, DIMENSIONS AND CONFIGURATIONS.</p> <p>3. WHERE WALL ELEVATION IS NOT SHOWN, MATCH ADJACENT FINISH, COLOR, JOINT LOCATIONS, ETC. OR VERIFY WITH ARCHITECT.</p> <p>4. REFER TO SHEET A7.11 &amp; A7.21 FOR PARTITION TYPE &amp; FINISH DETAILS</p> <p>5. REFER TO SHEET A9.01 FOR GLAZING TYPE &amp; LOCATIONS</p>	<p># Description</p> <p>05.02 42" HIGH GALV. STEEL GUARDRAIL INFILL WITH GALV. PERFORATED METAL PANELS, REFER TO DETAIL</p> <p>05.03 MECH. ROOF EQUIPMENT SCREEN, REFER TO DETAIL</p> <p>05.06 STEEL COLUMNS, PAINTED WHERE EXPOSED, REFER TO STRUCT.</p> <p>07.08 22 GA GALV. SHEET METAL COPING, PAINTED TO MATCH ADJACENT FINISH COLOR</p> <p>08.02 HOLLOW METAL DOOR, PAINTED, REFER TO DOOR SCHEDULE</p> <p>08.03 ALUMINUM STOREFRONT SYSTEM</p> <p>09.01 EXTERIOR PORTLAND CEMENT PLASTER, COLOR 1</p> <p>09.02 EXTERIOR PORTLAND CEMENT PLASTER, COLOR 2</p> <p>09.03 EXTERIOR PORTLAND CEMENT PLASTER, COLOR 3</p> <p>09.04 1/2" ALUMINUM PLASTER REVEAL</p> <p>22.01 WALL MOUNTED HI-LOW DRINKING FOUNTAIN, REFER TO PLUMB.</p> <p>26.01 LIGHT FIXTURE, REFER TO ELEC.</p>



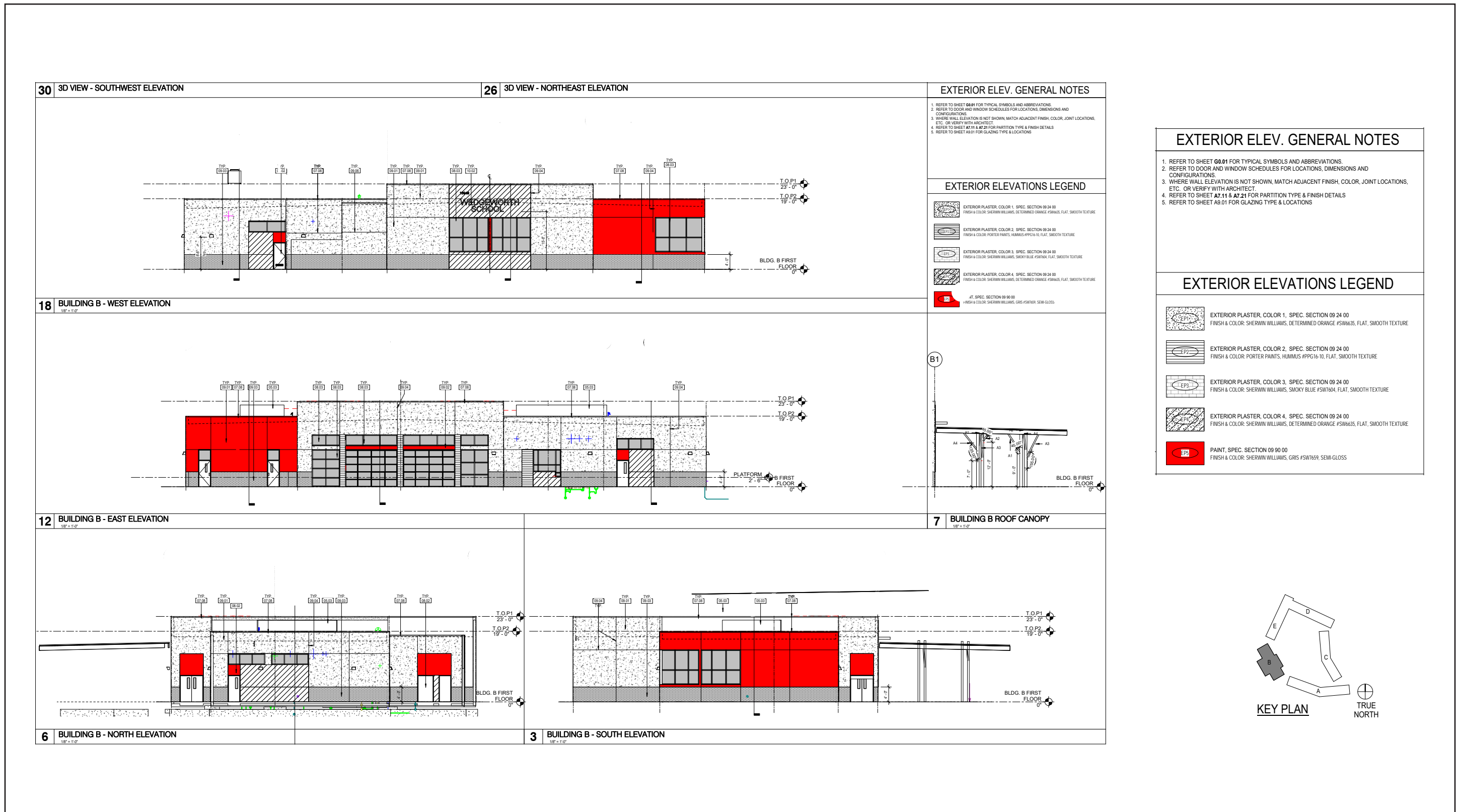
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Figure 6b - K-8 School Elevations, Building B



**EXTERIOR ELEV. GENERAL NOTES**

1. REFER TO SHEET 60.01 FOR TYPICAL SYMBOLS AND ABBREVIATIONS.
2. REFER TO DOOR AND WINDOW SCHEDULES FOR LOCATIONS, DIMENSIONS AND CONFIGURATIONS.
3. WHERE WALL ELEVATION IS NOT SHOWN, MATCH ADJACENT FINISH, COLOR, JOINT LOCATIONS, ETC. OR VERIFY WITH ARCHITECT.
4. REFER TO SHEET A7.11 & A7.21 FOR PARTITION TYPE & FINISH DETAILS.
5. REFER TO SHEET A9.01 FOR GLAZING TYPE & LOCATIONS.

**EXTERIOR ELEVATIONS LEGEND**

- EXTERIOR PLASTER, COLOR 1, SPEC. SECTION 09 24 00  
FINISH & COLOR: SHERWIN WILLIAMS, DETERMINED ORANGE #SW6635, FLAT, SMOOTH TEXTURE
- EXTERIOR PLASTER, COLOR 2, SPEC. SECTION 09 24 00  
FINISH & COLOR: PORTER PAINTS, HUMMUS #PPG16-10, FLAT, SMOOTH TEXTURE
- EXTERIOR PLASTER, COLOR 3, SPEC. SECTION 09 24 00  
FINISH & COLOR: SHERWIN WILLIAMS, SMOKY BLUE #SW7604, FLAT, SMOOTH TEXTURE
- EXTERIOR PLASTER, COLOR 4, SPEC. SECTION 09 24 00  
FINISH & COLOR: SHERWIN WILLIAMS, DETERMINED ORANGE #SW6635, FLAT, SMOOTH TEXTURE
- PAINT, SPEC. SECTION 09 90 00  
FINISH & COLOR: SHERWIN WILLIAMS, GRIS #SW7659, SEMI-GLOSS

**EXTERIOR ELEV. GENERAL NOTES**

1. REFER TO SHEET 60.01 FOR TYPICAL SYMBOLS AND ABBREVIATIONS.
2. REFER TO DOOR AND WINDOW SCHEDULES FOR LOCATIONS, DIMENSIONS AND CONFIGURATIONS.
3. WHERE WALL ELEVATION IS NOT SHOWN, MATCH ADJACENT FINISH, COLOR, JOINT LOCATIONS, ETC. OR VERIFY WITH ARCHITECT.
4. REFER TO SHEET A7.11 & A7.21 FOR PARTITION TYPE & FINISH DETAILS.
5. REFER TO SHEET A9.01 FOR GLAZING TYPE & LOCATIONS.

**EXTERIOR ELEVATIONS LEGEND**

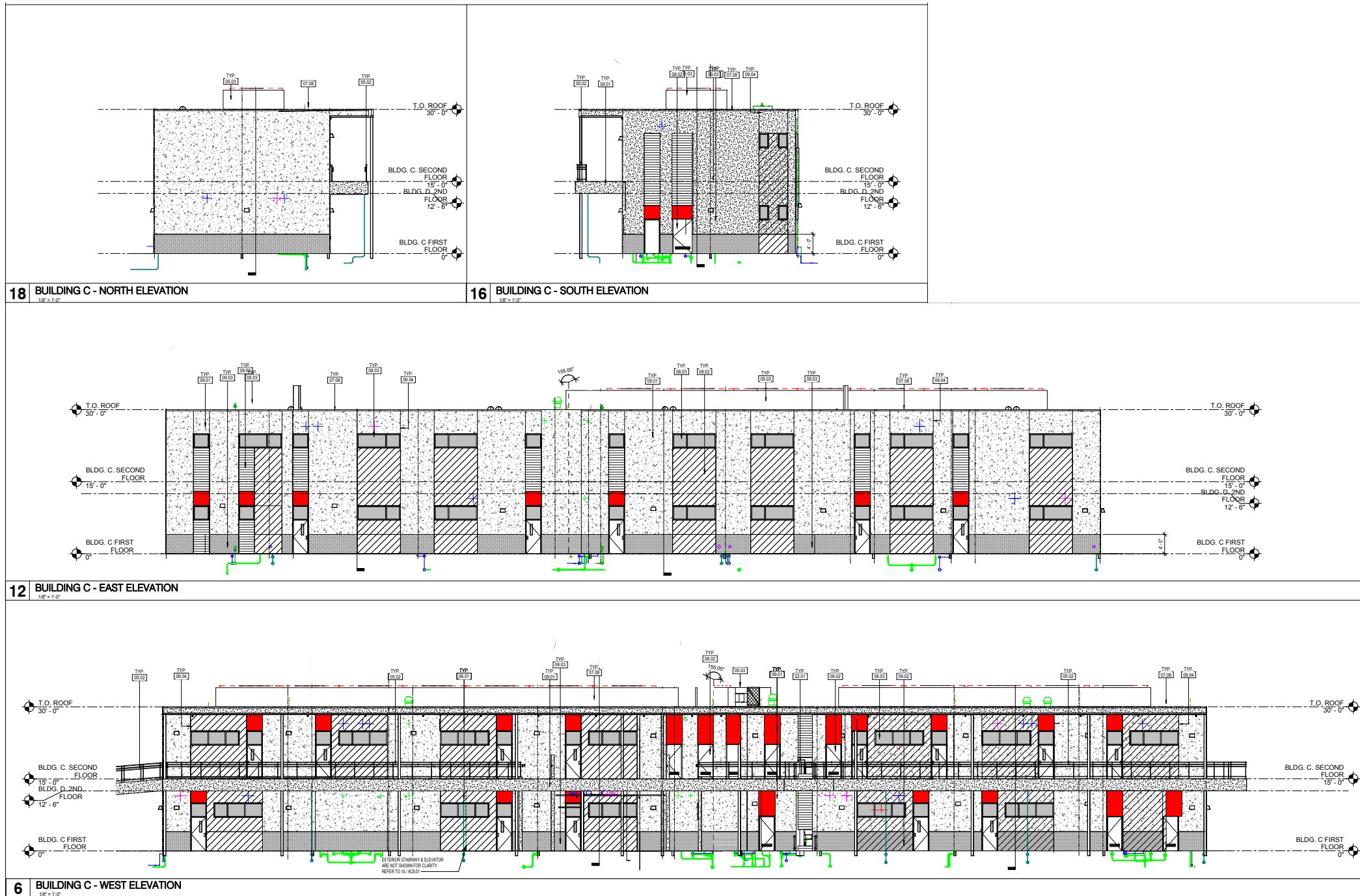
- EXTERIOR PLASTER, COLOR 1, SPEC. SECTION 09 24 00  
FINISH & COLOR: SHERWIN WILLIAMS, DETERMINED ORANGE #SW6635, FLAT, SMOOTH TEXTURE
- EXTERIOR PLASTER, COLOR 2, SPEC. SECTION 09 24 00  
FINISH & COLOR: PORTER PAINTS, HUMMUS #PPG16-10, FLAT, SMOOTH TEXTURE
- EXTERIOR PLASTER, COLOR 3, SPEC. SECTION 09 24 00  
FINISH & COLOR: SHERWIN WILLIAMS, SMOKY BLUE #SW7604, FLAT, SMOOTH TEXTURE
- EXTERIOR PLASTER, COLOR 4, SPEC. SECTION 09 24 00  
FINISH & COLOR: SHERWIN WILLIAMS, DETERMINED ORANGE #SW6635, FLAT, SMOOTH TEXTURE
- PAINT, SPEC. SECTION 09 90 00  
FINISH & COLOR: SHERWIN WILLIAMS, GRIS #SW7659, SEMI-GLOSS



## 1. Introduction

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Figure 6c - K-8 School Elevations, Building C



### EXTERIOR ELEVATIONS LEGEND

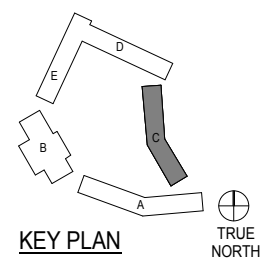
- EXTERIOR PLASTER, COLOR 1, SPEC. SECTION 09 24 00  
FINISH & COLOR: SHERWIN WILLIAMS, DETERMINED ORANGE #SW6535, FLAT, SMOOTH TEXTURE
- EXTERIOR PLASTER, COLOR 2, SPEC. SECTION 09 24 00  
FINISH & COLOR: PORTER PAINTS, HUMMUS #PPG16-10, FLAT, SMOOTH TEXTURE
- EXTERIOR PLASTER, COLOR 3, SPEC. SECTION 09 24 00  
FINISH & COLOR: SHERWIN WILLIAMS, SMOKY BLUE #SW7604, FLAT, SMOOTH TEXTURE
- EXTERIOR PLASTER, COLOR 4, SPEC. SECTION 09 24 00  
FINISH & COLOR: SHERWIN WILLIAMS, SMOKY BLUE #SW7604, FLAT, SMOOTH TEXTURE
- PAINT, SPEC. SECTION 09 90 00  
FINISH & COLOR: SHERWIN WILLIAMS, GRIS #SW7659, SEMI-GLOSS

### EXTERIOR ELEV. GENERAL NOTES

1. REFER TO SHEET G0.01 FOR TYPICAL SYMBOLS AND ABBREVIATIONS.
2. REFER TO DOOR AND WINDOW SCHEDULES FOR LOCATIONS, DIMENSIONS AND CONFIGURATIONS.
3. WHERE WALL ELEVATION IS NOT SHOWN, MATCH ADJACENT FINISH, COLOR, JOINT LOCATIONS, ETC. OR VERIFY WITH ARCHITECT.
4. REFER TO SHEET A7.11 & A7.21 FOR PARTITION TYPE & FINISH DETAILS
5. REFER TO SHEET A9.01 FOR GLAZING TYPE & LOCATIONS

### CONSTRUCTION KEYED NOTES

#	Description
05.02	42" HIGH GALV. STEEL GUARDRAIL INFILL WITH GALV. PERFORATED METAL PANELS, REFER TO DETAIL
05.03	MECH. ROOF EQUIPMENT SCREEN, REFER TO DETAIL
07.08	22 GA GALV. SHEET METAL COPING, PAINTED TO MATCH ADJACENT FINISH COLOR
08.02	HOLLOW METAL DOOR, PAINTED, REFER TO DOOR SCHEDULE
08.03	ALUMINUM STOREFRONT SYSTEM
09.01	EXTERIOR PORTLAND CEMENT PLASTER, COLOR 1
09.02	EXTERIOR PORTLAND CEMENT PLASTER, COLOR 2
09.03	EXTERIOR PORTLAND CEMENT PLASTER, COLOR 3
09.04	1/2" ALUMINUM PLASTER REVEAL
22.01	WALL MOUNTED HI-LOW DRINKING FOUNTAIN, REFER TO PLUMB.



## 1. Introduction

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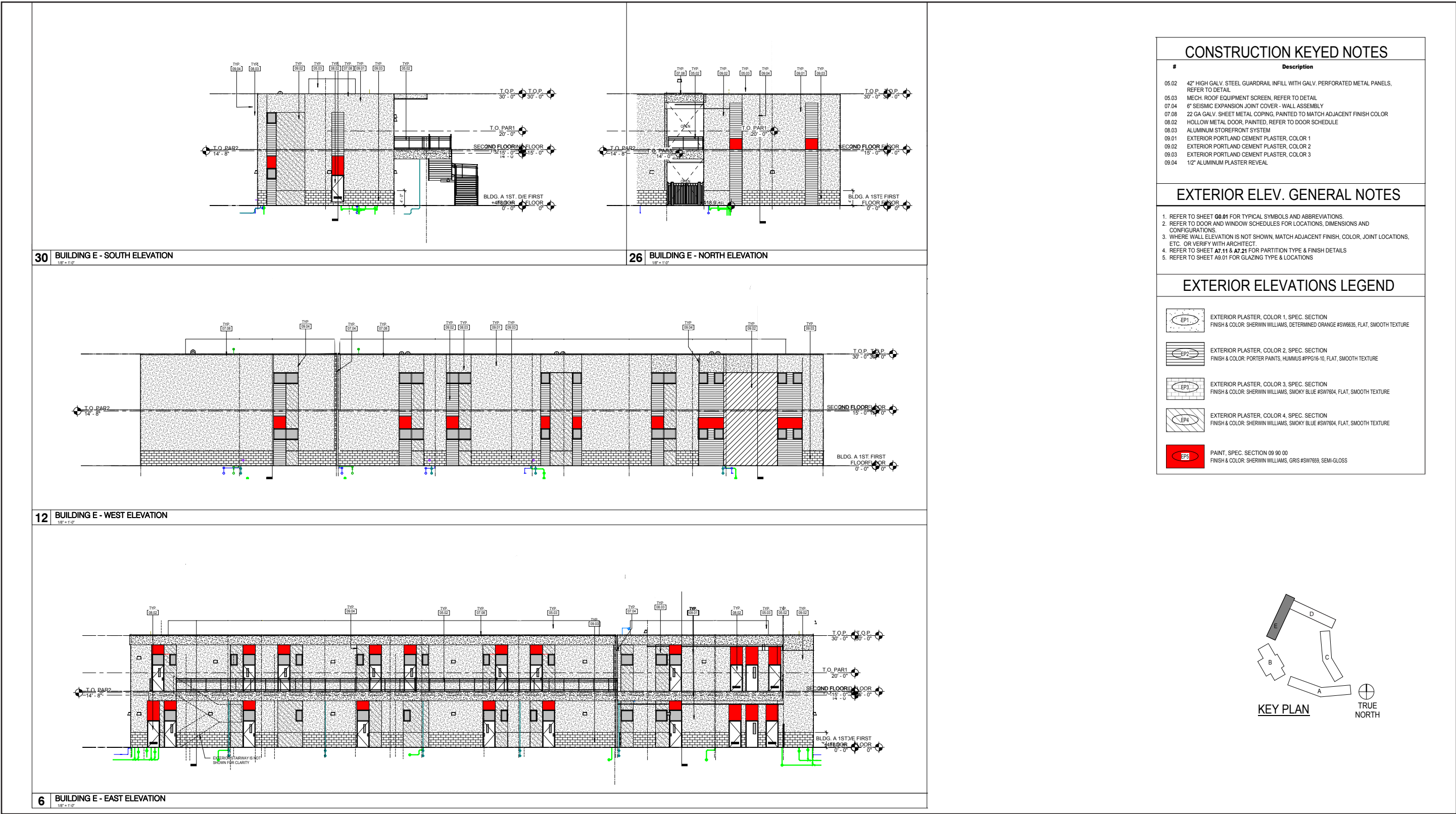
Figure 6d - K-8 School Elevations, Building D



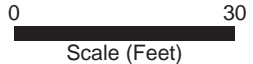
## 1. Introduction

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Figure 6e - K-8 School Elevations, Building E



Source: PBK, 2019



## 1. Introduction

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## 2. Environmental Checklist

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### 2.1 PROJECT INFORMATION

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1. **Project Title:** Wedgeworth K-8 School and Residential Development Project

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2. **Lead Agency Name and Address:**  
Hacienda La Puente Unified School District  
15959 East Gale Avenue  
City of Industry, California 91716-0002

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3. **Contact Person and Phone Number:**  
Mark Hansberger, Director, Facilities Projects  
626.933.8701

---

4. **Project Location:** 16949 Wedgeworth Drive, Hacienda Heights, Los Angeles County, California 91745

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5. **Project Sponsor's Name and Address:**  
Hacienda La Puente Unified School District  
15959 East Gale Avenue  
City of Industry, California 91716-0002

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6. **General Plan Designation:** H5 Residential 5 (0-5 dwelling unit per acre)

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7. **Zoning:** R-A (Residential Agricultural)

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8. **Description of Project:**  
The District is proposing to redevelop the existing Wedgeworth Elementary School (capacity for 600 K-5 students) and four baseball fields on the 20-acre site to provide a new K-8 school (capacity for 1,200 K-8 students) on 10 acres of the site and sell the remaining 10 acres to residential developers to construct up to 160 residential units.

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9. **Surrounding Land Uses and Setting:**  
The project site is surrounded by residential uses on three sides, and beyond SR-60 to the north are various business park uses—industrial, manufacturing, retail commercial, etc. Puente Hills Mall is approximately 1,450 feet to the east and includes various retail commercial, restaurants, and entertainment uses. Glen A. Wilson High School, Bixby Elementary School, and Cedarlane Academy K-8 are approximately 0.3, 0.4, and 0.6 mile, respectively, to the west of the project site.

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## 2. Environmental Checklist

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### 10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participating agreement:

- Department of General Services, Division of State Architect. Approval of construction drawings.
- Hacienda La Puente Unified School District Board of Education. Approval of exemption of school site from local zoning per Government Code Section 53094.
- Los Angeles Regional Water Quality Control Board. National Pollutant Discharge Elimination System Permit, issuance of waste discharge requirement and construction stormwater runoff permits.
- State Water Resources Control Board. Review of Notice of Intent to obtain permit coverage; issuance of general permit for discharges of stormwater associated with construction activity; review of Storm Water Pollution Prevention Plan.
- Rowland Water District. Approval of water utility connection.
- South Coast Air Quality Management District. Review and file submittals for Rule 403, Fugitive Dust; Rule 201, Permit to Construct
- County of Los Angeles. Necessary approvals for the residential development.
- Los Angeles County Fire Department. Fire and emergency access.
- County of Los Angeles. Permit for curb, gutter, and other offsite improvement permits.
- County of Los Angeles Department of Transportation. Approval of construction-related haul route.
- Sanitation Districts of Los Angeles County. Approval of wastewater utility connection.
- Southern California Edison. Offsite electrical improvements.

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### 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.94 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

No Native American tribes traditionally or culturally affiliated with the project area have requested consultation pursuant to Public Resources Code Section 21080.3.1. Six tribal groups were identified as by the California Native American Heritage Commission, and they will be given Notices of Preparation as part of the CEQA process to participate in the EIR.

## 2. Environmental Checklist

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

### 2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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.

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.

*Mark Hansberger*  
Signature

Mark  
Hansberger

Digitally signed by Mark  
Hansberger  
Date: 2019.07.25  
18:41:23 -0700

July 25, 2019  
Date

Mark Hansberger  
Print Name

Hacienda La Puente Unified School District  
Agency

## 2. Environmental Checklist

### 2.4 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 would 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.
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 Analyses 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.



## 2. Environmental Checklist

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.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				<b>X</b>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<b>X</b>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			<b>X</b>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			<b>X</b>	
<b>II. AGRICULTURE AND FORESTRY RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?				<b>X</b>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>
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))?				<b>X</b>

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<b>X</b>
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?				<b>X</b>
<b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control 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?	<b>X</b>			
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?	<b>X</b>			
c) Expose sensitive receptors to substantial pollutant concentrations?	<b>X</b>			
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			<b>X</b>	
<b>IV. BIOLOGICAL RESOURCES.</b> 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?			<b>X</b>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				<b>X</b>
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?				<b>X</b>
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?			<b>X</b>	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<b>X</b>
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?				<b>X</b>
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?			<b>X</b>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			<b>X</b>	

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			<b>X</b>	
<b>VI. ENERGY. Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<b>X</b>			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			<b>X</b>	
<b>VII. GEOLOGY AND SOILS. Would the project:</b>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake 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.				<b>X</b>
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?			<b>X</b>	
iv) Landslides?				<b>X</b>
b) Result in substantial soil erosion or the loss of topsoil?			<b>X</b>	
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?			<b>X</b>	
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?			<b>X</b>	
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?				<b>X</b>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<b>X</b>			
<b>VIII. GREENHOUSE GAS EMISSIONS. Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<b>X</b>			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<b>X</b>			
<b>IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			<b>X</b>	

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			<b>X</b>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<b>X</b>	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			<b>X</b>	
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?				<b>X</b>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<b>X</b>	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				<b>X</b>
<b>X. HYDROLOGY AND WATER QUALITY . Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			<b>X</b>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			<b>X</b>	
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 a substantial erosion or siltation on- or off-site;			<b>X</b>	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<b>X</b>			
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	<b>X</b>			
iv) impede or redirect flood flows?			<b>X</b>	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			<b>X</b>	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			<b>X</b>	

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?				<b>X</b>
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?			<b>X</b>	
<b>XII. MINERAL RESOURCES. Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				<b>X</b>
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?				<b>X</b>
<b>XIII. NOISE. Would the project result in:</b>				
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?	<b>X</b>			
b) Generation of excessive groundborne vibration or groundborne noise levels?	<b>X</b>			
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?			<b>X</b>	
<b>XIV. POPULATION AND HOUSING. Would the project:</b>				
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)?			<b>X</b>	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				<b>X</b>
<b>XV. PUBLIC SERVICES. 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:</b>				
a) Fire protection?			<b>X</b>	
b) Police protection?			<b>X</b>	
c) Schools?			<b>X</b>	
d) Parks?			<b>X</b>	
e) Other public facilities?			<b>X</b>	



## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. RECREATION.</b>				
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?			<b>X</b>	
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?	<b>X</b>			
<b>XVII. TRANSPORTATION. Would the project:</b>				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<b>X</b>			
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<b>X</b>			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<b>X</b>			
d) Result in inadequate emergency access?			<b>X</b>	
<b>XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:</b>				
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			<b>X</b>	
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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<b>X</b>			
<b>XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<b>X</b>			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			<b>X</b>	
c) Result in a determination by the waste water 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?	<b>X</b>			

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			<b>X</b>	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			<b>X</b>	
<b>XX. WILDFIRE.</b> 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?				<b>X</b>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				<b>X</b>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				<b>X</b>
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?				<b>X</b>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
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?	<b>X</b>			
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.)	<b>X</b>			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<b>X</b>			

## 2. Environmental Checklist

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## 3. Environmental Analysis

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Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

Except as provided in Public Resources Code Section 21099, would the project:

### 3.1 AESTHETICS

#### a) Have a substantial adverse effect on a scenic vista?

**No Impact.** A scenic vista is generally defined as a panoramic view of a unique or unusual feature, such as mountains, hillsides, forests, the ocean, or urban skylines. It also may be defined as a particular view that provides visual and aesthetic relief from less attractive nearby features. The project site and its surrounding areas are urbanized, and there are no designated viewing points or viewsheds for a scenic vista. The project site is adjacent to SR-60, which is not designated a scenic highway, and no adverse effect on a scenic vista would occur. This issue will not be addressed further in the EIR.

#### b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**No Impact.** The only officially designated state scenic highway in Los Angeles County is SR-2, the Angeles Crest Highway and part of the Angeles Crest Scenic Byway, approximately nine miles north of the project site (Caltrans 2011). The new development would not be visible from SR-2 considering distance, topography, and intervening development. The SR-39 segment between I-210 and SR-2, and the I-210 segment north of SR-134, approximately 8.5 miles to the north and 16 miles to the northwest, respectively, are considered eligible, not officially designated state scenic highways. The project site would not be visible from these eligible scenic highways, and no impacts to scenic resources within a designated state scenic highway would occur. This issue will not be addressed further in the EIR.

#### c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

**Less Than Significant Impact.** The project site is currently developed with the existing Wedgeworth Elementary School (ES) and four baseball fields. The existing Wedgeworth ES facilities were constructed around 1969, and additional buildings were added in 1973. The school facilities consist of one-story buildings and portable classrooms, hardcourts, turf playfield, and staff and visitor parking on the southeast quadrant of the project site. The southwestern quadrant of the project site is vacant, with no above-grade structures, and the northern half of the project site is developed with four baseball fields and dugouts.

### 3. Environmental Analysis

The project site is generally flat; existing elevation is approximately 412 feet above mean sea level (amsl) in the northern half of the project site and approximately 418 feet amsl on the southern half. The finished floor elevation for the proposed project would be approximately 417.5 feet to 419.5 feet amsl and would not change the existing topography of the project site. Although finished floor elevation of the new residential development is not available at this time, it is anticipated that the existing topography would not be altered substantially.

The project site would be developed with four two-story buildings and one one-story building. Building A (two-story) and Building B (one-story) would face Wedgeworth Drive, and Building D would face Eagle Park Road. Buildings A and B would be set back approximately 70 feet from Wedgeworth Drive, and Building D would be set back approximately 140 feet from Eagle Park Road. Residences south of Wedgeworth Drive are generally one-story single-family residential units and have side view of the project site. As shown in Figures 6a through 6e; Figure 7, *Building A 3D Views*; and Figure 8, *Building B 3D Views*, the buildings would be of quality modern design with various sizing, massing, heights, and building materials that break continuous lines and monotonous visual character. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the surrounding area.

The project site and its surrounding area are zoned R-A (Residential Agricultural) by the County of Los Angeles. The County Code permits K-8 schools and townhouse uses in the R-A zone with a conditional use permit (CUP) (LA County Code, Table 22.18.030-B: Principal Use Regulations for Residential Zones). However, the District is a state agency, and local zoning regulations and development standards are inapplicable to the K-8 school development portion of the proposed project, so a CUP is not required. The future development of 10 acres as 160 units would require a zone change and discretionary approvals from the County.

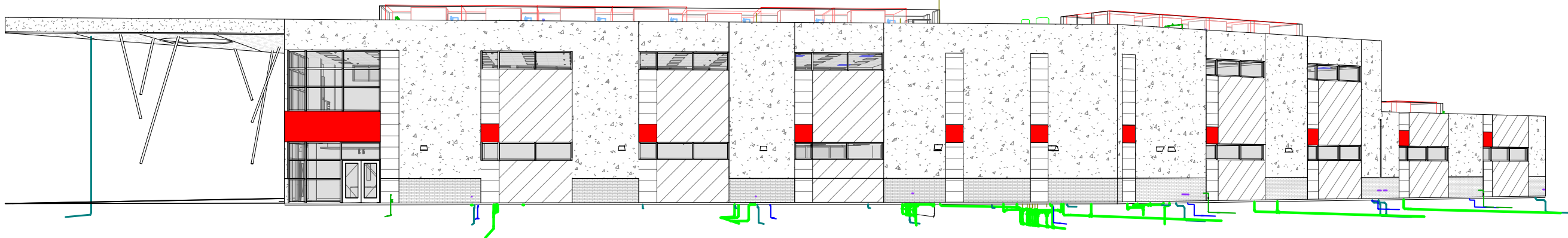
The proposed project would not obstruct any scenic viewshed or alter protected views in the area. The proposed project's maximum height would be 30 feet, as shown in Figures 6a, 6c, 6d, and 6e, and it is anticipated that the maximum height of the residential portion of the proposed project would not exceed 35 feet, as required under the R-A zone (County Code 22.18.040.C.1). The project site is in an urbanized area, and the proposed project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be less than significant. This issue will not be addressed further in the EIR.

**d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

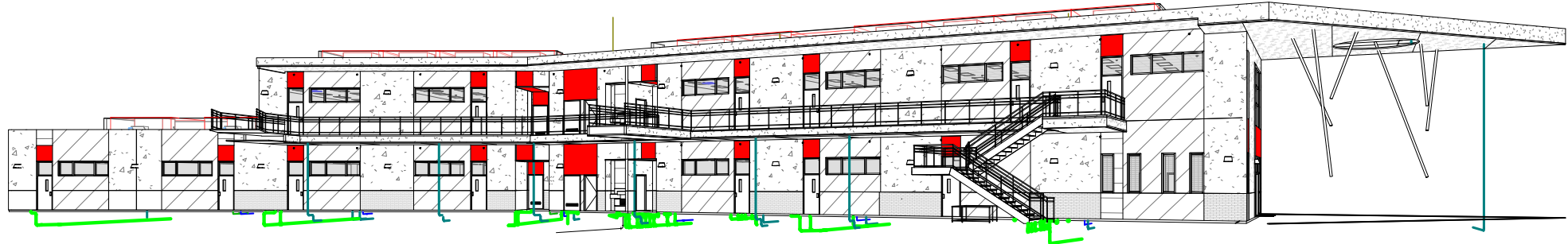
**Less Than Significant Impact.** Excessive light and glare can negatively affect sensitive land uses when they are close to land uses that have outdoor lighting or are made from materials that reflect light. The project site currently provides security lighting for the existing campus and nighttime lighting for the baseball fields. The nighttime lighting poles on the baseball fields would be removed as part of the proposed project, and no nighttime field lighting would be installed on the new soccer fields at the K-8 school.



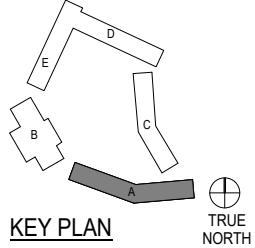
Figure 7 - Building A 3D Views



14 BUILDING A - PERSPECTIVE 1



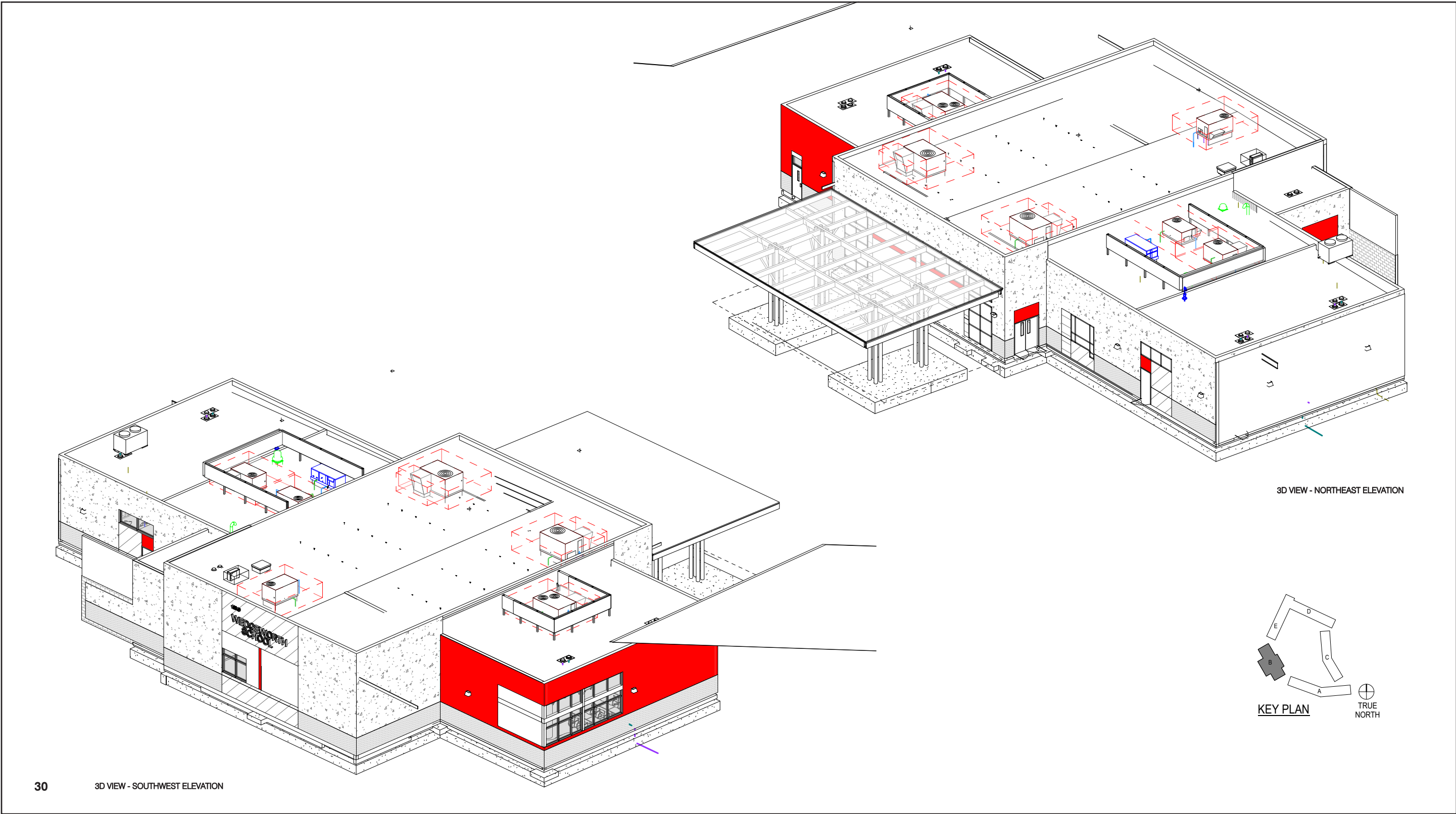
20 BUILDING A - PERSPECTIVE 2



### 3. Environmental Analysis

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Figure 8 - Building B 3D Views



### 3. Environmental Analysis

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### 3. Environmental Analysis

The new K-8 school and the residential development would provide lighting for security purposes on the parking area and walkways, and the increased development density at the project site would be an added source of nighttime lighting and daytime glare impact. However, with the removal of the nighttime field lighting, it is anticipated that the nighttime light condition would become darker, and the nearby residences would not be adversely affected.

During the day, glare may reflect off glass or metal surfaces; at night, light is generated by street lights, vehicle headlights, building and security lights, signage, and parking lot lights. As shown in Figures 6a through 6e, *Building Elevations*, exterior materials would be colored plaster, metal railing, and an aluminum and glass storefront system for the entrances and windows, these are typical building materials and would not be considered highly reflective building materials that could substantially affect day or nighttime views in the area.

The proposed project would be required to comply with outdoor lighting provisions of the California Building Energy Efficiency Standards (Title 24, Part 6 of the California Code of Regulations [CCR]), which require a number of methods to limit overspill of light and glare, including motion sensors and luminaire cutoff requirements. Therefore, where new land uses are constructed, proper installment of light fixtures that include necessary shielding—such as hoods, filtering louvers, and glare shields—would be required to ensure that lights do not result in a detrimental impact to the public health, safety, or general welfare. It is anticipated that light overspill would be less than under existing conditions, and impacts would be less than significant. This issue will not be addressed further in the EIR.

## 3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?**

**No Impact.** The proposed project would not convert farmland to nonagricultural uses. There is no agricultural or farm use on or in the vicinity of the campus; therefore, no project-related farmland conversion would occur. The project site is not mapped as important farmland on the California Important Farmland Finder. No impact would occur, and this issue will not be addressed further in the EIR.

### 3. Environmental Analysis

**b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.** The proposed project would not conflict with agricultural zoning or a Williamson Act contract. The existing zoning for the site is R-A (Residential Agricultural), which allows single-family residences and K-12 school uses. Although the existing zoning allows crops (e.g., field, tree, bush, berry and row, including nursery stock), the project site is already developed with the Wedgeworth ES and baseball fields, and no agricultural use would be converted due to proposed project.

Williamson Act contracts restrict the use of privately owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. There is no Williamson Act contract in effect onsite, and the proposed project would not conflict with any existing zoning for agricultural use. No impact would occur, and this issue will not be addressed further in the EIR.

**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))?**

**No Impact.** The project site is already developed with the elementary school facilities and baseball fields on the approximately three-fourth portion, and the remaining one-fourth portion is vacant. There are no trees or timberland on the project site, and no timberland zoning would be impacted by the project implementation. No impact would occur, and this issue will not be addressed further in the EIR.

**d) Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** The project site is already developed with the elementary school facilities and baseball fields on the approximately three-fourths of the site, and the remaining fourth is vacant. There are no trees or forest uses on the project site, and no forest land would be converted to nonforest use. No impact would occur, and this issue will not be addressed further in the EIR.

**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?**

**No Impact.** There is no mapped important farmland or forest land on or near the school campus, and the proposed project would not indirectly cause conversion of such land to nonagricultural or nonforest use. No impact would occur, and no mitigation measures are required.

### 3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:



### 3. Environmental Analysis

#### a) Conflict with or obstruct implementation of the applicable air quality plan?

**Potentially Significant Impact.** The project site is in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is the agency responsible for preparing the air quality management plan (AQMP) for the region in coordination with the California Air Resources Board, the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency. The AQMP is a comprehensive air pollution control program for progressing towards and attaining the established state and federal ambient air quality standards (AAQS). The final 2016 AQMP, adopted by the SCAQMD governing board on March 3, 2017, includes pollutant control strategies based on the latest scientific and technical information and planning assumptions from SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy, SCAG's latest growth forecasts, and updated emission inventory methodologies for various source categories (SCAQMD 2017).

A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the AQMP. It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. In addition, it provides the local agency with ongoing information as to whether they are contributing to clean air goals in the AQMP. The proposed project would result in a temporary increase in air pollutant emissions during project-related construction and operational phases. An air quality assessment will be prepared to analyze the project's potential air quality impacts and consistency with the AQMP. This impact will be evaluated in the EIR.

#### b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?

**Potentially Significant Impact.** The SoCAB is designated nonattainment for ozone (O<sub>3</sub>) and fine particulate matter (PM<sub>2.5</sub>) under the California and National AAQS, nonattainment for particulate matter (PM<sub>10</sub>) under the California AAQS, and nonattainment for lead (Pb) under the National AAQS (CARB 2018). Any project that produces a significant project-level regional air quality impact in a nonattainment area adds to the cumulative impact. Due to the extent of the SoCAB area and the large number of cumulative project emissions, a project would be cumulatively significant when project-related emissions exceed the SCAQMD regional significance emissions thresholds (SCAQMD 1993). In addition, an increase in emissions could result during long-term operation of proposed facilities and cumulatively contribute to the nonattainment designations. The EIR will evaluate the project's potential to result in a cumulatively considerable net increase in criteria pollutants. Mitigation measures will be incorporated as needed.

#### c) Expose sensitive receptors to substantial pollutant concentrations?

**Potentially Significant Impact.** Sensitive populations are more susceptible to the effects of air pollution than the general population. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. Groups of individuals most likely to be affected by air pollution are those most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other

### 3. Environmental Analysis

disease or illness, and persons engaged in strenuous work or exercise. The proposed project could expose sensitive receptors to elevated pollutant concentrations if it would cause or contribute significantly to elevated pollutant concentration levels. Unlike regional emissions, localized emissions are typically evaluated in terms of air concentration rather than mass so they can be more readily correlated to potential health effects. The nearest sensitive receptors to the proposed project site are the residences along Eagle Park Road and Wedgeworth Drive to the west and south, respectively, and the employees and students of Wedgeworth ES.

An air quality assessment will be prepared to evaluate potential localized impacts from construction of the project. As impacts on air quality are considered potentially significant, this topic will be further analyzed in the EIR. Mitigation measures will be incorporated into the EIR as necessary.

**d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**Less Than Significant Impact.** The proposed project would not result in objectionable odors. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The use proposed by the project does not fall within the aforementioned land uses. Emissions from construction equipment, such as diesel exhaust and volatile organic compounds from architectural coatings and paving activities, may generate odors. However, these odors would be low in concentration, temporary, and would not be expected to affect a substantial number of people. Therefore, odor impacts would be less than significant and will not be discussed in the EIR.

### 3.4 BIOLOGICAL RESOURCES

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?**

**Less Than Significant Impact.** Special status species include those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act; species otherwise given

### 3. Environmental Analysis

certain designations by the California Department of Fish and Wildlife; and plant species listed as rare by the California Native Plant Society. The existing uses on the project site include a K-5 school and four baseball courts. Although the project site contains approximately four acres of undeveloped area, the project site was previously used for agricultural purpose and does not provide natural habitat for candidate, sensitive, or special status species. The proposed project would not adversely impact sensitive species, and this issue will not be addressed further in the EIR.

**b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

**No Impact.** The project site does not contain riparian habitat or other sensitive natural community identified in local or regional plans exists on-site (USFWS 2017). No impact would occur, and this issue will not be addressed further in the EIR.

**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?**

**No Impact.** The project site does not contain riparian habitat or other sensitive natural community identified in local or regional plans exists onsite (USFWS 2017). No impact would occur, and this issue will not be addressed further in the EIR.

**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?**

**Less Than Significant Impact.** The project site is developed with the existing Wedgeworth ES, four baseball courts, and approximately four acres of undeveloped area. The project site is in an urbanized area surrounded by residential uses and bordered by SR-60 to the north. There is no natural open space habitat that serves as a wildlife corridor for native wildlife species. The project site is also not a native wildlife nursery site. It does not contain surface water and therefore is not suitable as part of a movement or migration corridor for fish or aquatic birds. There are a number of ornamental trees and shrubs on the school site that could be used for nesting by migratory birds. When removing trees or vegetation, in compliance with California Fish and Game Code Sections 3503, 3503.5, 3513, and 3800, the proposed project is required to avoid the incidental loss of fertile eggs or nestlings or other activities that lead to nest abandonment. Therefore, the District is required to conduct a preconstruction survey prior to removal of nesting habitat if construction-related vegetation removal occurs during nesting season (typically between February 1 and September 1). Compliance with the existing regulation would ensure that the proposed project does not interfere substantially with the movement of any native resident or wildlife species or with established native resident or migratory wildlife corridors. Impacts would not be significant.

The Migratory Bird Treaty Act of 1918 (MBTA) governs the take, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. It prohibits the take, possession, import, export,

### 3. Environmental Analysis

transport, sale, purchase, barter, or offering of these items, except under a valid permit or as permitted in the implementing regulations. The United States Fish and Wildlife Service administers permits to take migratory birds in accordance with the MBTA.

In December 2017, the Department of the Interior issued a memorandum concluding that “consistent with the text, history, and purpose of the MBTA, [the statute’s prohibitions on take apply] only to affirmative actions that have as their purpose the taking or killing of migratory birds, their nests, or their eggs” (DOI 2017). Therefore, take of a migratory bird or its active nest (i.e., with eggs or young) that is incidental to, and not the purpose of, a lawful activity does not violate the MBTA. To provide guidance in implementing and enforcing this new direction, the US Fish and Wildlife Service issued a memorandum in April 2018 to clarify what does and does not constitute prohibited take (FWS 2018). This issue will not be addressed further in the EIR.

**e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.** The County prohibits damaging or removing oak trees except as otherwise specified by the County’s oak tree ordinance (Oak Tree Permits, Los Angeles County Code, Sections 22.56.2050 et seq.). The project site does not contain any oak trees, and the project site is not within any significant ecological area. The proposed project would not conflict with any local policies or ordinances protecting biological resources. Impacts would not be significant, and this issue will not be addressed further in the EIR.

**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?**

**No Impact.** The project site is not in an area known to have sensitive biological resources. Although the project site contains vacant area, the project site was disturbed in the past for agricultural purposes, and does not contain any native habitats protected by adopted habitat conservation plans. The project site is not part of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Implementation of the proposed project would not conflict with any provision of any adopted habitat conservation plans. No impact would occur, and this issue will not be addressed further in the EIR.

### 3.5 CULTURAL RESOURCES

Would the project:

**a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?**

**Less Than Significant Impact.** Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered “historically significant” if it meets one of the following criteria:

### 3. Environmental Analysis

- i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

The project site was used for agricultural purposes from at least 1928 to around 1972, when the Wedgeworth Elementary School was developed. The project site is not listed in the California Historical Resources or the National Register of Historic Places (OHP 2018; NPS 2018). A Cultural Resources Evaluation Letter Report was prepared by ASM Affiliates in April 2019 and is included in Appendix A to the Initial Study. As part of the evaluation letter, a records search of the South Central Coastal Information Center was conducted to determine whether the project area has been previously subject to survey and whether the presence or absence of cultural resources had been previously documented within the project area. A historical image research was also conducted. According to the cultural resources evaluation letter for the project site, there are a total of 30 previous cultural resources studies that were conducted within a one-mile radius of the project site. In these studies, four resources were documented within a one-mile search radius, but they did not include the project site. Three of the resources are historic—the nearby railroad and two transmission lines. The fourth is a multicomponent site with both prehistoric and historic elements; this site is over 0.75 mile to the northeast of the project site, on the north side of SR-60 and the railroad. The evaluation letter concluded that the project site does not contain any resources considered historically significant as defined by the Public Resources Code Section 15064.5. No significant impacts related to cultural resources would occur, and this issue will not be addressed further in the EIR.

**b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?**

**Less Than Significant Impact.** According to the cultural resources evaluation letter for the project site, there are a total of 30 previous cultural resources studies that were conducted within a one-mile radius of the project site. In these studies, four resources were documented within a one-mile search radius, but they did not include the project site. Three of the resources are historic and the fourth is a multicomponent site with both prehistoric and historic elements. This prehistoric site is over 0.75 mile to the northeast of the project site, on the north side of SR-60 and the railroad. Additionally, an archaeological pedestrian survey was conducted, where all accessible portions of the project site and visible ground surfaces were carefully inspected for any sign of cultural materials. The intensive pedestrian survey did not encounter any undocumented resources. Therefore, the cultural resources evaluation letter determined that there is low potential for the presence of archaeological resources. Impacts would be less than significant, and this issue will not be addressed further in the EIR.

### 3. Environmental Analysis

#### c) Disturb any human remains, including those interred outside of dedicated cemeteries?

**Less Than Significant Impact.** California Health and Safety Code, Section 7050.5, requires that in the event that human remains are discovered within a project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone within 24 hours. The proposed project would comply with existing law, and potential impacts to human remains would be less than significant. This issue will not be addressed further in the EIR.

### 3.6 ENERGY

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?

**Potentially Significant Impact.**

#### Construction Energy

Construction of the proposed project would require energy use to power the construction equipment. The energy use would vary during different phases of construction—the majority of construction equipment during demolition and grading would be gas powered or diesel powered, and the later construction phases would require electricity-powered equipment for interior construction and architectural coatings. Transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. Impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Impacts would be less than significant, and this issue will not be addressed further in the EIR.

#### Operational Energy

The project site is already developed as an elementary school and consumes electrical and gas energy. The existing school consumes electricity for heating, cooling, and ventilation of buildings; water heating; operation of electrical systems; lighting; use of onsite equipment and appliances; etc. The baseball fields are equipped with nighttime lighting poles. Southern California Edison and Southern California Gas Company provide electrical and natural gas energy services, respectively, to Hacienda Heights, including the project site. The proposed project would double the existing student enrollment capacity from 600 to 1,200 students and would also develop 160 residential units on the remaining 10 acres; therefore, increased electrical and gas

### 3. Environmental Analysis

energy demands would result from project implementation. The EIR will provide anticipated increase in demands and analyze potential impacts to existing energy services.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**Less Than Significant Impact.** The proposed project would demolish the existing K-5 school with 600-student maximum enrollment capacity and construct a new K-8 school with 1,200-student maximum enrollment capacity. The new buildings would be constructed to meet the 2016 California Green Building Standards and Energy Efficiency Standard. Therefore, the proposed project would not conflict with or obstruct a state or local renewable energy or energy efficiency. Impacts would be less than significant, and this issue will not be addressed further in the EIR.

### 3.7 GEOLOGY AND SOILS

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 earthquake 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.**

**No Impact.** The project would not expose people or structures to potential substantial hazards from surface rupture of a known fault. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazards of surface faulting and fault rupture on habitable buildings. Fault rupture generally occurs within 50 feet of an active fault line and is limited to the immediate area of the fault. Active earthquake faults are faults where surface rupture has occurred within the last 11,000 years. The project site is not on the Alquist-Priolo Earthquake Fault Zoning Map (CGS 2016). The nearest Alquist-Priolo Earthquake Fault Zone is approximately 2.2 miles southwest of the project site on the Whittier Fault (PlaceWorks 2019). Therefore, there is no potential for the rupture of a known earthquake fault at the project site. No impact related to an earthquake rupture would occur, and this issue will not be addressed further in the EIR.

**ii) Strong seismic ground shaking?**

**Less Than Significant Impact.** The proposed project would not increase exposure of people or structures to greater earthquake impacts than the existing conditions. Southern California is a seismically active region, and impacts from ground shaking can occur many miles from an earthquake epicenter. New buildings would be constructed in accordance with applicable building codes and standards. The most recent state building standard is the 2016 California Building Code (CBC) (24 CCR Part 2). These codes provide minimum standards to protect property and the public welfare by regulating the design and construction of excavations, foundations, building frames, walls, and other building elements to mitigate



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the effects of seismic shaking and adverse soil conditions. The CBC's provisions for earthquake safety are based on factors such as occupancy type, the types of soil and rock onsite, and the probable strength of ground motion at the project site.

It is anticipated that strong ground shaking impact could occur, as is the case for most southern California. However, compliance with the existing CBC regulations would ensure that impacts from strong seismic ground shaking are reduced to a less than significant level. Furthermore, the school portion of the proposed project requires review from the Division of State Architect (DSA) for compliance with design and construction and accessibility standards and codes. The District, with oversight from DSA, is required comply with these requirements in the design and construction of the new school buildings. Seismic ground shaking impacts would be less than significant, and this issue will not be addressed further in the EIR.

#### iii) Seismic-related ground failure, including liquefaction?

**Less Than Significant Impact.** Liquefaction refers to loose, saturated sand or gravel deposits that lose their load supporting capability when subjected to intense shaking. Any buildings or structures on these sediments may float, sink, or tilt as if on a body of water. Based on a review of the Seismic Hazard Zones map for the La Habra Quadrangle, the entire project site is within an area that has been identified as being potentially susceptible to liquefaction. However, according to the geotechnical study prepared for the project site, based on the results of subsurface exploration and laboratory tests, the project site soils consist of silt, silty clay, and clay, and the risk of liquefaction is considered low. Therefore, the impact of seismic-related ground failure, including liquefaction, is less than significant. Additionally, the most recent state building standard, the 2016 CBC (24 CCR Part 2), provides minimum standards to protect property and the public welfare by regulating the design and construction of excavations, foundations, building frames, walls, and other building elements to mitigate the effects of adverse soil conditions, including liquefaction. Therefore, compliance with the existing CBC regulations would further ensure that impacts from liquefaction would be reduced to a less than significant level. This issue will not be addressed further in the EIR.

#### iv) Landslides?

**No Impact.** Susceptibility of slopes to landslides and other forms of slope failure depend on several factors, which are usually present in combination—steep slopes, condition of rock and soil materials, presence of water, formational contacts, geologic shear zones, seismic activity, etc. Based on a review of the Seismic Hazard Zones map for the La Habra Quadrangle, the entire project site is not within an area that has been identified as being potentially susceptible to landslide. There are no steep slopes or other geologic conditions in the vicinity of the project site that could result in significant landslide impact. This issue will not be addressed further in the EIR.

#### b) Result in substantial soil erosion or the loss of topsoil?

**Less Than Significant Impact.** Construction of the proposed project would involve site grading and construction, and thus could cause erosion if effective erosion control measures are not used. The proposed

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project involves soils disturbance of more than one acre, therefore, is required to comply with the National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ) issued by the State Water Resources Control Board. The District is required to obtain coverage by developing and implementing a Stormwater Pollution Prevention Plans (SWPPP), estimating pollutants from construction activities to receiving waters, and specifying best management practices (BMP) that would be incorporated into the construction plan to minimize stormwater pollution. Implementation of BMPs specified in the SWPPP would ensure that the proposed project does not result in substantial soil erosion or the loss of topsoil during construction. After construction, the proposed project would be maintained in compliance with the features identified in a water quality management plan to be prepared and approved by DSA and the County, so that there would be no exposed soils susceptible to soil erosion or the loss of topsoil. Impacts would be less than significant, and this issue will not be addressed further in the EIR.

- 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?**

**Less Than Significant Impact.** See responses to Section 3.7(a)(iii) above for liquefaction and (iv) for landslide impacts.

Lateral spreading refers to lateral displacement of large, surficial blocks of soil as a result of pore pressure buildup or liquefaction in a subsurface layer. Lateral spreading is demonstrated by near-vertical cracks with predominantly horizontal movement of the soil mass involved. The topography at the project site and in the immediate vicinity of the site is gently sloping. Under these circumstances, the potential for lateral spreading at the subject site is considered very low (Converse 2019). Impacts would be less than significant.

Subsidence refers to the phenomenon of widespread land sinking, and is generally related to substantial overdraft of groundwater or petroleum reserves from underground reservoirs. Soil shrinkage and/or bulking as a result of remedial grading depends on several factors including the depth of over-excavation, and the grading method and equipment utilized, and average relative compaction. The approximate shrinkage factor for the on-site undocumented fill soils is estimated to range from 10 to 15 percent, and the approximate shrinkage factor for the native alluvial soils is estimated to range from 5 to 10 percent. The proposed project would be designed and constructed to protect structural integrity and infrastructure against geologic hazards per the recommendations in the geotechnical report and subsequent updates prepared in accordance with CBC requirements and reviewed and approved by DSA. Impacts related to on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse would be less than significant. This issue will not be addressed further in the EIR.

- 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?**

**Less Than Significant Impact.** Expansive soils swell when they become wet and shrink when they dry out, resulting in the potential for cracked building foundations and in some cases, structural distress of the buildings themselves. In each case, minor to severe damage to overlying structures is possible. According to

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the surface soil testing, the project site has low expansive potential (Converse 2019). Additionally, the proposed project is required to adhere to applicable California Geological Survey and DSA regulations. The on-site soils would be tested and recompacted with engineered soils to ensure that no substantial impacts from substandard geologic units occur. Therefore, the project would not expose people or the new school buildings to adverse effects associated with expansive soils. Impacts would be less than significant, and this issue will not be addressed further in the EIR.

**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?**

**No Impact.** Development of the proposed project would not require the installation of a septic tank or alternative wastewater disposal system. The proposed project would utilize the existing local sewer system. Therefore, no impacts would result from septic tanks or other on-site wastewater disposal systems. This issue will not be addressed further in the EIR.

**f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Potentially Significant Impact.** A paleontological records search for the Wedgeworth Elementary School was performed by the Natural History Museum of Los Angeles County, Vertebrate Paleontology Section, in November 2018 (included as Appendix B to the IS). The records search indicated that there are no vertebrate fossil localities that lie within the project site boundaries. However, localities have been identified nearby in the same sedimentary units that are in the project area. This issue will be addressed in the EIR, and mitigation measures will be provided as appropriate.

### 3.8 GREENHOUSE GAS EMISSIONS

Would the project:

**a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Potentially Significant.** Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. The State of California, through its governor and legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of Assembly Bill 32 (AB 32, 2006), Senate Bill 375 (SB 375, 2008), and SB 32 (2016), which address GHG emissions on a statewide, cumulative basis.

Implementation of the proposed project could increase GHG emissions through new construction and increase in vehicle miles traveled. Further evaluation in the EIR is required to determine the increase and

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effect on GHG emissions. The EIR will evaluate the potential for the proposed project to generate a substantial increase in GHG emissions, and mitigation measures will be recommended as needed.

**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Potentially Significant Impact.** The California Air Resources Board's Scoping Plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction target established by AB 32 of 1990 emission levels by year 2020. The Southern California Association of Governments' 2016 Regional Transportation Plan/Sustainable Communities Strategy sets forth a development pattern for the region that, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement) in accordance with the region's per capita GHG reduction goals under SB 375.

The EIR will evaluate the project's consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Further evaluation in the EIR is required to determine the increase and effect on GHG emissions. Mitigation measures will be recommended as needed.

### 3.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

**a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

**Less Than Significant Impact.** Construction of the proposed project would likely involve the use of some hazardous materials, such as vehicle fuels, lubricants, greases, and transmission fluids in construction equipment, and paints and coatings in building construction. However, the project site is developed and operating as an elementary school and baseball fields, and no significant hazardous materials are being used or stored that would be removed during construction. No routine transport, use, or disposal of hazardous materials currently occurs onsite, and no new or expanded handling of hazardous materials would result from project implementation.

Operation of the proposed project would involve the use of small amounts of hazardous materials for cleaning and maintenance purposes typical of janitorial staff, and pesticides by school maintenance staff. Residential development is anticipated to use minimal amount of hazardous materials for daily household cleaning and maintenance. They would be used. The use, storage, transport, and disposal of hazardous materials by school staff would be required to comply with existing regulations of several agencies, including the Department of Toxic Substances Control, US Environmental Protection Agency, Occupational Safety and Health Administration, and the County Fire Department. Impacts would be less than significant, and this issue will not be addressed further in the EIR.

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**b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Less Than Significant Impact.** A Preliminary Environmental Assessment (PEA) was prepared in May 2019 for the project site due to the possibility of residual pesticides present in the soil from the historical agricultural use of the site from approximately 1928 to around 1964, and the possibility of residual lead from lead-based paint and termiticide usage on the area where there would be overlap with the current portable classrooms and the new classroom buildings. The PEA evaluated historical information for indications of the past use, storage, disposal, or release of hazardous waste/substances at the site; evaluated available information for indications of naturally occurring hazardous materials at the site; established the nature of hazardous wastes/substances that may be present in soil at the site, their concentration, and general extent; and estimated the potential threat to public health and/or the environment posed by hazardous constituents, if any, at the site using a residential land-use scenario. Field sampling activities were conducted on April 2, 2019, when 46 discrete soil samples plus 4 duplicates were collected from 23 locations at 0 to 0.5 feet and 0.5 to 2.5 feet below ground surface, and the samples were analyzed through an analysis program. The results of the soil sampling are described below:

- One OCP (organochlorine pesticides), 4,4',-DDT (Dichlorodiphenyltrichloroethane), above the laboratory screening limit was detected in one of the composite samples, but the 4,4',-DDT concentrations were determined to be below the residential screening levels.
- One OCP, 4,4',-DDE (dichlorodipenyldichloroethylene) was detected in seven of the soil samples and one composite sample duplicate, but the concentrations of 4,4',-DDE were determined to be below the residential screening levels.
- Arsenic was not detected above the residential screening level (12 mg/kg).
- Lead was not detected above the residential screening level (80 mg/kg).
- The human health risk screening concluded that chemical concentrations would not be a risk to human health or the environment under an unrestricted residential land use scenario.
- Laboratory data obtained were validated to ensure that data quality objectives were met and the data were suitable for use in a human health and ecological screening evaluation.

Therefore, the PEA determined that no further assessment is required for the project site. Based on the PEA finding, it is anticipated that the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Asbestos containing materials (ACMs) were removed from the Wedgeworth ES and transported to a licensed disposal facility in 2015. ACMs were used in building materials from approximately 1930s to 1977. Asbestos was banned by EPA in thermal insulation in 1975, in spray-applied decorative surfacing material in 1978, and

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in flooring felt in 1993. Although it is anticipated that ACMs from the school buildings were removed, the proposed project may encounter previously unidentified ACMs during demolition. Additionally, the potential for encountering lead-based paint (LBP) during construction also exists. However, the District is required to implement regulatory requirements outlined in the Title 8, CCR Subchapter 4 (Construction Safety Orders), Section 1529 (pertaining to asbestos) and Section 1532.1 (pertaining to lead-based paint); Code of Federal Regulations (CFR), Title 29, Section 1926, Subpart Z; 40 CFR Section 61, Subpart M (pertaining to asbestos); and 29 CFR Section 1926, Subpart D (pertaining to lead) to ensure that all removal and disturbance of ACM and LBP and subsequent waste disposal are performed in accordance with these rules and regulations provide exposure limits, exposure monitoring, respiratory protection, and good working practice by trained workers. In California, ACM and LBP abatement must be performed and monitored by contractors with appropriate certification from the California Department of Health Services. California Health and Safety Code (HSC) Sections 17920.10 and 105255 require lead to be contained during demolition activities. Any construction activities that have the potential to expose construction workers and/or the public to ACMs will be conducted in accordance with applicable regulations, including but not limited to the HSC Section 39650 et seq.; 8 CCR Section 1529; and California Occupational Safety and Health Administration regulations in 8 CCR Section 1529, Asbestos. All construction work concerning ACMs would be performed in accordance with all applicable and relevant laws and regulations. Additionally, no electrical or hydraulic equipment known or likely to contain PCBs was detected during site reconnaissance for the PEA preparation. Therefore, PCBs are not expected to have impacted the project site. The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving release of hazardous materials into the environment. Impacts would not be significant, and this issue will not be addressed further in the EIR.

It should be noted that the proposed project is not anticipated to use state funding; therefore, it does not require oversight by the Department of Toxic Substances Control (DTSC). However, if in the future the project uses state funding, the PEA will be required to be submitted to DTSC for review and subsequent No Further Action determination.

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Less Than Significant Impact.** The new K-8 school would be constructed on the southwest corner of the project site, and the existing Wedgeworth ES programs would remain in operation as the new K-8 campus is constructed. Once it is completed, students and staff would relocate to the new facility, and demolition of the existing campus would commence.

A health risk assessment was prepared for the proposed project and evaluated the impact of potential long-term (chronic) exposure to air toxic emissions generated by vehicles traveling along SR-60, and other potential emission sources within a quarter-mile radius (1,320 feet) were surveyed using the SCAQMD Facility Information Detail (FIND) database. The FIND database identified two emission sources, LA County Fire Station 18 and Puente Hills Toyota. To assess the impact of emitted compounds on individuals who may work and/or attend classes at the project site, air quality modeling using the AERMOD atmospheric dispersion model was performed.

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The results of the health risk assessment are provided in Table 1, *Health Risk Assessment Results*. The excess cancer risk was calculated to be 1.5 per million for adult school staff and 2.4 per million for students. Carcinogenic risks are well below the significance threshold value of 10 in a million ( $1 \times 10^{-5}$ ) for both school staff and students. For noncarcinogenic effects, the chronic hazard index identified for each toxicological endpoint totaled less than one for both school staff and students. A health hazard is presumed to exist where the total equals or exceeds one. Therefore, chronic noncarcinogenic hazards are below the significance threshold. Additionally, the acute 1-hour and 8-hour noncarcinogenic hazards were also below the significance thresholds.

**Table 1 Health Risk Assessment Results**

Source	Cancer Risk (per million)		Chronic Hazard Index	Acute (1-Hour) Hazard Index	8-Hour Hazard Index
	Staff Exposure	Student Exposure			
All Sources	1.5	2.4	0.005	0.004	0.001
SCAQMD Threshold	10	10	1.0	1.0	1.0
Exceeds Threshold	No	No	No	No	No

Source: CARB HARP2 (2018).

Based on a comparison to the carcinogenic and noncarcinogenic thresholds established by Office of Environmental Health Hazard Assessment and SCAQMD, hazardous air emissions generated from the stationary and mobile sources within a quarter-mile radius are not anticipated to pose an actual or potential endangerment to students and staff occupying the project site, and impacts would be less than significant. This issue will not be addressed further in the EIR.

- 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?**

**Less Than Significant Impact.** California Government Code Section 65962.5 requires the California Environmental Protection Agency to develop a list at least (updated at least annually) of hazardous waste and substances release sites, known as the Cortese List or California Superfund. DTSC is responsible for a portion of the information in the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information for the Cortese List. EDR, an electronic database, was used to complete an environmental records review, and the results are shown in Table 2, *EDR Database Search Results*. And as shown in Table 2, the project site was not on state and federal hazardous materials sites, except on the HAZNET (Hazardous Waste Information System). HAZNET includes data extracted from the copies of hazardous waste manifests each year by DTSC, and the project site was listed because the school had 2.3 tons of asbestos-containing waste removed and transported to a disposal facility. The case is closed, and no significant hazard to the public or the environment would occur. This issue will not be addressed further in the EIR.



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**Table 2 EDR Database Search Results**

Database	Approximate Search Distance	Subject Site Listed?	Number of Sites within Search Area
Federal NPL Sites	1 mile	No	1
Federal Delisted NPL Sites	0.5 mile	No	0
CERCLIS Sites	0.5 mile	No	1
CERCLIS-NFRAP Sites	0.5 mile	No	0
Federal ERNS	Site only	No	0
RCRA non-CORRACTS TSD Facilities	0.5 mile	No	0
RCRA CORRACTS Facilities	1 mile	No	1
RCRA Generators	Site and Adjoining	No	6
Federal Institutional/Engineering Control Registry	0.5 mile	No	1
State and Tribal Equivalent NPL Sites	1 mile	No	0
State and Tribal Equivalent CERCLIS Sites	1 mile	No	5
State and Tribal Registered Storage Tanks	Site and Adjoining	No	5
State and Tribal Landfills and Solid Waste Disposal Sites	0.5 mile	No	0
State and Tribal Leaking Storage Tanks	0.5 mile	No	10
State and Tribal Institutional Controls/Engineering Control	Site only	No	0
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	0
State and Tribal Brownfield Sites	0.5 mile	No	1
Orphan Site List	Site and Adjoining	No	2
HAZNET	Site only	Yes	4

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?**

**No Impact.** The nearest airport to the project site is San Gabriel Valley Airport in El Monte, approximately eight miles to the northwest. The proposed project would not result in a new use that would interfere with air traffic patterns, increase traffic levels, or change traffic locations such that it would result in a safety risk. No impact would occur, and this issue will not be addressed further in the EIR.

f) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**Less Than Significant Impact.** The Los Angeles County Office of Emergency Management maintains the County Operational Area Emergency Response Plan and County All-Hazard Mitigation Plan. The Office of Emergency Management leads and coordinates disaster plans and disaster preparedness exercises for all cities and 288 special districts in the county. Implementation of the proposed project would not physically interfere with the County’s ability to execute its emergency response plan responsibilities.

The Disaster Route Priority Plan, carried out by the County Department of Public Works, is a countywide multi-jurisdictional plan to quickly assess the condition of the highway system and critical facilities and

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prioritize the clearing, repair, and restoration of key regional highway routes following a major disaster, such as a large earthquake. The Disaster Routes also serve as alternative interim transportation routes to the freeway system if portions of the freeway system are damaged or destroyed. In a major disaster, the County Department of Public Work's road maintenance forces would immediately survey and report the condition of the portions of the Disaster Routes in the unincorporated areas and contract cities.

SR-60 is identified as a primary disaster route, and Azusa Avenue, Hacienda Boulevard, and Colima Road are identified as secondary disaster routes (Los Angeles County 2019). Disaster routes are freeway, highway, or arterial routes pre-identified for use during times of crisis. These routes are utilized to bring in emergency personnel, equipment, and supplies to impacted areas in order to save lives, protect property, and minimize impacts to the environment—they are not evacuation routes. An evacuation route is used to move the affected population out of an impacted area. During a disaster, these disaster routes have priority for clearing, repairing, and restoration over all other roads. Development of the proposed project would modify the existing access points and would not physically alter any of the County's disaster routes. The proposed project would also have less than significant traffic impacts, as discussed under Impact 3.17-1, therefore having less than significant impacts on routes during evacuation. The proposed project also would not physically interfere with disseminating evacuation information.

The Los Angeles County Fire Department would review project site plans for access and safety issues. Project development would not interfere with implementation of the Operational Area Emergency Response Plan or the All-Hazard Mitigation Plan. No adverse emergency access impacts would occur. This issue will not be addressed further in the EIR.

**g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**No Impact.** The project site and its vicinity are not in a Very High Fire Hazard Severity Zone identified by the California Department of Forestry and Fire Prevention (CAL FIRE 2011). Development of the proposed project would not expose people or structure to significant safety impacts due to wildland fires. This issue will not be addressed further in the EIR.

### 3.10 HYDROLOGY AND WATER QUALITY

Would the project:

**a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

**Less Than Significant Impact.** The project site is within the jurisdiction of the Los Angeles Regional Water Quality Control Board. Drainage and surface water discharges during construction and operation of the proposed project would not violate any water quality standards or waste discharge requirements. However, site preparation and other soil-disturbing activities during construction of the project could temporarily increase the amount of soil erosion and siltation entering the local stormwater drainage system.

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The project site is 20 acres; 10 acres would be developed in Phase 1, and the remaining 10 acres would be developed in Phase 2. The two phases would not overlap. Pursuant to Section 402 of the Clean Water Act, the US Environmental Protection Agency has established regulations under the National Pollutant Discharge Elimination System (NPDES) to control direct stormwater discharges. In California, the State Water Resources Control Board administers the NPDES permitting program and is responsible for developing permitting requirements. The NPDES program regulates industrial pollutant discharges, including construction activities for sites larger than one acre. Since implementation of the proposed project would disturb more than one acre, the proposed project would be subject to the NPDES Construction General Permit requirements (Order No. 2009-0009-DWQ).

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Clearing, grading, excavation, and construction activities associated with the project have the potential to impact water quality through soil erosion and increasing the amount of silt and debris carried in runoff. Additionally, the use of construction materials such as fuels, solvents, and paints may present a risk to surface water quality. To minimize these potential impacts, the proposed project is required to comply with the NPDES General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities, Order No 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ and 2012-0006-DWQ. Compliance requires filing a Notice of Intent, a risk assessment, a site map, a SWPPP and associated BMPs, an annual fee, and a signed certification statement. Also, the County requires preparation of an erosion and sediment control plan for projects that disturb more than one acre of land and implementation of BMPs to control erosion, debris, and construction-related pollutants.

#### Operation

The project site is developed with school facilities and baseball fields, and therefore is subject to typical urban pollutants such as oils, grease, fuel, fertilizers, herbicide, and other pollutants, as shown in Table 3, *Potential Pollutants Created by Land Use Type*. The proposed project would increase the impervious surfaces and development density within the project site, which is anticipated to create additional contaminants that could impact water quality. However, the proposed project is required to comply with the Los Angeles County Low Impact Development Standards Manual (LID Standards Manual) pursuant to the NPDES Municipal Separate Storm Sewer System (MS4) Permit for stormwater and non-stormwater discharges from the MS4 within the coastal watersheds of Los Angeles County (CAS004001, Order No. R4- 2012-0175). LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product. Practices include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed by retaining stormwater onsite. In compliance with the County's requirements, the new Wedgeworth K-8 school would provide an underground stormwater retention system that would infiltrate the ground so that the proposed project does not substantially degrade surface or groundwater quality. The 160-unit residential development would also be required to comply with the LID Standards Manual. Furthermore, the proposed project would not involve any land uses that could potentially violate any water quality standards or waste

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discharge requirements to substantially degrade surface or groundwater quality. Therefore, impacts would be less than significant, and this issue will not be addressed further in the EIR.

**Table 3 Potential Pollutants Created by Land Use Type**

Pollutant Category	General Pollutant Categories								
	Pathogens	Heavy Metals	Nutrients	Pesticides	Organic Compounds	Sediment	Trash & Debris	Oxygen-Demanding Substances	Oil & Grease
Attached Residential Development	X		X	X		X	X	X	X
Commercial Development > 100,000 ft <sup>2</sup>	P <sup>3</sup>		P <sup>1</sup>	P <sup>5</sup>	P <sup>2</sup>	P <sup>1</sup>	X	P <sup>5</sup>	X
Parking Lots		X	P <sup>1</sup>	P <sup>2</sup>		P <sup>1</sup>	X	P <sup>5</sup>	X

Source: Table 2-1, California Stormwater BMP Handbook - New Development and Redevelopment (CSQA 2003).

X = Anticipated, E = Expected, P = Potential

<sup>1</sup> A potential pollutant if landscaping exists

<sup>2</sup> A potential pollutant if the Project includes uncovered parking areas

<sup>3</sup> A potential pollutant if land use involves food or animal waste products.

<sup>4</sup> Including petroleum hydrocarbons.

<sup>5</sup> Including solvents.

**b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

**Less Than Significant Impact.** The project site is situated in the Puente subbasin of the San Gabriel Valley Groundwater Basin (DWR 2019). The Puente subbasin is contaminated with volatile organic compounds, high levels of total dissolved solids, and high nitrate concentrations, and groundwater from the basin is not usable for potable water (RMC 2016). Therefore, the project site is not considered a substantial groundwater recharge basin, and the proposed project would not result in additional groundwater extraction from the aquifer, nor would the proposed project affect recharge capabilities for the basin. Therefore, impacts would be less than significant, and this issue will not be addressed in the EIR.

**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 a substantial erosion or siltation on- or off-site?**

**Less Than Significant Impact.** Pursuant to the Clean Water Act, the State Water Resources Control Board issued a statewide general NPDES permit for stormwater discharges from construction sites (Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ and 2012-0006-DWQ; NPDES No. CAS000002). Under this permit, discharges of stormwater from construction sites with a disturbed area of one or more acres are required to either obtain individual NPDES permits for stormwater discharges or be covered by the general permit. The project site is 20 acres, and 10 acres would be developed in Phase 1, with the remaining 10 acres disturbed in Phase 2. Therefore, the proposed project is required to comply with the NPDES General Permit for Storm Water Discharges

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Associated with the Construction and Land Disturbance Activities, Order No 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ and 2012-0006-DWQ. Compliance requires filing a notice of intent, a risk assessment, a site map, a SWPPP and associated BMPs, an annual fee, and a signed certification statement. Also, the County requires preparation of an erosion and sediment control plan for projects that disturb more than one acre of land as well as implementation of BMPs to control erosion, debris, and construction-related pollutants. Once the construction phase is completed, no untreated or exposed soils that are susceptible to erosion or siltation would remain, and impacts during operation would be less than significant. This issue will not be addressed further in the EIR.

**ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?**

**Potentially Significant Impact.** Project implementation would result in increased impervious surfaces due to increased building areas, walkways, roadways, etc. However, the proposed project is not allowed to convey its stormwater flow directly to the existing stormwater drain in Eagle Park Drive, as connection to the existing stormwater drainage system would not be allowed. Therefore, the new school would construct an underground stormwater retention system in the athletic field so that storm water can infiltrate the ground over time. It is anticipated that a similar retention system would be incorporated into the residential development to ensure that no additional volumes of runoff drains to the existing storm drainage system or result in on- or off-site flooding. Additional discussion of existing and post project drainage conditions would be addressed in the EIR and applicable requirements to retain storm water onsite would be identified. This issue will be addressed in the EIR.

**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?**

**Less Than Significant Impact.** As indicated in Section 3.10(c)(ii), the proposed project would not connect to the existing stormwater drainage system; instead, an underground stormwater retention system would be incorporated into the design to ensure that the proposed project does not contribute runoff water that would exceed the capacity of existing stormwater drainage system or provide substantial additional sources of polluted runoff. The proposed project is not permitted to connect to the existing drainage systems, and therefore, the proposed project would not exceed the capacity of existing and post project drainage conditions. This issue will not be addressed in the EIR.

**iv) Impede or redirect flood flows?**

**Less Than Significant Impact.** According to the Federal Emergency Management Agency (FEMA) Map Service Center website, the project site is in Zone X, an area of minimal flood hazard (FIRM No. 065043) (FEMA 2019). Since the likelihood of floods in the project area is low, the proposed project would have a less than significant impact on impeding or redirecting flood flows. This issue will not be addressed further in the EIR.

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#### d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

##### **Less Than Significant Impact.**

**Flood hazard.** According to the FEMA Map Service Center website, the project site is in Zone X, an area of minimal flood hazard (FIRM No. 065043) (FEMA 2019). Less than significant flooding impact is anticipated. This issue will not be addressed further in the EIR.

**Tsunami.** Tsunamis are produced by large-scale sudden disturbances of the sea floor, resulting in an increase in wave height and a destructive run-up (wave surge) into low-lying coastal areas. Based on the elevation of the site and the distance from the ocean, the potential for tsunami inundation at the site is negligible (PlaceWorks 2019). This issue will not be addressed further in the EIR.

**Seiche.** A seiche is an oscillating surface wave in a restricted or enclosed body of water, generated by ground motion, usually during an earthquake. Seiches are of concern relative to water storage facilities, because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. As there are no large permanent bodies of water on, or topographically upgradient in the immediate vicinity of the subject site, seiching is not considered to be a potential hazard for the site (PlaceWorks 2019). This issue will not be addressed further in the EIR.

#### e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

**Less Than Significant Impact.** The proposed project would not obstruct or conflict with the implementation of a water quality control plan or sustainable water management plan. The proposed project would comply with the water quality and use requirements of these plans through the implementation of BMPs. Therefore, impacts would be less than significant. This issue will not be addressed further in the EIR.

### 3.11 LAND USE AND PLANNING

Would the project:

#### a) Physically divide an established community?

**No Impact.** The project site is developed with an existing elementary school and four baseball fields. Development of a K-8 school and 160 residential units would not physically divide an established community, as there is no established community within the project site. No impact would occur, and this issue will not be addressed further in the EIR.

#### 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?

**Less Than Significant Impact.** The project site is within the boundaries of the existing Wedgeworth ES and is designated H5 Residential 5 (0-5 dwelling units per acre) by the General Plan and zoned R-A (Residential Agriculture). County Code Section 22.20.440, Uses Subject to Permits, indicates that the R-A

### 3. Environmental Analysis

zone allows schools through grade 12 provided that a CUP is obtained from the County. However, as a state agency, the District is not subject to the County’s Code. Moreover, the project site is already operating as an elementary school, and expanding to a K-8 school would not cause a significant environmental impact as evaluated in this Initial Study.

The proposed project also involves development of 160 residential units, although a separate discretionary approval would be required from the County. The residential portion of the proposed project would require a General Plan amendment to accommodate increased density of 16.2 du/ac from the current maximum density of 5 du/ac under the H5 designation. The H18 General Plan land use designation allows single-family attached and detached residential development with a density of 9 to 18 units per acre; small lot subdivisions; duplexes, triplexes, fourplexes, rowhouses, townhomes; and other multifamily residential development. The proposed residential development would also require a zoning change from R-A, which allows single-family residences, to R-3 Limited Density Multiple Residence Zone, which allows townhomes.

The Hacienda Heights Community Plan indicates that a property owner may request amendments to the adopted Land Use Policy Map, which are subject to the County’s environmental review and public hearing procedures. Table 4, *Hacienda Heights Community Plan Consistency*, addresses how the proposed project would not conflict with the applicable goals and policies of the Hacienda Heights Community Plan. The Hacienda Heights Community Plan is a component of the Los Angeles County General Plan that refines the countywide goals and polices in the General Plan by addressing specific issues relevant to Hacienda Heights to guide development in Hacienda Heights. It provides more specific guidance on elements already found in the General Plan, and the General Plan provides guidance on all issues not covered in the Community Plan.

**Table 4 Hacienda Heights Community Plan Consistency**

Relevant Policy	Compliance with Policy
<b>LAND USE (LU)</b>	
<b>Goal LU-1:</b> Well designed, walkable residential neighborhoods that provide various housing types and densities.	
<p><b>Policy LU 1.1:</b> Protect the character of existing single-family neighborhoods.</p> <p><b>Policy LU 1.2:</b> Concentrate new higher density (H18 and above) residential development along existing commercial corridors, near transit routes and close to other community serving facilities.</p>	<p><b>Consistent:</b> The proposed project would redevelop the existing elementary school and baseball fields to a K-8 school and townhouses. The project site is surrounded by single-family neighborhood to the east and south, multifamily residences to the west, and SR-60 to the north. Beyond SR-60 to the north are commercial uses. Therefore, development of townhomes to the north and east of the new K-8 school would not adversely affect the character of existing single-family neighborhoods. The new K-8 school would continue to serve the existing residential neighborhood, and the 2-story townhomes would be compatible with the adjacent single-family and multifamily residences. The proposed project is consistent with the County’s goal of providing various housing types and densities. Development of a K-8 school and residential units close to each other would also improve walkability.</p>
<b>Goal LU-5:</b> New development with minimal risk from natural hazards.	
<p><b>Policy LU 5.1:</b> Locate new uses with hazardous emissions away from existing sensitive receptors, including but not limited to housing and schools.</p>	<p><b>Consistent:</b> The project site was historically used for agricultural purposes and is currently being used as an elementary school and baseball fields. The Preliminary Environmental Assessment (PlaceWorks 2019) determined that based on the human health risk</p>



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**Table 4 Hacienda Heights Community Plan Consistency**

Relevant Policy	Compliance with Policy
<p><b>Policy LU 5.2:</b> Restrict the intensity of development in areas with hazards, including landslide, high fire hazard, seismic, flood, and liquefaction areas.</p>	<p>screening, chemical concentrations found in on-site soil sample would not be a risk to human health or the environment. The proposed project would not emit hazardous emissions adjacent to sensitive receptors. A health risk assessment (HRA) was also prepared for the project site to evaluate the impact of potential long-term (chronic) exposure to air toxic emissions generated by vehicles traveling along SR-60 and other potential emission sources within a quarter-mile radius, and determined that carcinogenic and noncarcinogenic hazards are well below the significance threshold value for school population.</p> <p>Additionally, as discussed in Section 3.7, <i>Geology and Soils</i>, and Section 3.9, <i>Hazards and Hazardous Materials</i>, the project site is not subject to natural hazards such as landslide, high fire hazard, seismic, flood, and liquefaction areas. The proposed project would not place new development in areas with high natural hazards.</p>
<b>APPEARANCE (A)</b>	
<b>Goal A-3:</b> Attractive and well-maintained residential areas.	
<p><b>Policy A 3.1:</b> Ensure that trash receptacles are effectively screened from view from the street by landscaping, berms, compatible structures, or a combination of these, outside of scheduled garbage collection times.</p> <p><b>Policy A 3.2:</b> Educate residents on zoning requirements, property tax incentives and other public support for the maintenance and rehabilitation of dwellings.</p> <p><b>Policy A 3.3:</b> Require new residential development to include transitional design features between different housing types and densities through the use of setback variation, massing, or other design features.</p>	<p><b>Consistent:</b> There is no finalized site plan for the proposed 160 units. It is anticipated that a separate application and approval process would be required for the residential development portion of the project under the County's discretionary action process. Various design aspects of the project are required to go through design review. As shown in Figure 5, only about 300 feet on Wedgeworth Drive and 300 feet on Eagle Park Road of the 10-acre residential area would have street frontage. With limited street frontage widths, unpleasant views such as trash receptacles would be effectively screened from view from the streets. It is anticipated that townhouses would be managed through an association to ensure proper management of the housing exterior and common areas. The required County review and approval process would ensure that the proposed residential development would remain well maintained and attractive. The new K-8 school would be of quality design and maintained by school staff regularly so that school operation and student activities do not cause issues such as trash, maintenance, loitering, etc. for the new and existing residential neighborhoods adjoining the school site.</p>
<b>MOBILITY (M)</b>	
<b>Goal M-3:</b> Safe and well-maintained pedestrian pathways.	
<p><b>Policy M 3.1:</b> Maintain all sidewalks, crosswalks, paths, and overpasses in a clean and safe manner, including re-cementing, removing weeds, and repairing utility boxes, and use sustainable paving materials, when possible.</p> <p><b>Policy M 3.2:</b> In residential areas where sidewalks do not exist, require visual indicators, such as safety striping and signs, to delineate driving areas from non-vehicular areas.</p>	<p><b>Consistent:</b> There are sidewalks on both sides of Wedgeworth Drive and Eagle Park Road and crosswalks on Wedgeworth Drive near the existing school. The proposed project would reconfigure the existing access and driveways and require modifications to crosswalks, signs, markings, and striping. The District is required to coordinate with the County to ensure that all vehicle and pedestrian features are adequate and maintained for the safety of the school population. There are also street lights on Wedgeworth Drive and Eagle Park Road. The proposed project would not conflict with providing safe and well-maintained pedestrian pathways.</p>

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**Table 4 Hacienda Heights Community Plan Consistency**

Relevant Policy	Compliance with Policy
<p><b>Policy M 3.3:</b> Along major corridors, provide highly visible and safe crosswalks with well-marked indicators that are visible to both pedestrians and drivers, and install crosswalk countdown signals that provide adequate time for people of all ages and abilities to cross.</p> <p><b>Policy M 3.4:</b> Provide adequate and, when possible, downward facing street lighting along arterials and collector streets.</p>	
<b>HOUSING</b>	
<b>Goal H-1:</b> A diverse housing supply that accommodates all income levels, ages and needs.	
<p><b>Policy H 1.1:</b> Promote development of affordable and senior housing that is safe and accessible to local amenities and community resources.</p>	<p><b>Consistent:</b> The proposed residential development would increase the housing supply in Hacienda Heights and contribute to providing a diverse housing supply.</p>
<b>OPEN SPACE AND RECREATION (OS)</b>	
<b>Goal OS-2:</b> A wide range of recreational facilities to meet community needs.	
<p><b>Policy OS 2.1:</b> Ensure equitable access to recreation facilities for all users, including residents and organizations.</p> <p><b>Policy OS 2.2:</b> Promote the use of recreational facilities by individuals and local groups, such as sports leagues.</p> <p><b>Policy OS 2.3:</b> Offer free or minimal-cost educational and cultural opportunities to all segments of the community to enhance public interest in arts, music, culture, and public health.</p>	<p><b>Consistent:</b> The proposed project would result in demolition of four baseball fields. However, the baseball fields were developed on the District's surplus land without a formal agreement with the baseball league but with the understanding that the District could sell the property or use it for other uses when the need arose. Although the baseball fields provide beneficial recreational opportunities and meet community interest, the fields were not designated a recreational use or public use, and the use was not intended to continue in perpetuity. The proposed project would not limit or restrict equitable access to recreational facilities in the community, and the K-8 school facilities, such as soccer fields and hardcourts, would be available to community members pursuant to provisions of Civic Center Act.</p>
<b>CONSERVATION (C)</b>	
<b>Goal C-3:</b> Protected unique cultural, archeological, and historic resources.	
<p><b>Policy C 3.1:</b> Conserve significant archaeological artifacts and paleontological resources when identifies.</p>	<p><b>Consistent:</b> The project site is not identified as a unique, cultural, archaeological, and historic resource. Development of the proposed project would not result in significant impacts to any identified historical or archaeological resources; however, because there could be buried paleontological resources, mitigation measures have been incorporated to ensure that impacts are reduced to a less than significant level. Detailed analysis is contained in Section 3.7, <i>Geology and Soils</i>.</p>
<b>PUBLIC HEALTH AND SAFETY (PH)</b>	
<b>Goal PH-1:</b> A community free of nuisance-causing noise.	
<p><b>Policy PH 1.1:</b> Encourage the use of walls, earth berms, landscaping, setbacks, or a combination of these strategies, to mitigate noise-related disturbances.</p> <p><b>Policy PH 1.2:</b> Locate sensitive receptors including schools, hospitals, and convalescent homes in areas sufficiently removed from high noise generators.</p>	<p><b>Consistent:</b> The project site is already developed with an existing elementary school and four baseball fields. Residential land uses surround the project site to the east, west, and south. The proposed project would increase noise during construction and also during operation due to increased student enrollment capacity from 600 students to 1,200 students, and from the 160 residential units. However, as discussed in Section 3.13, <i>Noise</i>, it was determined that both construction and operational noise increases would not exceed</p>

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**Table 4 Hacienda Heights Community Plan Consistency**

Relevant Policy	Compliance with Policy
	the significance thresholds. Schools and residential development are not high noise generators, and the proposed project would not conflict with the County goal of creating a community free of nuisance-causing noise.
<b>Goal PH-5:</b> A community that is well-served by a public safety system.	
<p><b>Policy PH 5.1:</b> Ensure that law enforcement and fire protection assets adjust commensurate with significant changes in population, density, traffic and calls for emergency services.</p>	<p><b>Consistent:</b> As discussed in Section 3.15, <i>Public Services</i>, the proposed project would increase demand for police and fire protection services. However, the residential development would be required to pay the appropriate fire and police impact fees prior to the issuance of any building permits, which would be used to finance future fire and police protection facilities. The proposed project would increase student enrollment capacity from 600 K-5 students to 1,200 K-8 students. However, schools are not growth inducing projects that increase population and density in the area and adversely affect public safety systems. Although traffic and pedestrian activities would increase, as discussed in Section 3.17, <i>Transportation</i>, the impacts would be considered less than significant and would not result in significant public safety concerns.</p>
<b>PUBLIC SERVICES AND FACILITIES (PS)</b>	
<b>Goal PS-6:</b> Growth in line with infrastructure capacity.	
<p><b>Policy PS 6.1:</b> Ensure adequate water supply and quality.</p> <p><b>Policy PS 6.2:</b> Ensure adequate sewage or septic systems.</p> <p><b>Policy PS 6.3:</b> Ensure adequate energy from both traditional and alternative sources whenever available while promoting more sustainable alternatives.</p> <p><b>Policy PS 6.4:</b> Promote water conservation, including the use of reclaimed water materials and equipment, in future development.</p>	<p><b>Consistent:</b> As discussed in Section 3.19, <i>Utilities and Service Systems</i>, the project site is already served by dry and wet utilities, and implementation of the proposed project would not result in inadequate water supply or quality, or sewer treatment capacity. As discussed in Section 3.6, <i>Energy</i>, the proposed project would not result in inadequate energy supplies or cause significant environmental impacts. The proposed project would be required to comply with the currently Building Energy Efficiency Standards and California Green Building Code and would not result in inadequate infrastructure capacity.</p>

In accordance with the holding in *Sierra Club v. County of Napa*, 121 Cal. App.4th 1490 (2004), “[a] project is consistent with a county’s general plan [and any specific plan adopted to further the objectives of the general plan]’ if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.” And the case of *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal. App.4th 77, 782 held that a given project need not be in perfect conformity with each and every general plan policy. To be consistent, a [project] must be ‘compatible with’ the objectives, policies, general land uses and programs specified in the general plan. Consistent with these holdings, Table 4 provides an analysis as to why the project is consistent (i.e., “compatible”) with the County’s Hacienda Heights Community Plan. The proposed project is consistent with many of the County’s goals and policies, and would not conflict with any plans or regulations adopted for the purpose of avoiding or mitigating an environmental effect. This impact will not be addressed further in the EIR.

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#### 3.12 MINERAL RESOURCES

Would the project:

- a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

**No Impact.** The project site is developed and operating as an elementary school and baseball fields. The proposed redevelopment would not remove any operating mineral resources recovery sites or result in the loss of availability of a known mineral resource. No impact would occur, and this issue will not be addressed further in the EIR.

- 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?**

**No Impact.** The project site is developed and operating as an elementary school and baseball fields. The County's General Plan does not identify any locally important mineral resources recovery sites within the Hacienda Heights Community Plan Area. No impact would occur, and this issue will not be addressed further in the EIR.

#### 3.13 NOISE

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?**

**Potentially Significant Impact.** The proposed project would have the potential to increase noise levels in the project vicinity due to increased mobile source noise, playfield areas, and stationary sources, including mechanical systems. In addition, project-related demolition and construction activities could generate noise affecting nearby existing sensitive receptors. Further evaluation in the EIR is required to determine the level of significance, and mitigation measures will be identified if required. This issue will be addressed in the EIR.

- b) **Generation of excessive groundborne vibration or groundborne noise levels?**

**Potentially Significant Impact.** Groundborne vibration or noise would primarily be associated with construction activities. These temporary increased levels of vibration could impact vibration-sensitive land uses in and surrounding the project site. This topic will be addressed in the EIR, and mitigation measures will be recommended as needed.

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- 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?**

**Less Than Significant Impact.** The nearest airport to the project site is San Gabriel Valley Airport in the City of El Monte, approximately eight miles to the northwest. The project site is not part of the San Gabriel Valley Airport Land Use Compatibility Plan or any other airport plans. Implementation of the proposed project would not expose people residing or working in the project area to excessive noise levels. No impact would occur, and this issue will not be addressed further in the EIR.

#### 3.14 POPULATION AND HOUSING

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)?**

**Less Than Significant Impact.** Implementation of the proposed project would increase the school population from 600 students to 1,200 students. However, development of a K-8 school is not a growth-inducing project that would result in population growth in the project area. School facilities construction responds to residential populations and characteristics, since schools are part of public services system. Therefore, population growth impact is not anticipated.

Construction of up to 160 residential units on approximately 10 acres would result in population growth in the area. The proposed 160 units of the residential portion of the project is anticipated to add approximately 464 persons to the area based on the average household size of 2.90 for unincorporated Los Angeles County (DOF 2018). The County adopted its General Plan in 2014, anticipating an additional 16,734 people in East San Gabriel Valley Planning Area between 2013 and 2035, from 239,218 persons to 255,952 persons. As shown in Table 5, *Growth Projections in the East San Gabriel Planning Area and Hacienda Heights*, of the projected increase of 16,734 persons in the San Gabriel Valley, 3,494 persons, or 20.9 percent, were projected to be from the Hacienda Heights Community Plan Area. The General Plan also anticipated an increase of 6,272 housing units in the East San Gabriel Valley Planning Area, including 1,013 units in Hacienda Heights at buildout (post 2035).

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**Table 5 Growth Projections in the East San Gabriel Planning Area and Hacienda Heights**

East San Gabriel Planning Area	Existing (2014)	GP Buildout (Post 2035)	Change	Percent
Population	239,218	255,952	16,734	7%
Housing	63,825 units	70,097 units	6,272	9.8%
	Avg household size:2.90			
Hacienda Heights Community Plan Area	Existing (2014)	GP Buildout (Post 2035)	Change	Percent
Population	62,339	65,833	3,494	5.6%
Housing	16,420 units	17,433 unit	1,013	6.2%

Source: Los Angeles County 2014.

The area surrounding the project site is already developed with residential uses served by existing infrastructure. The proposed increase of 464 residents would represent approximately 13.3 percent of the total General Plan buildout population increase in the Hacienda Heights Community Plan area, and 2.8 percent of the total increase in the East San Gabriel Planning Area. The proposed housing unit increase would represent approximately 2.6 percent of the total housing units projected in the East San Gabriel Planning Area and approximately 15.8 percent of the total units projected in Hacienda Heights. Although the proposed project would induce population growth in the project area directly, the growth was anticipated by the County and is consistent with the County’s General Plan. Therefore, the proposed project would not induce substantial unplanned population growth in the area, and impacts would be less than significant. This issue will not be addressed further in the EIR.

**b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The project site does not contain any existing housing, and the existing elementary school population would be relocated to the new K-8 school campus. Implementation of the proposed project would not necessitate the construction of replacement housing elsewhere. No impact would occur, and this issue will not be addressed further in the EIR.

### 3.15 PUBLIC SERVICES

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:

**a) Fire protection?**

**Less Than Significant Impact.** The Los Angeles County Fire Department provides fire protection service to Hacienda Heights, including the project site. The nearest fire station is Fire Station #118, at 17056 Gale

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Avenue, Industry, CA 91745, approximately 0.3 mile to the north of the project site, and it would provide initial fire protection and paramedic response to service calls from the project site. Station #43 at 921 S. Stimson Avenue, La Puente, CA 91746, is approximately 1.5 miles to the northwest and is the second-closest fire station from the project site.

The proposed project is required to comply with Title 24 of the California Code of Regulations. Title 24 contains the California Fire Code (Part 9), which regulates minimum fire flow, fire department access, sprinkler and fire alarm systems, etc. The proposed project is also required to comply with the California Health and Safety Code, which includes regulations for fire protection devices, such as smoke alarms and fire extinguishers. In addition to the County Fire Department, the DSA would perform fire and life safety reviews of the school, reviewing accessibility, sustainability, and structural safety plans, so that fire safety threats are minimized.

In addition to the California Fire Code, residential development is required comply with the Los Angeles County Fire Code, which establishes standards for the distribution, design, construction, and location of fire protection facilities. The project site is in an urbanized neighborhood and is not in a high fire hazard area. Provided that the proposed development adheres to the existing regulations pertaining to using fire-retardant building materials and provides appropriate access, water mains, fire flows, and fire hydrants, impacts to fire services would be less than significant. The proposed residential development would be required to pay property taxes and a special tax to incrementally fund fire department operations, facilities, and/or equipment.

Residential development would be required to pay plan review fees to ensure that appropriate water systems and fire hydrants are provided to meet the County standards. Residential and school development site plans would be required to be reviewed and approved by the County Fire Department. Based on the preceding, the proposed project would not adversely affect the County Fire Department's ability to provide adequate service and would not require new or expanded fire facilities that could result in adverse environmental impacts. Therefore, impacts would be less than significant. This issue will not be addressed further in the EIR.

#### **b) Police protection?**

**Less Than Significant Impact.** Law enforcement and police protection services would be provided by the Los Angeles County Sheriff's Department from the Industry Sheriff's Station at 150 North Hudson Avenue in the City of Industry. This station serves areas of the cities of Industry, La Puente, and La Habra Heights and unincorporated areas of Valinda, East and West Valinda, Bassett/North Whittier, and Hacienda Heights. This station is approximately 2.2 miles north of the project site. Stations perform four basic service functions: patrol, traffic, investigation, and jail management.

The County Sheriff's Department generally considers an officer-to-resident ratio of one officer for every 1,000 residents as a desired level of service within a service area and has established an optimal response time goal of 5 minutes or less for emergency response incidents (a crime that is presently occurring and/or a life or death situation), 10 minutes or less for priority (immediate) incidents (a crime or incident that is currently occurring, but is not a life or death situation), and 30 minutes or less for routine (nonemergency) responses (Impact Sciences 2010). Response times are generally variable, particularly because the nearest responding

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patrol car may be anywhere within the station's patrol area and may not necessarily respond directly from the station itself.

According to the Hacienda Heights Community Plan, it is the County's policy for law enforcement assets to be commensurate with significant changes in population, density, traffic, and calls for emergency services (Policy PH 5.1). The proposed increase in student enrollment capacity would increase traffic activities during student drop-off and pick-up periods, but would not affect the community's overall population. However, the residential component of the proposed project would increase law enforcement demands in the project area, because residential development typically increases service calls related to domestic disturbances, noise complaints, suspicious persons and vehicles, burglary and theft investigations, and traffic and parking complaints.

Operational funding for the County Sheriff's Department comes from property and sales tax revenues, which are deposited in the County's General Fund and the State Treasury. A portion of these revenues is allocated to maintain staffing and equipment levels for the County Sheriff's Department, including the Industry Sheriff's Station, in response to related demands. Overall funding for the County Sheriff's Department facilities, staff, and services is appropriated through the County's budget process in response to specific requests by the Sheriff's Department. Although the proposed project would likely reduce the officer-to-resident ratio, an increase of 464 residents would be a minor incremental impact that would not noticeably affect the Sheriff's Department's ability to provide adequate police protection service. Additionally, the Hacienda Heights Community Plan requires that applicants for all new residential development projects over 20 units include a study and projection of law enforcement deployment for the area, taking into account the amount of growth and traffic flow through the area, and verify the Sheriff Department's capacity to provide law enforcement services. Therefore, at the time of project design submittal and approval with the County of Los Angeles for the residential portion of the proposed project, the project applicant/developer of the residential development will be required to prepare and submit such a study. This existing regulation would reduce potential impacts to a less than significant impact level. This issue will not be addressed in the EIR.

#### c) Schools?

**Less Than Significant Impact.** The proposed project would redevelop the existing K-5 school to construct a K-8 school and 160-unit townhomes. The redeveloped Wedgeworth campus would not induce growth in the community but would accommodate the need for educational services to K-8 students in an improved environment. Construction of a K-8 school does not generate the need for additional school services.

The new 160 units are anticipated to be served by the new Wedgeworth K-8 School and Wilson High School (16455 Wedgeworth Drive, Hacienda Heights, CA 91745). As shown in Table 6, *Student Generation Summary*, the proposed project is conservatively estimated to generate 53 students in grades K-6, 15 students in grades 7 and 8, and 21 students in grades 9-12. To be conservative, the student generation rate for single-family detached units was used although single-family attached units/condominiums typically have a lower student generation rate.



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**Table 6 Student Generation Summary**

School Level	Dwelling Units	Multi-Family Attached Units Student Generation Factors	Students
Elementary (Grades K-6)	160	0.33	53
Middle (Grades 7-8)	160	0.09	15
High (Grades 9-12)	160	0.13	21
<b>Total</b>		<b>0.55</b>	<b>89</b>

Source: Decision Insite 2017.

The Glen A. Wilson High School’s 2018/19 school year enrollment was 1,491 students. The school has been experiencing a steady decline in enrollment since the 2011/12 school year when the enrollment was 1,737 students. The highest recorded enrollment in the past 20 years was during school year 2004/05 with 1,949 students. Therefore, Wilson High School is expected to have adequate capacity to provide school services for the projected 21 high school students. The existing Wedgeworth ES’s enrollment has been increasing steadily, and the current enrollment is 542 K-5 students (CDE 2019). The existing school has capacity to serve 600 students, and the new K-8 school would provide capacity for 1,200 K-8 students. Therefore, the new school would provide adequate capacity to house 68 K-8 students. The proposed project would not result in unacceptable school services for students served by the District, and impacts would be less than significant. This issue will not be addressed in the EIR.

#### d) Parks?

**Less Than Significant Impact.** The proposed project is developed with the existing Wedgeworth ES and four baseball fields. The proposed new K-8 school would not result in adverse physical impacts to the County’s park facilities, because the students are already served by local and regional parks. However, development of 160 residential units would increase Hacienda Heights’ population by 464 resident, creating additional demands on the area park system. The nearest park from the project site is Pepper Brook Park, approximately 0.25 mile to the south, and there are five other parks within a 2-mile radius of the project site in Hacienda Heights:

- Pepper Brook Park (5-acre neighborhood park): 1701 S. Countrywood Ave. Hacienda Heights, CA 91745 (0.25 mile)
- Countrywood Park (6-acre neighborhood park): 16817 East Copper Hill Road, Hacienda Heights, CA 91745 (0.41 mile)
- Peter F. Schabarum Regional Park (575-acre regional park): 17250 East Colima Road, Rowland Heights, CA 91748 (0.44 mile)
- Thomas S. Burton Park (12-acre neighborhood park): 16490 East Santa Bianca Drive, Hacienda Heights, CA 91745 (0.69 mile)

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- William Steinmetz Park (12-acre community park): 1545 South Stimson Avenue, Hacienda Heights, CA 91745 (1.23 mile)
- Manzanita Park (12-acre community park): 1747 South Kwis Avenue, Hacienda Heights, CA 91745 (1.95 miles)

The County owns and operates parks and recreational facilities in both unincorporated areas and cities in Los Angeles County. The County's park system, including facilities that are owned, operated, and maintained by the County, totals nearly 70,000 acres. The system includes local parks (i.e., community parks, neighborhood parks, pocket parks, and park nodes), regional parks (i.e., community regional parks, regional parks, and special use facilities), trails, and other facilities such as multibenefit parks, school sites, city parks and facilities, private recreational facilities, and greenways.

Pursuant to Quimby Act that enables local governments throughout California to pass ordinances for developers to set aside land or pay fees for park improvement provided that there is a nexus between the project's impacts and the fees, the County has the following regulation:

- **County Code Section 21.24.340 (Residential Subdivisions, Local Park Space Obligation, Formula):** The subdivider of a residential subdivision shall provide local park space to serve the subdivision, pay a fee in lieu of the provision of such park land in accordance with the provisions of Section 21.28.140, provide local park space containing less than the required obligation but developed with amenities equal in value to the park fee, or do a combination of the above in accordance with the requirements of this title.

And it provides the methodology used to determine the amount of parkland required to be dedicated by the subdivider as a part of the subdivision map approval process.

The County goal for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the unincorporated areas, and six acres of regional parkland per 1,000 residents of the total population of Los Angeles County (PlaceWorks 2014). There are five neighborhood and community parklands totaling 47 acres within 2 miles of the project site, plus Peter F. Schabarum Regional Park, a 575-acre regional park. Peter F. Schabarum Regional Park has 75 acres of the 575-acre park area developed for walking, hiking, picnicking, youth camping, soccer, and tennis. The County General Plan indicates that within the East San Gabriel Valley Planning Area, which includes the communities of Hacienda Heights and Rowland Heights, the population is 125,736, and local parkland acreage is 48.12 acres. Therefore, there is currently a deficit of 455 acres of local parkland when compared to the County's goal of 4 acres per 1,000 population.

Although the proposed project would increase the parkland demands in Hacienda Heights by generating the need for an additional 1.86 acres of parkland, thereby exacerbating the existing deficit, payment of the required park impact fees or provision of park space within the development in compliance with County Code Section 21.24.340 would ensure that impacts are reduced to a less than significant level.

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Furthermore, as described above, 47 of 48.12 acres, or approximately 98 percent of parkland in the East San Gabriel Valley Planning Area, is within two miles of the project site. Therefore, it is assumed that there are adequate parkland options in the project vicinity, and project implementation would not result in significant deterioration of park facilities in the area. Additionally, the new K-8 campus would provide recreational opportunities under the Civic Center Act. The existing regulations pertaining to parkland fees—LA County Code Sections 21.24.340 and 21.28.140—would ensure that the funding for parkland acquisition would be proportional to increases in population pursuant to the Quimby Act, and impacts would be less than significant. This issue will not be addressed further in the EIR.

#### e) Other public facilities?

**Less Than Significant Impact.** The proposed expansion of Wedgeworth ES would not result in increased demand for other public facilities such as libraries. However, the residential development would add 464 residents to county population. The County’s currently library service level planning guideline is 2.75 items (books and other library materials) per capita. The nearest library from the project site is Hacienda Heights Library at 16010 La Monde Street in Hacienda Heights, approximately 1.4 miles from the project site. The increased population is anticipated to create additional library services demands to the Hacienda Heights Library. For Planning Area 4, East San Gabriel Valley, the current library fee is \$907 per dwelling unit pursuant to County Code Section 22.246.060, Library Facilities Mitigation Fee. The fee is assessed based on the estimated cost of providing the projected library facility needs in each library planning area. Therefore, payment of library facilities mitigation fees as determined at the time of subdivision by new residential development in the unincorporated areas, would ensure that impacts are reduced to a less than significant level. This issue will not be addressed further in the EIR.

### 3.16 RECREATION

#### 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?

**Potentially Significant Impact.** As discussed in Section 3.15(d), the proposed project would increase the use of existing neighborhood and regional parks. However, required compliance with compliance with LAC Code Sections 21.24.340 and 21.28.140 would ensure that adequate recreational facilities are provided. Although the new K-8 school would provide two soccer fields and hardcourts for added recreational value to the community, displacement of four baseball fields would require Hacienda Heights Little League to find another baseball field to play on. It is unknown at this time which baseball fields would be used by the displaced Hacienda Heights Little League. Some of the County parks with baseball fields that are within five miles from the project site include William Steinmetz Park, Allen Martin Park, San Angelo Park, Rimgrove Park, Pathfinder Community Regional Park, and Sunshine Park. This issue will be addressed in the EIR.

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- 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?

**Potentially Significant Impact.** The new K-8 school would provide various recreational facilities such as two soccer fields and hardcourts, and the potential environmental impacts associated with construction of these facilities are addressed throughout this IS. The proposed project requires displacement of four baseball fields that may result in development of baseball fields elsewhere, which might have an adverse physical effect on the environment. This issue will be addressed further in the EIR.

### 3.17 TRANSPORTATION

Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

**Potentially Significant Impact.** The proposed project would increase the number of students from 600 K-5 to 1,200 K-8 students and add 160 residential units to the project site. The trip generation was calculated based on rates in the ITE Trip Generation Manual (10th edition) for Land Use 520, elementary school, and Land Use 200, multifamily (low-rise). Table 7, *Project Trip Generation*, shows the trip generation rates for the AM peak hour and PM peak hour. The proposed project would occur in two phases—the new school would open in 2021, and the residential development is preliminarily scheduled to open in 2026. As shown in Table 7, the increase at the school is expected to generate up to 1,134 daily trips, with 402 trips (217 inbound and 185 outbound) during the AM peak hour; and 102 trips (49 inbound and 53 outbound) during the PM peak hour. The Phase 2 residential development is expected to generate 2,205 daily trips, with 441 trips (215 inbound and 226 outbound) during the AM peak hour and 182 trips (101 inbound and 81 outbound) during the PM peak hour. The projected increase in traffic will be analyzed in accordance with the requirements of the County of Los Angeles. This issue will be addressed in the EIR.

**Table 7 Project Trip Generation**

Land Use	Unit <sup>1</sup>	Daily	Trip Generation <sup>1</sup>					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Elementary School	Students	1.89	0.36	0.31	0.67	0.08	0.09	0.17
Residential Development	DU	7.32	0.11	0.35	0.46	0.35	0.21	0.56
Phase 1: Elementary School	600 Students	1,134	217	185	402	49	53	102
Phase 2: Multifamily (Low-Rise)	160 DU	1,171	17	57	74	56	33	89
Internal Capture	-53 Students	-100	-19	-16	-35	-4	-5	-9
<b>NET NEW TRIPS</b>		<b>2,205</b>	<b>215</b>	<b>226</b>	<b>441</b>	<b>101</b>	<b>81</b>	<b>182</b>

DU=Dwelling Units.

<sup>1</sup> Used the trip generation rates of ITE Code 520 Elementary School and 220 Multi-Family Low-Rise from the ITE Trip Generation Manual 10th Edition.

<sup>2</sup> Internal Capture = 0.33125 students/DU or 0.33125x160=53. The internal capture calculation is a reflection of future students walking to school from the proposed residential development. Based on the *Annual Enrollment Projection Report* for the Hacienda La Puente Unified School (Decision Insight 2017), the student generation rate is 0.51 students per dwelling unit for students in grades K-8. A conservative estimate of 0.333 (or 1 student for every 3 DUs) was utilized to calculate internal capture resulting from school-aged children that would reside at the project's 160 residential units.

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**b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?**

**Potentially Significant Impact.** CEQA Guidelines Section 15064.3(b) identifies four criteria for analyzing transportation impacts through vehicle miles traveled (VMT). The proposed project is anticipated to result in increased student population and residential population on the project site, thereby increasing VMT. Further evaluation is required to determine the increase and effects of the increased VMT by using the CalEEMod estimates for air quality. This issue will be addressed in the EIR.

**c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Potentially Significant Impact.** The proposed project would change the existing access and circulation pattern in the area by introducing additional vehicular and pedestrian traffic to the project site and surrounding roadway system. Therefore, further analysis is necessary to assess the potential to create hazardous conditions (e.g., modifications to existing roadways and intersections, new driveway approaches). This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

**d) Result in inadequate emergency access?**

**Less Than Significant Impact.** The project site has two street frontages, and both the school development and the residential development have more than one access point for emergency access. The Los Angeles County Fire Department would review and approve the project site plans for emergency access and safety issues to ensure that adequate emergency accesses are provided. No adverse emergency access impacts would occur, and this issue will not be addressed further in the EIR.

### 3.18 TRIBAL CULTURAL RESOURCES

**a) 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:**

**i) 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)?**

**Less Than Significant Impact.** The project site is developed with an elementary school and four baseball fields. The project site also contains approximately four acres of vacant area. Public Resources Code (PRC) Section 21074 indicates that tribal cultural resources (TCR) are:

... sites, features, places, cultural landscapes (must be geographically defined), sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historic Resources or included in a local register of historical resources. (PRC § 21074[a][1])

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The project site is not listed in the California Historical Resources, the National Register of Historic Places lists, or other local register of historical resources (OHP 2018; NPS 2018). According to the Cultural Resources Evaluation Letter Report for the Wedgeworth Elementary School Project (Appendix A), the project site does not contain any resources considered historically significant as defined by PRC Section 15064.5. Implementation of the proposed project would not result in any substantial adverse change in a TCR defined pursuant to PRC 5024.1 or PRC 5020.1(k). Impacts would be less than significant, and this issue will not be addressed further in the EIR.

- ii) **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?**

**Potentially Significant Impact.** There are no known TCRs within the boundaries of the project site. In considering the significance of the resource to a California Native American tribe, the District contacted the Native American Heritage Commission for the listing of tribes with traditional lands or cultural places located within the boundaries of the project site and to search the Sacred Lands File. The search result was negative.

The Native American Historic Resource Protection Act (AB 52) took effect July 1, 2015, and incorporates tribal consultation and analysis of impacts to TCRs into the CEQA process. It requires that impacts to TCRs be analyzed like any other CEQA topic and establishes a consultation process for lead agencies and California tribes. Projects that require a Notice of Preparation and an EIR are subject to AB 52.

Pursuant to AB 52, a California Native American tribe, which it is traditionally and culturally affiliated with the project site, must first ask the District, in writing, to be notified about projects. Once this first step is taken, the District is required to provide a formal written notification to all tribes who have requested the notification. Then the notified tribe must respond within 30 days of receiving the notification if it wishes to engage in consultation. The District does not have this initial request in writing to be notified. The project site is underlain by approximately five to seven feet of fill materials placed during previous site grading operations and overlying natural alluvial sediments as encountered to the maximum depth of 51.5 feet below ground surface. Therefore, while it is unlikely that the project would uncover previously unidentified TCRs in previously disturbed fill soils, the underlying natural alluvial sediments have not been disturbed and may contain TCRs. This issue will be addressed in the EIR.

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#### 3.19 UTILITIES AND SERVICE SYSTEMS

Would the project:

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

##### **Potentially Significant Impact.**

##### **Water**

The project site is already operating as an elementary school and served by water facilities. Water service to the project site is provided by the Rowland Water District (RWD). RWD owns, operates, and maintains approximately 150 miles of potable water distribution mains, 3,020 fire hydrants, and approximately 13,794 customer service connections. RWD's water supply is primarily imported water from the Metropolitan Water District of Southern California (MWD), delivered through its member agency, Three Valleys (RMC 2016). The potable water imported to RWD is treated at either MWD's Weymouth Treatment Plant in La Verne or Three Valleys' Miramar Water Treatment Plant. Weymouth Treatment Plant has a treatment capacity of 520 million gallons a day (mgd), and Miramar Water Treatment Plant's capacity is 144 mgd of treated drinking water.

Based on RWD's Urban Water Management Plan's per capita water use of 217 daily per capita water use (GPCD) over the 10-year period from 2000 to 2009, an increase of 464 residents would result in an increase of 100,688 gallons per day (gpd). Although the proposed project would increase the student enrollment capacity by 600 students, the school development would not result in increased water treatment capacity because they are not new students, but students who would otherwise be attending other schools in the District. An increase of 100,688 gpd would make negligible treatment demand on both treatment plants, which have a combined treatment capacity of 664 mgd. Also, new connections would be required to comply with the California Green Building Standards Code (Nonresidential) (Title 24, Part 11), which includes mandatory water-conserving measures for plumbing fixtures to reduce water usage. Impacts would be less than significant, and this issue will not be addressed in the EIR.

##### **Wastewater**

Wastewater from the project site is collected and treated by the Sanitation Districts of Los Angeles County (LACSD). The collected wastewater is conveyed to the San Jose Creek Wastewater Reclamation Plant (WRP), where solids are conveyed to LACSD's Joint Water Pollution Control Plant for treatment. The San Jose Creek WRP has a treatment capacity of 100 mgd (112,000 acre-feet per year) and provides primary, secondary, and tertiary treatment for a residential population of approximately one million people. In 2015, the San Jose WRP collected approximately 66.3 mgd of wastewater, and approximately 43 mgd (74,040 acre-feet per year) of recycled water is produced on average. As discussed under water treatment above, the proposed project is projected to demand approximately 100,688 gpd of water. Assuming approximately 90 percent of this water would become wastewater, approximately 90,620 gpd of wastewater would be generated, representing an

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increase of 0.14 percent of the collected wastewater to be treated. Considering that San Jose Creek WRP has a treatment capacity of 100 mgd, the addition of 90,620 gpd to the current 66.3 mgd would not require or result in the relocation or construction of new or expanded wastewater treatment facilities. Impacts would be less than significant, and this issue will not be addressed in the EIR.

#### Stormwater

The proposed project would result in increased impervious surfaces due to construction of buildings, walkways, roadways, etc., thereby increasing the volume and rate of stormwater. A portion of the project site is developed with the existing Wedgeworth ES and connected to the existing stormwater drainage system. The County will not allow additional connections to the existing drainage system; therefore, the new K-8 school would provide an underground retention basin on the athletic field to retain runoff water. This underground system will be discussed in the EIR. The residential development would also be required to retain runoff water on-site to ensure no increase in stormwater runoff volume or rate flows to the existing drainage system. This issue will be addressed in the EIR.

#### Utilities

**Electricity:** The project site's electrical power is provided by SCE. The proposed project is anticipated to increase its electrical power consumption due to increased development intensity. Potential impacts to electrical power will be analyzed in the EIR.

**Natural gas:** The project site's natural gas is provided by Southern California Gas Company. The proposed project is anticipated to increase its natural gas consumption due to increase development intensity. Potential impacts to natural gas will be analyzed in the EIR.

**Telecommunications:** A portion of the project site is already developed as the Wedgeworth ES and served by local telephone service such as AT&T. The proposed project would require reconfiguration and improvements to the existing telephone facilities to accommodate the proposed development. Because the project site is already served by a local telephone service and surrounded by residential uses that are served by telecommunication service, the proposed project is not anticipated to result in substantial adverse impacts to telephone service. Provision of telephone service improvements would not cause substantial or unusual adverse physical impacts to the environment. Impacts would be less than significant, and this issue will not be addressed further in the EIR.

#### b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

**Less Than Significant Impact.** RWD provides water services to the project site, which is in RWD District 2. RWD's water sources are imported water, groundwater, and recycled water. It purchases imported water from Three Valleys, the local wholesale MWD member agency. RWD has 17 potable water storage reservoirs with a total capacity of 48 million gallons to serve a customer water demand of about 14 mgd, on average. Based on RWD's per capita water use of 217 gpd over the 10-year period from 2000 to 2009, an increase of 464 residents would result in an increase of 100,688 gpd (RMC 2016). Although the proposed project would



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increase the student enrollment capacity by 600 students, the school development would not result in increased water treatment capacity because they are not new students, but students who would otherwise be attending other schools in the District. The 2015 Urban Water Management Plan concluded that there would be adequate water supplies through 2040 for the normal, single-dry, and multiple-dry years to accommodate projected growth and serve RWD's population. The water plan assumed that future infill and redevelopment within the RWD's service area would increase at a rate of 1 percent through 2040, from 55,038 in 2015 to 67,905 in 2025, and to 74,485 in 2030. Provided that the proposed residential development is assumed to be completed by 2026, increasing the area population by 464, this would represent approximately 7 percent of projected growth—6,580 residents. Therefore, the increase would be within the limits of growth estimated by RWD, and impacts would be considered less than significant. This issue will not be addressed in the EIR.

- c) Result in a determination by the waste water 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?**

**Potentially Significant Impact.** LACSD provides wastewater treatment service to the project site. The existing Wedgeworth ES is currently connected to LACSD's 10-inch sewer line in Wedgeworth Drive, and collected wastewater is conveyed to the 18-inch main in the sewer easement along the northern property line, then to LACSD No. 21 Outfall Trunk Sewer near San Jose Creek, and to the San Jose Creek WRP (LACSD 2019). The proposed project would require connection to LACSD's existing sewer lines, and the proposed project is anticipated to increase the wastewater demands due to the development of the residential units. While there is overall treatment capacity at San Jose Creek WRP, the existing sewer lines may have deficiency. Impacts to the LACSD's wastewater facility capacity will be addressed in the EIR.

- 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?**

**Less Than Significant Impact.** The California Department of Resources, Recycling and Recovery's (CalRecycle) sample solid waste generation rates for multifamily developments reflect the volume of refuse generated per dwelling unit (CalRecycle 2016). The proposed project would result in an increase of 600 students and 160 dwelling units. Using a waste generation rate of 1 pound per student per day and 8.6 pounds per dwelling unit per day, project implementation would increase waste generation by approximately 1,976 pounds per day. The County currently contracts with Valley Vista Services, Inc., a private solid waste hauler, to collect and dispose of the solid waste/refuse generated in Hacienda Heights. Solid waste/refuse collected by Valley Vista is transported to one of the Class III landfills operated and maintained by Orange County Waste & Recycling. Class III landfills only accept nonhazardous municipal solid waste for disposal; no hazardous or liquid waste is accepted. Currently, there are three Class III sanitary landfills in Orange County, identified below in Table 8, *Orange County Landfill*. As shown in Table 8, approximately 9,400 tons per day (tpd) permitted capacity remains among the three OC landfills after their total average daily tpd. Therefore, an increase of 1,976 pounds per day of solid waste would not result in inadequate remaining capacities in landfills. Moreover, development of the proposed project would be required to comply with AB 341 and AB 1826 and would not result in insufficient capacity at any of the Orange County landfills. Therefore, the

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project impacts on landfill capacity would be less than significant, and this issue will not be addressed further in the EIR.

**Table 8 Orange County Landfill**

Landfill	Location	Max. Permitted (tpd)	Average Daily (tpd)	Ceased Op Date
Frank R. Bowerman (ID#30-AB-0035)	11002 Bee Canyon Access Road, Irvine, CA	11,500	5,500	12/31/2053
Olinda Alpha (ID#30-AB-0035)	1942 North Valencia Avenue, Brea, CA	8,000	7,000	12/31/2021 <sup>1</sup>
Prima Deshecha (ID#30-AB-0019)	32250 La Pata Avenue, San Juan Capistrano, CA	4,000	1,600	12/31/2102

Source: PlaceWorks 2018.

tpd = tons per day

<sup>1</sup> This date is set to be revised in 2021, and the facility has enough capacity to serve until 2030.

Implementation of the proposed project would generate construction and demolition wastes such as concrete, asphalt, wood, drywall, metals, and other miscellaneous and composite materials. However, these materials would be recycled and salvaged to the maximum extent feasible and would be hauled and diverted to appropriate recycling facilities or landfills. In compliance with Section 5.408 of the California Green Building Standards Code, the proposed project would recycle and/or salvage for reuse at least 65 percent of the nonhazardous construction and demolition waste from the project site. Construction and demolition waste impacts to landfill capacity would be temporary and would not create a need for additional solid waste disposal facilities.

The proposed project would not generate operational or construction 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. Impacts would be less than significant, and this issue will not be addressed further in the EIR.

**e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

**Less Than Significant Impact.** Solid waste would be generated during construction and operation of the proposed project. The proposed project would comply with all regulations pertaining to solid waste, such as the California Integrated Waste Management Act and the District's and County's recycling and waste programs. The District and its construction contractor would comply with all applicable laws and regulations, and make every effort to reuse and/or recycle the construction debris that would otherwise be taken to a landfill. Hazardous waste, such as paint used during construction, would be disposed of only at facilities permitted to receive them in accordance with local, state, and federal regulations. The proposed project would comply with all applicable federal, state, and local statutes and regulations related to solid waste disposal. Therefore, impacts to federal, state, and local statutes concerning solid waste would be less than significant. This issue will not be addressed further in the EIR.

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#### 3.20 WILDFIRE

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?**

**No Impact.** The project site is not in or near state responsibility areas or lands classified as very high fire hazard severity zones (CAL FIRE 2011). No impact would occur, and this issue will not be addressed further in the EIR.

**b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**No Impact.** The project site is not in or near state responsibility areas or lands classified as very high fire hazard severity zones (CAL FIRE 2011). No impact would occur, and this issue will not be addressed further in the EIR.

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**No Impact.** The project site is not in or near state responsibility areas or lands classified as very high fire hazard severity zones (CAL FIRE 2011). No impact would occur, and this issue will not be addressed further in the EIR.

**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?**

**No Impact.** The project site is not in or near state responsibility areas or lands classified as very high fire hazard severity zones (CAL FIRE 2011). No impact would occur, and this issue will not be addressed further in the EIR.

#### 3.21 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?**

**Less Than Significant Impact.** As discussed in Section 3.4, *Biological Resources*, it was determined that the project site does not contain any natural habitat for fish or wildlife species; therefore, implementation of the proposed project would not cause a fish or wildlife population to drop below self-sustaining levels or threaten

### 3. Environmental Analysis

to eliminate a plant or animal community. Section 3.5, *Cultural Resources*, determined that the proposed project would not eliminate any significant examples of the major periods of California history or prehistory. Impacts would be less than significant.

- 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.)**

**Potentially Significant Impact.** The proposed project would result in potentially significant impacts in the areas of air quality, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, noise, recreation, transportation, tribal cultural resources, and utilities and service systems. These impacts may be individually limited but cumulatively considerable. Therefore, these issues will be addressed in the EIR.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Potentially Significant Impact.** Development of the proposed project could potentially create direct and indirect adverse effects on humans. The construction and operation of the proposed project has the potential to impact air quality, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, noise, recreation, transportation, tribal cultural resources, and utilities and service systems. The significance of these impacts will be analyzed in the EIR.

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## 5. List of Preparers

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# Appendix A Cultural Resources Report

## Appendix

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April 19, 2019

Elizabeth Kim  
Senior Associate  
3 MacArthur Place, Suite 1100  
Santa Ana, California 92707

**Cultural Resources Evaluation Letter Report for the Wedgeworth Elementary School Project,  
Hacienda Heights, Los Angeles County, California**

Dear Ms. Kim,

This letter report summarizes a cultural resources study conducted by ASM Affiliates, Inc. (ASM) for the Wedgeworth Elementary School (ES) Project (Project), Hacienda Heights, Los Angeles County, California. This letter report provides the results of the literature review and pedestrian archaeological survey conducted for the project parcel to determine the presence or absence of resources that may be eligible for listing in the California Register of Historical Resources (CRHR) and as historical resources under the California Environmental Quality Act (CEQA). The property within this Project area is proposed for redevelopment. The results of this analysis will assist the Hacienda-La Puente Unified School District (District) in determining whether the Project has the potential to cause significant impacts as defined by CEQA.

This letter report is divided into the following sections: Introduction, Methodology, Historic Context, Survey Results, and Conclusion. References are included as Attachment A; photographs as Attachment B; a summary of the South Central Coastal Information Center (SCCIC) records search as Attachment C; and correspondence with the Native American Heritage Commission (NAHC) in Attachment D.

**INTRODUCTION**

The Wedgeworth ES site is situated on approximately 20 acres located at 16949 Wedgeworth Drive in Hacienda Heights, California (Figures 1-3). The Project site is located within a residential neighborhood, although bounded directly to the north by California State Route 60 (SR-60). It is bounded to the west by Eagle Park Road, to the south by Wedgeworth Drive, and by a concrete-lined drainage to the east.

The District has proposed to redevelop the existing Wedgeworth ES, which currently serves 600 kindergarten through 5th-grade (K-5) students and contains four baseball fields, to provide a new kindergarten through 8th-grade (K-8) school to serve 1,200 students on a 10-acre portion of the site. The District would then sell the remaining 10-acre parcel to residential developers to construct up to 160 residential units.

The new campus would be constructed on the southwest corner of the project site, while the existing K-5 facilities are developed on the southeast corner. The southwest corner of the project site is currently vacant; therefore, the proposed project would allow the existing K-5 school to be in operation during construction of the new facilities. Once the new K-8 facilities are completed and school population relocated, then the existing Wedgeworth ES facilities would be demolished. The student enrollment capacity would increase by additional 600 students.

ASM prepared this report to assess the potential for cultural resources to be impacted by the Project. In support of this effort, ASM conducted a records search to assess potential archaeological sensitivity of the Project site as well as a pedestrian archaeological survey of the vacant portions of the parcel.

## METHODOLOGY

ASM began the project by requesting a records search from the SCCIC on November 5, 2018, and results were received on December 6, 2018. A search of the Sacred Lands File (SLF) held by the NAHC was requested on November 8, 2018; the response from the NAHC was received on November 14, 2018.

ASM conducted an archaeological field survey on April 18, 2019, to determine the presence of any previously undocumented cultural resources. The reconnaissance-level field survey was conducted by ASM Senior Archaeologist Sherri Andrews, M.A., RPA. For the archaeological survey, all accessible portions of the parcel were walked in transects spaced approximately 15 m apart and oriented primarily east/west along the long axis of the open areas.

ASM conducted archival research to develop a general historic context for Hacienda Heights and site-specific information. ASM also consulted historic maps and aerial photos to further understand the development of the area (Historicaerials.com 1953, 1963, 1972, 1980, 1994, 2003, 2004, 2005, 2009, 2010, and 2012; topographic maps for 1896, 1899, 1902, 1906, 1911, 1916, 1923, 1924, 1926, 1929, 1930, 1934, 1939, 1942, 1957, 1960, 1963, 1966, 1975, 1982, 1988, 2012, and 2015).

## ARCHIVAL RESEARCH

### SCCIC Records Search

The SCCIC records search was conducted to determine whether the Project area has been previously subject to survey as well as the presence or absence of cultural resources previously documented within the Project area. The search included all records and documents on file with the SCCIC, as well as the Office of Historic Preservation (OHP) Historic Properties Directory, encompassing the Project and a 1-mile (mi.) buffer around it.

A total of 30 previous reports were identified as a result of the records search (Table 1), two of which involve a very small portion of the Project area (bolded below).

Table 1. Previous Cultural Resource Projects Conducted within the 1-Mile Records Search Radius

<b>Report No. (LA-)</b>	<b>Year</b>	<b>Author(s) / Affiliation</b>	<b>Title</b>
00342	1978	Taylor, Thomas T.	Report of the Archaeological Survey of Five Possible Steel Tank Reservoir Sites and Pipe Routes for the Walnut Valley Water District

<b>Report No. (LA-)</b>	<b>Year</b>	<b>Author(s) / Affiliation</b>	<b>Title</b>
00376	1978	Van Horn, David M. / Archaeological Associates, Ltd.	Archaeological Survey of 150 Acres in the City of Industry
00602	1979	Archaeological Associates, Ltd.	Untitled Report of Archaeological Survey of 600 Acres Near the Pomona Freeway
01269	1983	Colby, Susan M. / University of California, Los Angeles Archaeological Survey	An Archaeological Resource Survey and Impact Assessment of an Approximate 1.3 Mile Extension of Halliburton Road in Hacienda Heights, Los Angeles County, California
01766	1988	Bissell, Ronald M. / RMW Paleo Associates, Inc.	Cultural Resources Reconnaissance of the Otterbein Park Athletic Area, Los Angeles County, California
02017	1976	Carrico, Richard L. / Westec Services, Inc.	Draft Environmental Impact Report for the Lusk/Bixby Countrywood Village Rpd, Hacienda Heights
02018	1976	Ristic, Raymond P. / Westec Services, Inc.	Environmental Impact Report (EIR) Lusk/Bixby Countrywood Village Development, Hacienda Heights Area
02428	1991	White, Robert S. / Archaeological Associates, Ltd.	An Archaeological Assessment of the 111-acre Vista Lomas Project Site Located in Hacienda Heights, Los Angeles County
02665	1985	Cottrell, Marie G., James N. Hill, Stephen Van Wormer, and John Cooper / ARMC	Cultural Resource Overview and Survey for the Los Angeles County Drainage Area Review Study
02762	1985	Foster, John M. and Roberta S. Greenwood / Greenwood and Associates	A Cultural Resources Overview for the California Portion of the Proposed Pacific Texas Pipeline Project
02882	1993	McKenna, Jeanette A. / McKenna et al.	Cultural Resources Investigations, Site Inventory, and Evaluations, the Cajon Pipeline Project Corridor, Los Angeles and San Bernardino Counties, California
02970	1992	Chamberlaine, Pat, and Jean Rivers-Council / City of Adelanto, and Bureau of Land Management	Cajon Pipeline Project Draft Environmental Impact Statement Environmental Impact Report
03435	1996	Demcak, Carol R. / Archaeological Resource Management Corp.	Report of Archaeological Survey for L.A. Cellular Site #770.1, 1355 Darius Court, City of Industry, Los Angeles County
03508	1985	Van Wormer, Stephen R. / Archaeological Resource Management Corp.	Historical Resource Overview and Survey for the Los Angeles County Drainage Area Review Study
03526	1970	King, Thomas F., Theodore Gutman, and Joseph L. Chartkoff / UCAS	UCAS-100 - Survey of Regional Parks
03885	1998	McLean, Deborah K. / LSA Associates, Inc.	Archaeological Assessment for Pacific Bell Mobile Services, Telecommunications Facility La-218-10, 1020 Wallace Avenue, City of Rowland Heights, Los Angeles County, California
04835	1999	Ashkar, Shahira / Jones & Stokes Associates, Inc.	Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Riverside, Los Angeles and Riverside Counties
<b>04883</b>	<b>2000</b>	<b>Storey, Noelle / Caltrans</b>	<b>Negative Archaeological Survey Report - Highway Project Description</b>
<b>04954</b>	<b>2001</b>	<b>Smith, Philomene C. / Department of Transportation Office of Environmental Planning</b>	<b>Road Reconstruction Along Route 60 from 1.1 km East of Stimson Ave. to Diamond Bar Blvd. Undercrossing</b>
05784	2000	Billat, Lorna / Earth Touch	Nextel Communications Wireless Telecommunications Service Facility – Los Angeles County
05786	2002	Duke, Curt / LSA Associates, Inc.	Cultural Resource Assessment Cingular Wireless Facility No. Vy 137-01 Los Angeles County, California
05792	2002	Duke, Curt / LSA Associates, Inc.	Cultural Resource Assessment AT&T Wireless Services Facility No. D247a Los Angeles County, California
06283	2001	McKenna, Jeanette A. / McKenna et al.	Cultural Resource Evaluation of the Faure Residence-804 Chestnut Street-City of Industry, Los Angeles County, California

<b>Report No. (LA-)</b>	<b>Year</b>	<b>Author(s) / Affiliation</b>	<b>Title</b>
06284	2001	Duke, Curt / LSA Associates, Inc.	Cultural Resource Assessment Cingular Wireless Facility No. Vy 092-01 Los Angeles County, California
07243	2002	Kyle, Carolyn E. / Kyle Consulting	Cultural Resource Assessment for Cingular Wireless Facility Vy227-02, City of Industry, Los Angeles County, California
08249	2002	Peterson, Patricia A. / Chambers Group, Inc.	Cultural Resources Records Search and Survey Report for the Reclaimed Water Backbone Transmission Project, Los Angeles County, California
08401	2004	Bonner, Wayne H. / Michael Brandman Associates	Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La60x803b (Hacienda Senior Villas) 1901 South Azusa Avenue, Hacienda Heights, Los Angeles County, California
10657	2010	Bonner, Wayne H., and Arabesque Said / Michael Brandman Associates	Cultural Resource Records Search and Site Visit Results for T-Mobile USA Candidate IE04133A (VY092 Spectrasite Colo.) 1325 Johnson Drive, City of Industry, Los Angeles County, California
11515	2011	Wlodarski, Robert / ATC Associates	1135 South Hatcher Street, Rowland Heights, CA 91748
11821	2010	Panich, Lee, and John Holson / Pacific Legacy	Archaeological Survey Report, Tehachapi Renewable transmission Project Segment 8 Telecommunications Route, Los Angeles and San Bernardino Counties, California

Four resources have been previously documented within the 1-mi. records search radius, none of which appears within the Project area (Table 2). Three of the resources documented within the records search radius are historic, consisting of the nearby railroad and two transmission lines. The fourth is a multi-component site with both prehistoric and historic elements; this site is over 0.75 mi. to the northeast of the Project on the north side of SR-60 and the railroad.

Table 2. Resources Previously Recorded within the 1-Mile Records Search Radius

<b>Primary # (P-19-)</b>	<b>Trinomial (CA-LAN-)</b>	<b>Date (Recorded by)</b>	<b>Description</b>	<b>Attribute Codes</b>
001046	1046/H	1979 (Carole Colquehoun)	-	AH4. Privies/dumps/trash scatters; AH15. Standing structures; AP2. Lithic scatter; AP9. Burials; AP15. Habitation debris
186112	-	1999 (S. Ashkar, Jones & Stokes); 2002 (Rand F. Herbert, JPR Historical Consulting Services); 2009 (R. Ramirez and F. Smith, SWCA Environmental Consultants); 2009 (F. Smith and J. Steely, SWCA Environmental Consultants)	Union Pacific RR, Southern Pacific RR Los Angeles Division; MetroLink Riverside Line; SPRR Sunset Line	AH7. Roads/trails/railroad grades; HP11. Engineering structure; HP39. Other - railroad grade
190505	-	2010 (Wendy L. Tinsley Becker, Urbana Preservation & Planning)	SCE Mesa-Walnut 220kV Transmission Line	HP11. Engineering structure
190508	-	2010 (Wendy L. Tinsley Becker, Urbana Preservation & Planning)	SCE Walnut-Hillgen-Industry-Mesa-Reno 66kV Transmission Line	HP11. Engineering structure

## **Historical Image Research**

Historical aerial images from 1948, 1952, 1953, 1964, 1965, 1972, 1980, 1994, 1995, 2003, 2004, 2005, 2009, 2010, 2012, and 2014 were analyzed on [historicaerials.com](http://historicaerials.com), as were historic topographic maps dated 1896, 1899, 1901, 1906, 1912, 1922, 1927, 1932, 1935, 1941, 1944, 1952, 1955, 1961, 1965, 1969, 1975, 1982, 2012, and 2015.

Early topographic maps dating from 1896-1922 show an unnamed road running roughly east/west at the north edge of the Project area and another running roughly north/south to the east. The north/south road may have been a precursor to State Route 39 (Hacienda Boulevard), which is depicted as starting on the 1927 map as Puente Road. The railroad also appears to the north of the Project area. However, on this map, the road at the north edge of the Project is no longer illustrated, though another north/south road now appears to the west. The 1941 map depicts Puente Road now as a highway, but no other changes within the Project area. The 1952 map shows the entire Project area as an orchard, and Puente Road is now called Anaheim Puente Road; still no other roads or structures appear. There is no change again until 1961, in which roads appear to roughly bound the west, south, and east edges of the Project. The 1965 map no longer depicts usage for agriculture, and the adjacent roads are either no longer existent or are platted somewhat differently than in prior images. Again there are no significant changes until the 1975 map, which depicts the presence of SR-60 (Pomona Freeway) at the north edge of the Project and the beginnings of the school itself with three buildings illustrated in the southeast corner, as well as the residential streets that surround the school on the west, south, and east. The 1982 map shows three additional small buildings just north of the original three.

Historic aerials show the Project location planted as an orchard on the 1948-1953 images. By 1963, the trees are no longer present but it appears that the land may still be in agricultural use through the 1965 image, in which the adjacent residential developments are starting to appear to the east and southeast. The school appears on the 1972 image amid an almost complete residential build-out, with the beginnings of playing fields to the north on the 1980 image, at which point the entire area surrounding the school is residential. The baseball fields appear complete in the 1994 image. No significant changes are evident to present.

## **NAHC Sacred Lands File Search**

A request for a search of the Sacred Lands File held by the California NAHC was made by ASM on October 3, 2018. This search was undertaken to supplement the SCCIC records search to inquire as to whether resources important to local Native American groups may exist within the proposed Project area that may not appear within the CHRIS system. The NAHC response of October 8, 2018, reported that the search results were negative. A list of six tribal contacts who may have interest in the Project area was provided with the NAHC response; this response and contact list is provided with this memo as Attachment D.

## **CULTURAL AND ENVIRONMENTAL SETTING**

### **Natural Setting**

Hacienda Heights is an unincorporated suburban community and census-designated place in the eastern San Gabriel Valley within Los Angeles County. It is located approximately 10 mi. east of downtown Los Angeles and is bounded by the Rowland Heights on the east, La Habra Heights to the south, Whittier on the west, and City of Industry on the north. The City's northerly boundary is roughly delineated by SR-60, with the southern and western edges lying in the Puente Hills foothills. The community is largely urbanized and surrounded by other developed cities; the setting surrounding the Project area is primarily residential/retail.



The Project site is near the northeastern edge of the community. Much of the Project site is occupied by school facilities and recreational areas, with only the southwestern portion of the site currently in open space. It appears from historic aerial photos and topographic maps that the Project site had been used for various agricultural activities until the school was constructed on the property in the early 1970s.

### **Prehistoric Background**

The prehistoric occupation of southern California can be roughly divided into four temporal phases or periods (Wallace 1955). This chronology had been successfully applied to inland Los Angeles County (e.g., McIntyre 1990), and is now recognized as having applicability to a wide area of mesic (i.e., that area west of the xeric desert zone) Los Angeles, Ventura, Riverside, San Bernardino, and Orange counties. Due to the widespread application of this chronological scheme, Wallace's framework is employed for the purposes of this discussion.

#### ***Late Pleistocene Period (Pre-10,000 B.P.)***

Wallace's chronology for southern California includes four time periods, the earliest of which (Early Man/Big Game Hunting period) was considered speculative, and was correlated with the end of the Pleistocene, or Ice Age. This would represent an occupation prior to about 10,000 years before present (B.P.). Although it is likely that inhabitation of the southern California coastal region occurred during this early time period, evidence for such is currently extremely limited. To date, Late Pleistocene archaeological remains in southern California comprise two kinds of evidence. First, in the inland Mojave Desert region, petroglyphs (rock engravings) and surface stone tools have been dated back to approximately 20,000 and 30,000 B.P., respectively (Whitley and Dorn 1993). These may well reflect the initial human occupation of North America. The contexts of these dated finds provide only limited kinds of archaeological information and, while there is much more to be discovered about this earliest prehistoric culture, existing data nonetheless suggest that these earliest inland Californians may have dwelled along the shores of Pleistocene lakes; that they exploited chert quarries to make relatively crude stone chopping tools; and that they also made rock art, perhaps as part of shamanistic religious practices.

Second, a limited number of large fluted projectile points have been found in isolated locales in the Mojave Desert and along the California coast. These projectile points functioned as parts of spears and are known to date between 11,200 and 10,000 B.P., falling within what is called the Paleoindian Period on the Great Plains. On the Plains, such points are associated with the hunting of extinct Pleistocene fauna, such as the Columbian Mammoth. Although it is likely that these spear points were similarly used in southern California, the isolated nature of the discovered artifacts precludes any certain inference about their use or function in the California region.

Uncertainty concerning these early prehistoric cultures results from the characteristic geomorphological instability of the California coastline and the general youthfulness of the southern California interior, combined with the major change in erosional/degradational regimes that occurred at the end of the Pleistocene (Whitley and Dorn 1993). These factors, singularly and in combination, are unfavorable to the preservation of remains from this period. It is therefore likely that Late Pleistocene human occupation of Los Angeles is under-represented in the local prehistoric record, simply due to problems in site preservation.

#### ***Early Millingstone Period (10,000 - 3500 B.P.)***

With the transition towards a modern environment, starting approximately 9,000 to 10,000 years ago, an adaptation referred to as the Early Millingstone Period or Horizon began. This is particularly evident along the coast, where many such sites are found, although a few examples are known from the inland region. Most sites of this stage date between 8,500 and 3,500 years in age.

Recent studies by Erlandson (1988; see also Erlandson and Colton 1991) provide evidence of a significant, even if small, population of coastal hunter-gatherers in the region before 7000 B.P., or essentially at the beginning of this Early Millingstone period. He has shown that these were neither Big Game hunters, nor specialized, hard-seed gatherers, but instead generalized foragers that relied on a variety of different kinds of terrestrial, coastal and marine resources, and that they were adapted to estuarine embayments that have long-since disappeared from the local environment. Further, his evidence indicates that their primary protein sources were shellfish and other marine resources. Extending a pattern first identified by Meighan (1959) on the Channel Islands, in other words, this suggests that the adaptation to the seashore is a very ancient and long-lived tradition in local prehistory.

In the inland region, perhaps the earliest evidence of the Early Millingstone Period is provided by so-called Los Angeles Woman, a female skeleton found in the La Brea Tar Pits which has been radiocarbon dated to 9000 B.P. Lacking clearly associated artifacts or other remains, it is difficult to interpret the Los Angeles Woman beyond observing simply that her discovery signals the fact that the inland region was in use shortly after the end of the Late Pleistocene.

Later Early Millingstone sites (post-dating approximately 6000 B.P.) are dominated by assemblages containing large numbers of ground stone artifacts, along with crude choppers, scraper planes, and other core/cobble tools. These are thought to represent an adaptation to gathered plant foods, especially a reliance on hard-shelled seeds. Accordingly, it has been common practice to identify any site with a dominance of these plant processing implements as Early Millingstone in age. More recently, it has also been suggested that scraper planes, in particular, may have served in the processing of agave (Kowta 1969; Salls 1985); that the association of ground stone and core/cobble tools represents a generalized plant processing toolkit, rather than one emphasizing hard-seeds, per se (Whitley 1979), and that this toolkit was used in appropriate environmental settings throughout the prehistoric past. That is, that the so-called millingstone toolkit is environmentally rather than chronologically specific and reflects localized exploitative patterns, rather than a chronologically specific adaptational strategy (Kowta 1969; Leonard 1971; McIntyre 1990). Thus, many inland sites identified as dating to the Early Millingstone Period solely on the basis of their ground stone toolkits may, in fact, not be of such age at all. However, on the coastal strip there continues to be evidence that such sites date to the earlier end of the time-frame. These sites are generally located on terraces and mesas, above the coastal verge, near permanent streams.

Although Early Millingstone period sites are relatively common along the coast, there is little evidence for the occupation of the inland region during this early time period. That is, although the millingstone adaptation to seeds and plants, and toolkits dominated by plant processing tools, are present in the inland zone, they appear to date to a later time period, with true Early Millingstone period occupation apparently restricted to the coastal strip, proper (Whitley and Beaudry 1991; cf. Leonard 1971; McIntyre 1990). Again, it is currently unclear whether this pattern reflects real differences in inland versus coastal settlement distributions or is simply a function of site preservation problems in the inland region. Whatever the cause, it is worth noting that there are currently very few reliable or plausible chronometric dates from inland sites that are Early Millingstone in age. All current temporal assignments of inland sites to the Early Millingstone period are based on putative diagnostic artifacts but, when these are examined critically, the verity of the early age assignments become dubious. And, too often, such early age assignments are based on functional/adaptive traits rather than stylistic criteria, thus confusing adaptive patterns for temporal ones.

A good example of the confusion of millingstone functional and adaptational patterns for Early Millingstone chronological diagnostics in inland Los Angeles County is provided by the so-called "Topanga Culture," as exemplified by excavations at CA-LAN-1, the "Tank Site" (cf. Heizer and Lemert 1947; Treganza and Bierman 1958; Treganza and Malamud 1950), located in the Santa Monica Mountains immediately south of the San Fernando Valley. This is widely regarded as "Early Millingstone" chronologically, and its base ("Phase I") has been assigned 10,000 years of age, essentially due to the large

numbers of millingstones, crude choppers and “cog stones” (see Treganza and Bierman 1958:75, Table 1). But, as Johnson (1966) has rightly pointed out, Phase III of the Topanga Culture is only 3,000 years old, as demonstrated by his excavations at CA-LAN-2. That is, it is Intermediate and not Early Millingstone in age. It then must follow that the preceding Phase II can only be considered 3,500 to 3,000 years old, due to the presence of (Intermediate Period) mortars and pestles in the Phase II assemblage. That is, Phase II of the Topanga Culture also can only be Intermediate period in age. Since Phase I lies conformably and immediately below Phase II stratigraphically, it likewise must follow that it immediately predates the Intermediate period Phase II remains. At best, then, Phase I of the Topanga Culture is terminal Early Millingstone or transitional Early Millingstone/Intermediate, but not necessarily of any great antiquity.

This fact is emphasized when it is recognized that one of the key classes of temporal diagnostics said to support the very early age assignment for Phase I at the Topanga Site, the cog stones, were all recovered from the Phase II deposit, even though Treganza and Bierman (1958) incorrectly assign them to the Phase I assemblage (Eberhart 1961:366-367). Thus, there is currently no evidence to suggest any great antiquity for Phase I of the Topanga culture; instead it may simply be 4,000, rather than 10,000 years in age, and may represent an early manifestation of the Intermediate Period movement of a millingstone adaptation into the interior, rather than a manifestation of a coastal Early Millingstone culture in the inland zone.

### ***Intermediate Period (3500 - 800 B.P.)***

As implied above, a transitional stage followed the Early Millingstone, which is referred to as the Intermediate Period (Wallace 1955). It is believed to have begun about 3,500 years ago, and to have lasted until about A.D. 1200 (according to the latest revisions; cf. Arnold 1987). It is marked on the coast by a growing exploitation of marine resources, the appearance of the hopper mortar and stone bowl/mortar, and a diversification and an increase in the number of chipped stone tools. Projectile points, in particular, are more common at sites than previously, while artifacts such as fish hooks and bone gorges also appear.

As noted above, cog stones also first appear during the Intermediate Period, although they are widely misinterpreted as Early Millingstone in age. These are relatively small, flat cobbles, about the size of a large biscuit, that were shaped to resemble a kind of mechanical cog or gear. Although the function of these is unknown, it is likely they served as ceremonial objects, and their geographical distribution has an important implication for regional prehistory. As first identified by Eberhart (1961), cog stones are only found from Los Angeles County south and eastward; that is, they are absent in the areas of the Santa Barbara Channel region (Ventura and Santa Barbara Counties) that, historically, were occupied by Chumash-speaking groups. Although speculative, this suggests that the initial distinction between the Hokan Chumash and Takic-speaking groups (which included the Gabrieliño) may have developed as early as 3,500 years ago (cf. Kowta 1969:50; McIntyre 1990:5), rather than only 1,500 years ago, as Kroeber (1925) first hypothesized. That is, the distribution of these “ceremonial” artifacts essentially follows the boundaries of ethnolinguistic groups during the historical period, suggesting that such boundaries may have been more or less stable for about 3,500 years. Notably, this hypothesis is supported by excavations at Intermediate Period site CA-LAN-2233, in the Santa Clara River Valley to the north. At this site, osteometric and DNA analyses indicate that the resident population was non-Chumash genetically (Waugh 1999).

As also implied above, there is growing evidence that it was at the beginning of this Intermediate Period that inland sites, such as those found in the Conejo area on the north side of the Santa Monica Mountains, the upper Santa Clarita Valley, the Antelope Valley, and western Riverside and San Bernardino counties, were first established and occupied. Whether this pattern holds for the interior Los Angeles Basin has yet to be determined, but it seems likely. This suggests the exploitation of more varied environments and perhaps an increase in population at this time and, again, it may correlate with Kroeber’s “Shoshonean Wedge” moving into mesic southern California at circa 3500 B.P. (Kroeber 1923, 1925; cf. Whitley and Beaudry 1991). In general, however, the Intermediate Period can be argued to have set the stage for the accelerated changes that took place immediately following it.

### **Late Prehistoric (800 to 200 B.P.)**

With the transition to the Late Prehistoric Period at A.D. 1200, we can correlate local prehistory with the ethnographic societies as described (even if in abbreviated form) by early chroniclers and missionaries. However, this is not to suggest that local societies and cultures were in any way static, for the transition to this period was marked by the evolution and eventual dominance of a sophisticated maritime economy. Further, among the Chumash to the west, a rise in social complexity has been shown to have been associated with the development of craft specialization, involving the use of standardized micro-drills to mass produce shell beads on Santa Cruz Island (Arnold 1987), which occurred during this period. This, apparently, contributed to, if not caused the appearance of a simple chiefdom in the southern Chumash region (cf. Whitley and Clewlow 1979; Whitley and Beaudry 1991).

Although we do not have evidence that the Gabrieliño/Tongva developed into a chiefdom like the neighboring Chumash, this period nonetheless witnessed a florescence of local aboriginal culture paralleling the Chumash case. This included a substantial growth in population, the establishment of permanent settlements on the coast (and probably at favored locales in the inland area), a high degree of sociopolitical complexity, and the development of a very sophisticated maritime economy. It was during this period that the occupants of the Santa Barbara Channel and Los Angeles county region achieved levels of cultural and social sophistication perhaps unrivaled by hunter-gatherer-fisher groups anywhere else in the world (Brown 1967; Johnston 1962; Landberg 1965; Wallace 1955).

### **Ethnographic Background**

The Project is situated within an area that was inhabited by the Tongva (also known as Gabrieliño or Gabrieleño) people who were present during the time of European contact. The names Gabrieliño and Fernandeno refer to the two major missions established in Gabrielino territory: San Gabriel and San Fernando (Bean and Smith 1978). The Mission San Gabriel de Archangel was originally located in the Whittier Narrows area but relocated shortly after its founding because of unstable ground along the Rio Hondo/San Gabriel River channels. Gabrieliño/Tongva villages were depopulated due to impacts from the Spanish mission settlements at San Fernando Rey and San Gabriel and diseases that were introduced by the Spanish. However, many Gabrieliño/Tongva currently survive in a population that is dispersed throughout the Los Angeles area.

Gabrieliño/Tongva traditional territory included the watersheds of the San Gabriel, Santa Ana, and Los Angeles Rivers; portions of the Santa Monica and Santa Ana Mountains; the Los Angeles Basin; the coast from Aliso Creek to Topanga Creek; and San Clemente, San Nicolas, and Santa Catalina Islands. The Gabrieliño/Tongva language is classified as belonging to the Takic family (or “Cupan”), Uto-Aztecan stock, and is subdivided into four or more separate dialects (Shipley 1978). The dialect spoken in the Project area was noted as being very similar to that spoken on Santa Catalina Island (Harrington 1962).

The Gabrieliño/Tongva are reported to have been second only to their Chumash neighbors in terms of population size, regional influence, and degree of sedentism (Bean and Smith 1978). The Gabrielino are estimated to have numbered around 5,000 in the precontract period (Kroeber 1925). Maps produced by early explorers indicate the existence of at least 40 Gabrieliño/Tongva villages in fertile lowlands along streams and rivers and in sheltered areas along the coast, but as many as 100 may have existed prior to contact with Europeans (Bean and Smith 1978; McCawley 1996; Reid 1968). The larger permanent villages most likely had populations averaging 50 to 200 persons. Sedentary villages also had smaller satellite villages located at varying distances that were connected to the larger villages through economic, religious, and social ties (Bean and Smith 1978).

The Gabrieliño/Tongva lived in “domed, circular structures covered with plant material,” followed patrilineal kinship networks, were politically organized under a village chief, and spiritually directed by community shamans. Their subsistence was based on a composite hunting and gathering strategy that

included large and small land animals, sea mammals, river and ocean fish, and a variety of vegetal resources. Generally, settlements were created at the intersection of several ecozones. The majority of the population drifted as families to temporary hillside or coastal camps throughout the year, returning to the central location on ritual occasions or when resources were low and it was necessary to live on stored foods.

Offshore fishing, as well as travel between the mainland and the southern Channel Islands, was accomplished from boats made of pine planks sewn together and sealed with asphaltum or bitumen. Much of the fishing, shellfish harvesting, and fowling took place along the ocean shoreline or along freshwater courses. Sea mammals were taken with harpoons, spears, and clubs. River and ocean fishing was undertaken with the use of line and hook, nets, basket traps, spears, and poisons (Hudson and Blackburn 1982).

Land animals were hunted with bow and arrow and throwing sticks and were trapped or clubbed. Smaller animals such as rabbits and ground squirrels were driven with grass fires and taken with deadfall traps. Seasonal grass fires may have had the additive effect of yielding new shoots attractive to deer. Burrowing animals could be smoked from their lairs. The primary plant resources were the acorn, gathered in the fall and processed in mortars and pestles, and various seeds that were harvested in late spring and summer and ground with manos and metates. The seeds included chia and sages, various grasses, and islay or holly leafed-cherry (Reid 1968). Transportation of plant and other resources was accomplished through the use of burden devices such as coiled and woven baskets and hammock carrying nets commonly made from spun grass and other plant fibers.

## **HISTORIC CONTEXT**

### **A Brief History of Hacienda Heights**

Parts of this section are excerpted from the local history page for Rancho La Puente at the Los Angeles County Library website and biographical notes at the Online Archive of California finding aid for the Workman Family Collection.

Hacienda Heights is in La Puente Valley, within the former Rancho La Puente, which was among the massive holdings of Mission San Gabriel. La Puente Valley was inhabited by Gabrieliño/Tongva people until 1769, when Don Gaspar de Portola and his expedition arrived under the direction of the Spanish crown to colonize the New World. Two years later, Mission San Gabriel was established as the first European settlement in California, and it soon became the most prosperous mission in California. Following Mexico's 1822 independence from Spain, the missions were secularized. Starting in the 1830s, mission properties were sold or given away by a Mexican government eager to profit from the missions' wealth.

Drawn to California by the opportunity to acquire land, friends and business partners John Rowland and William Workman led a wagon train of settlers west across more than a thousand miles of desert and mountain terrain from Taos, New Mexico, to Southern California, arriving in the valley in November 1841. Workman and Rowland took turns riding at the head of the group, accompanied by their watchdog, Lobo. The group traveled along the Rio Grande down the Chihuahua Trail, then to the Gila River and the Colorado River by way of Yuma. In November 1841, they reached San Gabriel via Cajon Pass. Within months they had petitioned for and received preliminary title – finalized in 1845 – to Rancho La Puente, a 48,790-acre tract that formerly belonged to the San Gabriel Mission. The ranch extended from the hills of what is now Hacienda Heights to San Bernardino Road in Covina, and from the San Gabriel River to Walnut and Pomona; and it encompassed what is now Baldwin Park, Charter Oak, Covina, La Puente, West Covina, and much of the Puente and San Jose hills. Rowland and Workman built adobe homes and established a thriving agricultural community engaged in ranching and farming. They raised cattle and sheep, grew wheat and processed it on-site at grist mills, and produced wool, wine, and brandies. In 1851, they decided to split the property, with Rowland taking about 29,000 acres on the east and Workman receiving the 20,000 acres on the west. Their land division was officially sanctioned only in 1867, following a circuitous route through

the legal system. Following their deaths in the 1870s, their respective parcels were bought and subdivided by developers, who then started communities that included La Puente and Hacienda Heights.

Over the next 50 years, the area changed little, with most of the land continuing to be used for ranching and cattle grazing. After World War II, following the pattern seen throughout California and the nation, the region underwent a building boom. In 1954, the *Los Angeles Times* covered the proposed development of 200 three- and four-bedroom houses in “the new \$3,500,000 community” of Hacienda Heights in the La Habra Hills district. Success was anticipated, in part because of the attractive financial terms offered to veterans and the proximity of a new schools (*Los Angeles Times* 1954). Many other housing tracts followed. The 1950 U.S. Census of the unincorporated community of North Whittier Heights showed a total of 6,831 residents, increasing to 16,667 by 1960, and 35,969 by 1970.

In about 1950, the community first began to be called Hacienda Heights rather than North Whittier Heights, possibly as a promotional ploy by real estate developers. In 1962, the name of the community was changed to Hacienda Heights. At the time, the town’s motto was “Growing with Pride.” (*Los Angeles Times* 1980). By 1980, the pride of growth, a quality shared by the majority of new postwar communities in Southern California, had led to accompanying growing pains, including problems associated with an explosion in population and lack of employment opportunities. Other problems included insufficient police and fire protection and increased crime. As the surrounding unincorporated areas were being claimed by other cities and included in those cities’ “spheres of influence,” a concept widely used as planning guides for growing cities. Primarily a bedroom community, Hacienda Heights had little industrial or commercial development. To address these problems, Hacienda Heights repeatedly considered incorporation, in part to save its tax base (*Los Angeles Times* 1980). However, as had occurred several times previously, the measure to incorporate failed, and Hacienda Heights remains an unincorporated community.

Meanwhile, looking toward the future, the City of Industry incorporated early, in 1957. By 1971, the City had adopted a general plan with the primary goal of “creating and maintaining an ideal setting for manufacturing, distribution, and industrial facilities” (Homestead Museum 2017). The City boundaries snaked east and west, roughly following the Pomona Freeway, still in development. The plan was overseen by Victor Gruen, a prolific architect and urban planner who also designed the enormous Puente Hills Mall adjacent to Hacienda Heights (Gruen and Smith 1960).

### **Wedgeworth Elementary School**

Wedgeworth Elementary School is administered by the Hacienda La Puente Unified School District. It was constructed as part of the typical suburban residential tract with a school integrated into the neighborhood, as developers rushed to house young families during the postwar era. Historic aerials show the land was occupied by orchards in 1948, which were cleared and planted with field crops between 1953 and 1963. From the mid-1960s to the early 1970s, single-family houses on curvilinear streets quickly filled the area adjacent to the school on the east and south (historicaerials 1964, 1965, 1969, 1972). The school was not present in 1965 but its campus core buildings are fully built in 1972 (historicaerials 1965, 1972). In 1974, a large condominium development was completed on the west, from Eagle Park Road across from the school and extending to the west to Glen A. Wilson High School south of the Pomona Freeway (SR-60) to the north, which was completed between 1965 and 1972 (Los Angeles County Assessor). The \$40 million Puente Hills Mall opened in 1973, completing the elements of a mid-century Southern California suburban community (*Pomona Progress Bulletin* 1972).

## **SURVEY RESULTS**

### **Archaeological Survey**

Roughly 75 percent of the Project area is occupied by either school facilities and associated landscaping, playing fields, parking lots, and baseball diamonds (see Figure 3). In fact, the four baseball diamonds take up the better part of the northern portion of the parcel and are in regular use by the Hacienda Heights Little League (Figure 4). The southwestern corner of the parcel is the only area that remains largely open (Figure 5), although there are also some open areas around the north and east sides of the baseball diamonds as well as along the concrete channel on the east (Figures 6 and 7). Recent expansion of school facilities, including the installation of a number of additional temporary buildings and extension of the lawn, has diminished the size of the open space as the fencing that bounds the western edge of the campus was moved to the west (Figure 8).

All accessible portions of the Project area and visible ground surfaces were carefully inspected for any sign of the presence of cultural materials; no previously undocumented resources were encountered during the intensive pedestrian archaeological survey.

## **CONCLUSION**

Assessment of the results of the records search as well as the historical maps and aerials and research into the history of the Project parcel suggested a low potential for the presence of archaeological resources. The pedestrian survey confirmed that no previously undocumented resources appear to exist within the Project area. Therefore, no CEQA historical resources will be adversely impacted as a result of the project.

Please feel free to contact me as needed if you have questions or concerns.

Sincerely,



Sherri Andrews  
Senior Archaeologist  
ASM Affiliates, Inc.  
20 North Raymond Avenue, Suite 220  
Pasadena, California 91103  
(626) 793-7395  
sandrews@asmaffiliates.com

Attachment A: References  
Attachment B: Figures and Photographs  
Attachment C: SCCIC Records Search Summary  
Attachment D: NAHC Response

## **ATTACHMENT A: REFERENCES**



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**ATTACHMENT B: FIGURES AND PHOTOGRAPHS**



Figure 1. Project vicinity map.



**Figures and Photographs**

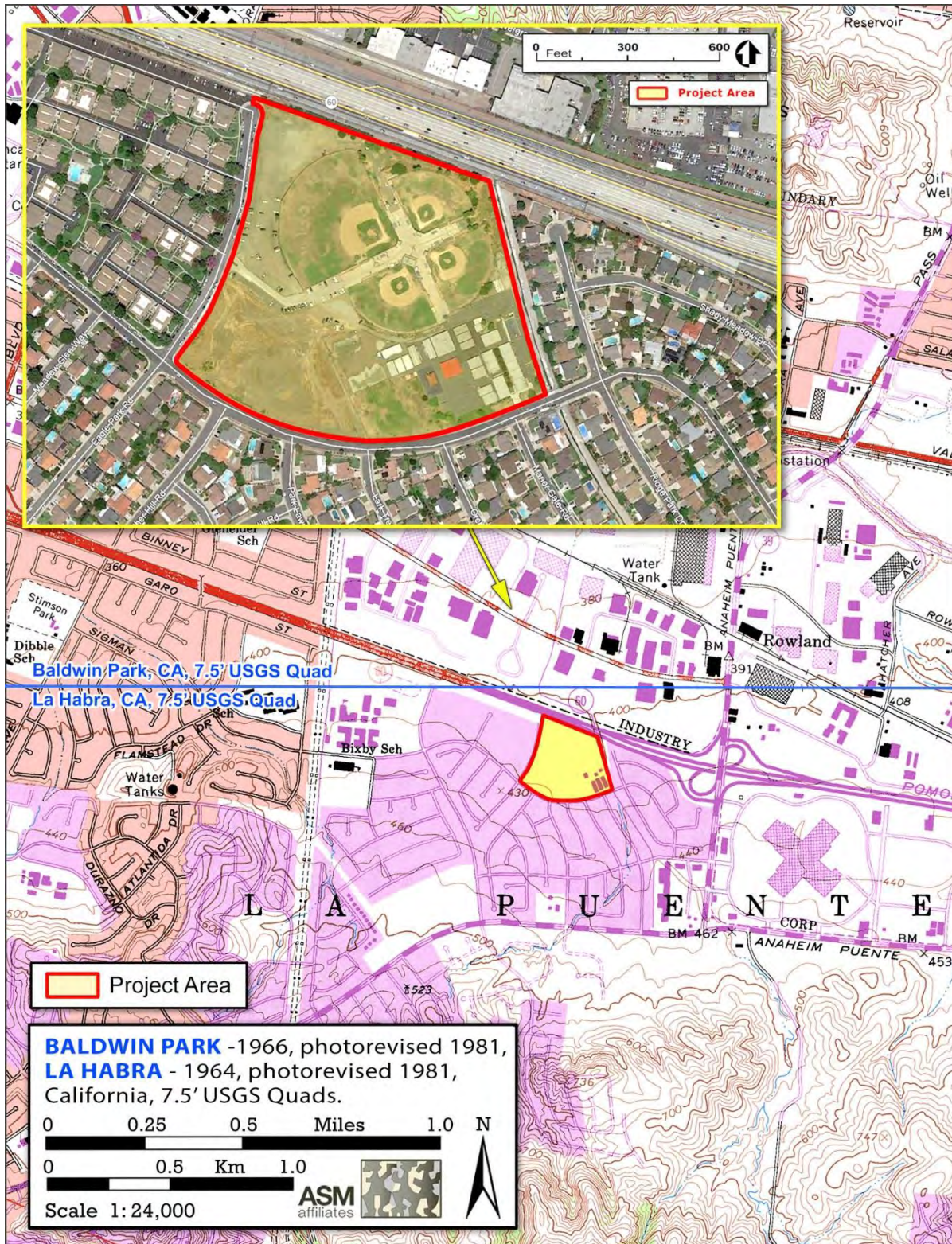


Figure 2. Project location map.





Figure 3. Project area map close-up, project site outlined in red.



Figure 4. Overview of baseball diamond area, view toward northeast.



**Figures and Photographs**

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Figure 5. Overview of open area in southwestern portion of parcel, view toward west.



Figure 6. Open area at east side of baseball diamonds adjacent SR-60 sound wall, view toward north.





Figure 7. Open area at east side of school along concrete channel, view toward south.



Figure 8. Overview showing relationship between new play yard at left, new lawn in background, and open area at right, view toward southeast.

**ATTACHMENT C: SCCIC RECORDS SEARCH SUMMARY**

**South Central Coastal Information Center**

California State University, Fullerton  
 Department of Anthropology MH-426  
 800 North State College Boulevard  
 Fullerton, CA 92834-6846  
 657.278.5395 / FAX 657.278.5542  
[sccic@fullerton.edu](mailto:sccic@fullerton.edu)

*California Historical Resources Information System*  
 Orange, Los Angeles, and Ventura Counties

12/4/2018

Records Search File No.: 19685.5616

Sherri Andrews  
 ASM Affiliates, Inc.  
 20 N. Raymond Av., Ste. 220  
 Pasadena, CA 91103

Re: Record Search Results for Wedgeworth Elementary School Cultural Resources Report

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Baldwin Park and La Habra, CA USGS 7.5' quadrangles. The following reflects the results of the records search for the project area and a 1-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format:  custom GIS maps  shape files  hand-drawn maps

Resources within project area: 0	None
Resources within 1-mile radius: 4	SEE ATTACHED MAP or LIST
Resources listed in the OHP Historic Properties Directory within project area: 0	None
Resources listed in the OHP Historic Properties Directory within 1-mile radius: 0	None
Resources listed in the Historic Properties Directory that lack specific locational information: 1	SEE ATTACHED LIST FOR INDIVIDUAL PROPERTY STATUS CODES - These properties may or may not be in your project area or in the search radius.
Reports within project area: 2	LA-04883, LA-04954
Reports within 1-mile radius: 28	SEE ATTACHED MAP or LIST

- |  |  |   |   |
|--|--|---|---|
| <b><u>Resource Database Printout (list):</u></b>       | <input checked="" type="checkbox"/> enclosed | <input type="checkbox"/> not requested            | <input type="checkbox"/> nothing listed |
| <b><u>Resource Database Printout (details):</u></b>    | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed |
| <b><u>Resource Digital Database (spreadsheet):</u></b> | <input checked="" type="checkbox"/> enclosed | <input type="checkbox"/> not requested            | <input type="checkbox"/> nothing listed |
| <b><u>Report Database Printout (list):</u></b>         | <input checked="" type="checkbox"/> enclosed | <input type="checkbox"/> not requested            | <input type="checkbox"/> nothing listed |
| <b><u>Report Database Printout (details):</u></b>      | <input type="checkbox"/> enclosed            | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed |
| <b><u>Report Digital Database (spreadsheet):</u></b>   | <input checked="" type="checkbox"/> enclosed | <input type="checkbox"/> not requested            | <input type="checkbox"/> nothing listed |

<b><u>Resource Record Copies:</u></b>	<input checked="" type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Report Copies:</u></b>	<input checked="" type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>OHP Historic Properties Directory:</u></b>	<input checked="" type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Archaeological Determinations of Eligibility:</u></b>	<input type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input checked="" type="checkbox"/> nothing listed
<b><u>Los Angeles Historic-Cultural Monuments</u></b>	<input type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input checked="" type="checkbox"/> nothing listed
<b><u>Historical Maps:</u></b>	<input checked="" type="checkbox"/> enclosed	<input type="checkbox"/> not requested	<input type="checkbox"/> nothing listed
<b><u>Ethnographic Information:</u></b>	<input checked="" type="checkbox"/> not available at SCCIC		
<b><u>Historical Literature:</u></b>	<input checked="" type="checkbox"/> not available at SCCIC		
<b><u>GLO and/or Rancho Plat Maps:</u></b>	<input checked="" type="checkbox"/> not available at SCCIC		
<b><u>Caltrans Bridge Survey:</u></b>	<input checked="" type="checkbox"/> not available at SCCIC; please go to <a href="http://www.dot.ca.gov/hq/structur/strmaint/historic.htm">http://www.dot.ca.gov/hq/structur/strmaint/historic.htm</a>		
<b><u>Shipwreck Inventory:</u></b>	<input checked="" type="checkbox"/> not available at SCCIC; please go to <a href="http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp">http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp</a>		
<b><u>Soil Survey Maps: (see below)</u></b>	<input checked="" type="checkbox"/> not available at SCCIC; please go to <a href="http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx">http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx</a>		

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the **California Historical Resources Information System**,

**Isabela Kott** Digitally signed by Isabela Kott  
Date: 2018.12.04 15:43:05 -08'00'

Isabela Kott  
GIS Technician/Staff Researcher

Enclosures:

- (X) Custom Maps – 3 pages
- (X) Resource Database Printout (list) – 3 pages
- (X) Resource Digital Database (spreadsheet) – 4 lines
- (X) Report Database Printout (list) – 3 pages
- (X) Report Digital Database (spreadsheet) – 30 lines
- (X) Resource Record Copies – (all) 63 pages
- (X) Report Copies – (project area only) 16 pages
- (X) OHP Historic Properties Directory – 1 page
- (X) National Register Status Codes – 1 page
- (X) Historical Maps – 8 pages

**ATTACHMENT D: NAHC RESPONSE**

NATIVE AMERICAN HERITAGE COMMISSION  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100 West Sacramento, CA 95691 Phone: (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



November 13, 2018

Sherri Andrews  
ASM Affiliates

VIA Email to: [sandrews@asmaffiliates.com](mailto:sandrews@asmaffiliates.com)

RE: Wedgeworth Elementary School Project, Los Angeles county.

Dear Ms. Andrews:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: [katy.sanchez@nahc.ca.gov](mailto:katy.sanchez@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Katy Sanchez".

Katy Sanchez  
Associate Environmental Planner

Attachment

**Native American Heritage Commission  
Native American Contacts List  
11/14/2018**

Gabrielino Band of Mission Indians - Kizh Nation Andrew Salas, Chairperson P.O. Box 393 Covina ,CA 91723 admin@gabrielenoindians.org (626) 926-4131	Gabrielino	Gabrielino-Tongva Tribe Charles Alvarez, Councilmember 23454 Vanowen St. West Hills ,CA 91307 roadkingcharles@aol.com (310) 403-6048	Gabrielino
--	------------	---	------------

Gabrielino/Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson P.O. Box 693 San Gabriel ,CA 91778 GTTribalcouncil@aol.com (626) 483-3564 Cell (626) 286-1262 Fax	Gabrielino Tongva
--	-------------------

Gabrielino /Tongva Nation Sandonne Goad, Chairperson 106 1/2 Judge John Aiso St., #231 Los Angeles ,CA 90012 sgoad@gabrielino-tongva.com (951) 807-0479	Gabrielino Tongva
--	-------------------

Gabrielino Tongva Indians of California Tribal Council Robert F. Dorame, Chairman P.O. Box 490 Bellflower ,CA 90707 gtongva@gmail.com (562) 761-6417 Voice/Fax	Gabrielino Tongva
---	-------------------

Gabrielino-Tongva Tribe Linda Candelaria, Chairperson 80839 Camino Santa Juliana Indio ,CA 92203 lcandelaria1@gabrielinotribe.org	Gabrielino
---	------------

**This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.**

**Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.**

**This list is only applicable for contacting local Native American Tribes for the proposed: Wedgeworth Elementary School Project, Los Angeles County.**





## Appendix B Paleontological Resources Data

## Appendix

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Natural History Museum  
of Los Angeles County  
900 Exposition Boulevard  
Los Angeles, CA 90007

tel 213.763.DINO  
www.nhm.org



Vertebrate Paleontology Section  
Telephone: (213) 763-3325

e-mail: [smcleod@nhm.org](mailto:smcleod@nhm.org)

16 November 2018

PlaceWorks, Inc.  
3 MacArthur Place, Suite 1100  
Santa Ana, CA 92707

Attn: Elizabeth Kim, Senior Associate

re: Paleontological Records Search for the proposed Wedgeworth Elementary School Project, in  
Hacienda Heights, Los Angeles County, project area

Dear Kim:

I have conducted a thorough search of our Vertebrate Paleontology records for the proposed Wedgeworth Elementary School Project, in Hacienda Heights, Los Angeles County, project area as outlined on the portion of the La Habra USGS topographic quadrangle maps that you sent to me via e-mail on 2 November 2018. We do not have any vertebrate fossil localities that lie within the proposed project site boundaries, but we do have localities nearby from the same sedimentary deposits that probably occur at depth in the proposed project area.

Surficial deposits throughout the proposed project area consist of younger Quaternary Alluvium, derived as alluvial fan deposits from the Puente Hills just to the south. These younger Quaternary deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but at relatively shallow depth older sedimentary deposits may well contain significant fossil vertebrate remains. In the more elevated terrain to the south there are surface deposits of older Quaternary Alluvium, the marine Pliocene Fernando Formation and the marine late Miocene Puente Formation, and these rock units probably underlie the younger Quaternary Alluvium in the proposed project area.

Our closest vertebrate fossil locality in older Quaternary deposits is LACM 1807, almost due north of the proposed project area in Irwindale south of Arrow Highway and east of

Irwindale Avenue north of Dalton Wash, that produced a fossil specimen of mastodon, *Mammut americanum*, in a gravel pit at a depth of 115-120 feet below the original surface.

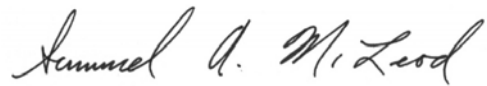
We have a series of Fernando Formation (Repetto Member) localities, LACM 6350-6361, from the Puente Hills landfill west-northwest of the proposed project area that produced a suite of fossil marine vertebrates including great white shark, *Carcharodon carcharias*, herring, *Ganolytes*, hake, *Merluccius*, lanternfish, *Diaphus* and *Lampanyctus*, mackerels, Scombridae, swordfish, *Coelorhynchus scaphopsis*, flounder, Pleuronectidae, and whale, Cetacea. Our next closest locality from the Fernando Formation (Siltstone Member) is LACM 1897, situated near Penn Park in northeastern Whittier west-southwest of the proposed project area, that produced a specimen of a fossil dolphin, Odontoceti.

Our closest vertebrate fossil localities in the Puente Formation, LACM 5837, 6170, 6907-6908, and 7046, are situated just to the east of the proposed project area with localities LACM 5837 and 6170 north of San Jose Creek and localities 6907-6908, and 7046 south of San Jose Creek. These localities have produced a rich suite of fossil marine vertebrates including bonito shark, *Isurus oxyrinchus*, top smelts, *Atherinops barkeri* and *Atherinopsis*, sauries, Scomberesocidae, herrings, *Etringus scintillans* and *Ganolytes cameo*, cod, *Eclipes*, anglerfish, *Acentrophryne longidens*, lanternfish, Myctophidae, jack, *Decapterus*, snake mackerel, *Thyrsocles kriegeri*, croakers, *Seriphus lavenbergi* and *Lompoquia*, sanddab, Pleuronectiformes, deep sea smelt, Bathylagidae, viperfish, *Chauliodus eximius*, bristlemouth, *Cyclothone*, pipefish, *Syngnathus emeritus*, and whale, Cetacea. Specimens of the fossil pipefish, *Syngnathus emeritus*, from locality LACM 7046 were published in the scientific literature by R. A. Fritzsche (1980. Revision of the eastern Pacific Syngnathidae (Pisces: Syngnathiformes), including both Recent and fossil forms. Proceedings of the California Academy of Science, 42(6):181-227). Specimens of the fossil anglerfish, *Acentrophryne longidens*, from locality LACM 6908 were figured in the scientific literature by T. W. Pietsch and R. J. Lavenberg (1980. A fossil ceratoid anglerfish from the Late Miocene of California. Copeia, 1980(4):906-908). The fossil croaker, *Seriphus lavenbergi*, from locality LACM 6907 is a holotype (specimen that is the name bearer for a species new to science) described by R. W. Huddleston and G. T. Takeuchi (2006. A New Late Miocene Species of Sciaenid Fish, Based Primarily on an *in situ* Otolith from California. Bulletin of the Southern California Academy of Sciences, 105(1):30-42).

Shallow excavations in the younger Quaternary Alluvium in the proposed project area are unlikely to encounter significant vertebrate fossils. Deeper excavations that extend down into older sedimentary deposits, however, may well uncover significant fossil vertebrate remains. Any substantial excavations in the proposed project area, therefore, should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod". The signature is written in black ink and is positioned below the word "Sincerely,".

Samuel A. McLeod, Ph.D.  
Vertebrate Paleontology

enclosure: invoice

