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Subject: 2023110409 Los Angeles County Westside Area Plan

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SCH Number

2023110409

Lead Agency

Los Angeles County Department of Regional Planning

Document Title

Los Angeles County Westside Area Plan

Document Type

EIR - Draft EIR

Received

6/18/2024

Hello, Julie—

Thank you for providing the City's Notice of Preparation (NOP) of a PEIR for our review. This email conveys the following recommendations from CGS concerning geologic and seismic hazard issues within the proposed project:

1. Liquefaction and Landside Hazards

- The PEIR discusses liquefaction and earthquake-induced landslides as a potential seismic hazard and notes portions of the Planning Area are within liquefaction or landslide hazard zones (p. 5.7-8 and 5.7-9). The County should consider providing a map of the Earthquake Zones of Required Investigation (EZRI) for liquefaction and landslides. The PEIR incorrectly cites the USGS as the source for these hazard zones; however, the PEIR report should properly cite the California Geological Survey (CGS), who prepares and releases these EZRI.
- CGS maps and data are available here and should be used in the suggested map:
<https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-liquefaction-zones-1/about>

<https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-landslide-zones-doc-hosted/about>
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
<https://maps.conservation.ca.gov/cgs/EQZApp/app/>

- Cities and counties affected by EZRIs must regulate certain development projects within them. The Seismic Hazards Mapping Act (1990) also requires sellers of real property (and their agents) within a mapped hazard zone to disclose at the time of sale that the property lies within such a zone.

2. Earthquake Ground Motion Hazards

- The PEIR should provide a discussion of the probability of large earthquakes in the region. This discussion may include earthquake probabilities from the third Uniform California Earthquake Rupture Forecast (UCERF3). A non-technical discussion of this model is available here:
<https://pubs.usgs.gov/fs/2015/3009/pdf/fs2015-3009.pdf>

3. Fault Hazards

- The PEIR discusses surface fault rupture hazards from earthquakes on local faults and reports portions of the Planning Area are within Alquist-Priolo Earthquake Fault Zones (APEFZ) (p. 5.7-2 and 5.7-3). The County should consider providing maps depicting the locations of Alquist-Priolo Earthquake Fault Zones in the region with respect to the boundaries of each planning area. The City might also consider referring readers to the CGS website for a web map of APEFZ that is continually updated:
<https://maps.conservation.ca.gov/cgs/EQZApp/app/>
- The PEIR states structures for human occupancy “must be set back a minimum of 50 feet” on page 5.7-3, which is an incorrect reading of the Alquist-Priolo Earthquake Fault Zoning Act. In Appendix B of that Act and in CGS Special Publication 42, it says “the area within fifty (50) feet of such active faults shall be presumed to be underlain by active branches of that fault unless proven otherwise by an appropriate geologic investigation...”. A setback of less than 50 feet may be recommended by the project geologist and approved by the lead agency, based on the quality of the subsurface data used to characterize the fault. In the absence of quality data, the 50-foot setback becomes the default. Additionally, lead agencies may dictate minimum building setback distances from active faults.
- CGS maps and data are available here:
<https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-fault-traces/about>
<https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-alquist-priolo-fault-hazard-zones-1/about>
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>

4. Tsunami Hazards

- The PEIR provides a discussion of tsunami inundation hazards within the Planning Area. The PEIR should also discuss and provide a map depicting CGS Tsunami Hazard Areas (THAs), which are mapped along the entire California

coast. The purpose of a THA is to assist public agencies in identifying their exposure to tsunami hazards. It is intended for local jurisdictional, coastal evacuation planning uses only. Additional information and map files can be found at the links below:

<https://www.conservation.ca.gov/cgs/tsunami>

<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>

https://www.conservation.ca.gov/cgs/Documents/Publications/Tsunami-Maps/Tsunami_Hazard_Area_Map_Los_Angeles_County_a11y.pdf

- The City should also check to see if any Planning Area sites are included in a Tsunami Design Zone established by the California Building Code (CBC). The CBC requires certain design standards for essential/critical or larger structures within these zones. The following website provides additional information regarding Tsunami Design Zones: <https://asce7tsunami.online/>.

Please let me know if you have any questions.



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"A team is not a group of people who work together.

A team is a group of people who trust each other." – Simon Sinek

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