

1.0 Introduction



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A. PURPOSE OF THIS ENVIRONMENTAL IMPACT REPORT

The purpose of an environmental impact report (EIR) is to identify a project's significant effects on the environment, identify alternatives to the project, and indicate the manner in which those significant impacts can be mitigated or avoided (California Public Resources Code [PRC] Section 21002.1). A detailed description of the proposed Entrada South Project (Project) is provided in **Section 3.0**, Project Description, of this Draft EIR.

The Project requires approval of certain discretionary actions by the County of Los Angeles (County) and other governmental agencies. Therefore, in accordance with PRC Section 21080, the Project is subject to environmental review requirements under the California Environmental Quality Act (CEQA). For purposes of complying with CEQA, the County is identified as the Lead Agency for the Project.

In accordance with Section 15121(a) of the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] Section 15000, et seq.), this Draft EIR is an informational document that will inform the County's decision makers and the public of: (1) the significant environmental effects of the Project; (2) possible ways to minimize any significant effects; and (3) reasonable alternatives to the Project. Thus, the EIR is an important document that is ultimately used by the County's Board of Supervisors when considering whether or not to approve, deny, or modify the Project.

This Draft EIR has been prepared in conformance with CEQA (PRC Section 21000, et seq.) and the State CEQA Guidelines. CEQA Guidelines Section 15151 defines the standards for EIR adequacy as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement

among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

This Draft EIR is intended to serve as a Project EIR under CEQA. CEQA Guidelines Section 15161 states that a Project EIR should focus primarily on changes in the environment that would result from the development project. In addition, a Project EIR must examine all phases of a project including planning, construction, and operation. This Project EIR is intended to provide the environmental information necessary for the County to make a final decision on the requested entitlements for this Project. This Draft EIR is also intended to support necessary approvals by other agencies.

B. ENVIRONMENTAL REVIEW PROCESS

In accordance with the requirements of CEQA, the County prepared an Initial Study dated June 29, 2010, that identified the topics to be analyzed in the EIR. The Initial Study is contained in **Appendix 1A** of this Draft EIR.

Based on the review of environmental issues by the County, this Draft EIR analyzes the following environmental topics:

- Aesthetics, Views, and Light and Glare
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural and Paleontological Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology
- Water Quality
- Land Use and Planning
- Mineral Resources

- Noise
- Population, Housing, and Employment
- Public Services
 - Fire Protection
 - Sheriff Protection
 - Schools
 - Parks and Recreation
 - Libraries
- Transportation and Traffic
- Utilities and Service Systems
 - Water Supply and Service
 - Wastewater Disposal
 - Energy
 - Solid Waste

In compliance with CEQA Guidelines Section 15082, a Notice of Preparation (NOP) was prepared and distributed on July 1, 2010, to the State Clearinghouse, various public agencies, and other interested parties for the required 30-day review and comment period. Additionally, a Scoping Meeting was held on July 28, 2010, at Rancho Pico Junior High School to facilitate public review and comment on the Project. The NOP (including the Initial Study), NOP comments received by the County, and Scoping Meeting comments are contained in **Appendix 1** of this Draft EIR.

This Draft EIR was prepared under the direction and supervision of the Los Angeles County Department of Regional Planning (Regional Planning), Special Projects Section. During the 45-day public review period required by CEQA Guidelines Section 15105, written comments concerning the adequacy of the document may be submitted by interested public agencies and members of the public to the County of Los Angeles, Department of Regional Planning, Special Projects Section, 320 West Temple Street, Room 1362, Los Angeles, California 90012; Attention: Mr. Kim Szalay.

Public hearings will be held before the Los Angeles County Hearing Examiner, Regional Planning Commission, and Board of Supervisors. The Hearing Examiner will conduct a public hearing to take testimony on the Draft EIR during the public review and comment period. After the public review and comment period, written responses to all written comments and oral testimony pertaining to environmental issues will be prepared as part of the Final EIR. As required by CEQA, responses to comments submitted by responsible public agencies will be distributed to those agencies for review prior to consideration of the Final EIR by the Regional Planning Commission. Upon completion of the Final EIR and other required documentation, the Regional Planning Commission may certify the EIR, adopt findings relative to the Project's environmental effects, and approve or deny the Vesting Tentative Tract Map, Conditional Use Permit, Oak Tree Permit, and Parking Permit, and make a recommendation to the Board of Supervisors regarding the Zone Change. The Board of Supervisors will complete the public hearing process by adopting or rejecting the EIR and all Project entitlements.

C. ORGANIZATION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT

The Draft EIR is comprised of the following sections:

- 1.0 Introduction.** This section briefly discusses the purpose of the EIR, identifies the environmental issues assessed in the EIR, and describes the environmental review process and organization of the EIR.
- 2.0 Executive Summary.** This section provides a summary of the Project Description, Alternatives to the Project, environmental impacts, and mitigation measures.
- 3.0 Project Description.** This section provides a detailed description of the Project, including Project location, Project characteristics, Project objectives, and required discretionary actions.
- 4.0 Environmental and Regulatory Setting and Cumulative Impact Analysis Methodology.** This section provides an overview of the Project site and surrounding area, including a description of the existing physical and built environment; an overview of the primary land use and regulatory plans that influence development on the Project Site; a description of the methodology used to evaluate the cumulative impacts of the Project, including a discussion of growth forecasts; and a list of related projects considered in the cumulative impact analysis.
- 5.0 Environmental Impact Analysis.** This section presents the regulatory setting, environmental setting, Project and cumulative impact analyses,

mitigation measures, and conclusions regarding the level of significance after mitigation for each environmental impact issue.

- 6.0 Project Alternatives.** This section provides an analysis of a range of reasonable alternatives to the Project.
- 7.0 Other Environmental Considerations.** This section provides a discussion of significant unavoidable impacts that would result from the Project and the reasons why the Project is being proposed notwithstanding the significant unavoidable impacts. An analysis of the significant irreversible changes in the environment and potential secondary effects that would result from the Project also is presented. In addition, this section analyzes the Project's potential growth-inducing impacts, which could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Furthermore, discussion is provided regarding change of character impacts, which include changes in land use pattern, scale, or character, or reduction of agricultural land. Potential secondary effects caused by implementation of the Project's mitigation measures are also addressed. Finally, a discussion of possible effects of the Project that were determined not to be significant within the Initial Study is provided.
- 8.0 List of Preparers.** This section lists the persons that contributed to the preparation of this Draft EIR.
- 9.0 References.** This section lists all the references and sources used in the preparation of the Draft EIR.
- 10.0 Acronyms, Shortened Terms, and Abbreviations.** This section provides a list of acronyms and abbreviations used in the Draft EIR.