



Planning Division  
245 East Bonita Ave., San Dimas CA 91773  
(909) 394-6250

## ENVIRONMENTAL CHECKLIST FORM

### Part 2 - Initial Study

(To Be Completed By Staff)

#### BACKGROUND:

- 1. Project File:** General Plan Amendment 08-02  
Specific Plan Amendment 08-04  
Tentative Tract Map 70583  
Development Agreement

- 2. Related Files/Background:**

In 1999, the City of San Dimas approved a General Plan Amendment 99-1 and Specific Plan No. 25 for a 972 acre portion of the City known as the "Northern Foothills." At that time, the City also certified the Northern Foothills Implementation Project – Program Environmental Impact Report. The 972 acre Northern Foothills are generally located north of Foothill Boulevard between the boundaries of adjoining Glendora and La Verne. It is bounded on the north by the Angeles National Forest.

General Plan Amendment 99-1 and Specific Plan No. 25 revised underlying land use designations and densities. As analyzed in the NF-PEIR, General Plan Amendment 99-1 and Specific Plan No. 25 could (depending on a number of design factors) lead to a range of 45-198 lots in the Northern Foothills, with lot sizes ranging between 5 and 80 acre. However, due to the implementation of development criteria, these land use documents concluded that actual lot count could be less. The minimum density of the Northern Foothills was expressed as at least one dwelling unit on each of the forty- seven undeveloped assessor's parcels described in the Northern Foothills documents, assuming those were legal parcels. These documents further emphasized the need for equestrian lots and trails, limited residential development to single story structures and limited grading and infrastructure (including prohibiting development grading in areas over 35% and all development in areas over 50% and near or on certain "primary" and "secondary" ridges).

Shortly thereafter, the project proponent (NJD) filed a legal challenge in Los Angeles County Superior Court against the City's approval of General Plan Amendment 99-1 and Specific Plan No. 25. On March 4, 2002, the trial court dismissed the case, holding that the project proponent must first present an actual application to the City for a decision under General Plan Amendment 99-1 and Specific Plan No. 25 before seeking further judicial relief. That decision was appealed unsuccessfully and later an appeal with the California Supreme Court was also filed. The project proponent and the City entered into a Settlement Agreement and Release in 2004 which dismissed the project proponent's claims and litigation in exchange for allowing the City, while retaining its final discretionary and legislative authority, to approve or deny a project.

The Settlement Agreement established a framework and a set of standards for this process. Some of these standards and framework consist of: (1) promoting open space and the natural setting for residentially zoned property by offering the project proponent's property to various conservancies, (2) providing the project proponent with a concurrent right or the City with an obligation to process amendments to General Plan Amendment 99-1 and Specific Plan No. 25 (to recognize the unique features of the project proponent's property), (3) providing for cooperative CEQA and entitlement processing, (4) increasing the range of dwelling unit densities on the project proponent's then-held

property of 202 acres per an exhibit entitled "San Dimas Lotting Concept Plan" showing approximately 38 large private lots and (5) allowing for a limited number of two story dwelling units. The Settlement Agreement discussed access, inclusion of dwelling units consolidated from adjoining properties acquired by the project applicant, or transfers of development rights purchased from other property owners in the Northern Foothills.

### 3. Description of Project:

The project site is located in the portion of the City known as the Northern Foothills and is within Specific Plan No. 25. Aside from care-takers quarters, existing water tanks, stables, corrals, several barns, fencing and a leach field, the project site is vacant. The project site is primarily accessible from Cataract Avenue, a paved public road; additionally, several unpaved motorways and fire-roads provide limited access to the project site and to the surrounding foothill areas. A number of unpaved motorways, including Wildwood Motorway, Ferguson Motorway and Sycamore Canyon Road, transect portions of the project site. The 1999 NF PEIR discussed access in the Northern Foothills and noted that Wildwood Motorway, though narrow, did allow for vehicle travel. The topography of the project site consists of rolling hills, steep hill and valley areas and a significant lower-lying bowl area that is relatively flat.

The proposed project consists of: (1) Amendments to the City's General Plan and Specific Plan No. 25 to implement obligations contained in the Settlement Agreement and to enable approval of the tentative tract map (described below). (2) A tentative tract map to subdivide approximately 270 acres located in the western portion of the Northern Foothills into 61 single-family residential lots, 7 on-map common area lots (or "lettered lots") including private roadways, 1 remainder parcel that is anticipated to remain open space/habitat conservation and which will be offered for dedication to the City or a conservancy, related infrastructure (including entry gates, utilities, water quality control basins and a water storage facility), and an easement for an approximately 2.83-acre portion of property to the south for the purpose of access, drainage, grading, utilities, landscaping and maintenance. The project site, including the Tentative Map and the 2.83-acre easement area, consists of a total acreage of approximately 273 acres. Total disturbance on the project site is estimated at approximately 90 acres (of which 10 acres would be short-term non-permanent disturbance occurring during construction). (3) A statutory development agreement to, among other things, vest the project applicant's rights to develop the proposed project pursuant to the Tentative Map and conditions of approval. Infrastructure, including a 750,000 gallon water storage tank, paved 26-foot roads, fire hydrants, turnarounds and fuel modification are proposed

General Plan Amendment 08-02: Includes numerous amendments to the General Plan to implement the Settlement Agreement and to accommodate the proposed Tentative Map design. The General Plan amendments include but are not limited to the following:

- Increasing the Maximum Allowable Density set forth in Exhibit II-5.1.
- Revising Recommended Environmental Thresholds and Appropriate Levels of Development as set forth in Exhibit II-5.3.
- Revising Objective 10.2 and relevant subsections related to landform modifications.
- Revising various Policies such as 10.1.2 (maximum density), 10.1.3 (one acre minimum parcel size when clustering), 10.2.4 (maintaining natural character of the hillside), 10.2.10 (one story height limitation), 10.4.3 thru 9 (preservation of habitats ... natural condition); and 10.2.17 Primary Ridges (no water tanks).

Specific Plan Amendment 08-04: The project includes numerous amendments to Specific Plan No. 25 to implement the Settlement Agreement and to accommodate the proposed Tentative Map design. Specific Plan No. 25 amendments include, but are not limited to, the following:

- Increasing the Maximum Allowable Density set forth in Section 18.542.

- Revising Lot Size standards set forth in Section 18.542.210.
- Revising Open Space and "no building" areas set forth in Section 18.543.220 by adding provisions recognizing consolidation of open space by clustered development.
- Revising various grading standards set forth in Section 18.542.230.
- Revising building height standards set forth in Section 18.542.250 to allow at least some two story structures.
- Revising various lot and site design standards set forth in Section 18.542.270.
- Revising access and circulation standards set forth in Section 18.542.290.

Tentative Tract Map 70583: The Tentative Map consists of 61 single-family residential lots, with an average lot size of 2 acres. The residential lots range in size from approximately ½ acre to 17.81 acres. Pad sizes on the residential lots average 25,204 square feet, with a range of 13,485 to 70,559 square feet. Some residential lots include designated "no build areas." It is likely that the applicant will deed restrict these no build areas. Nine of the residential lots are designated as "equestrian lots." Sixteen lots are designated for construction of two-story structures. Residential lots are planned to have setbacks of 25 feet (front yard, from curb), 25 feet combined (side yard) and 20 feet (rear). Parking is intended to be accommodated on each individual lot.

The proposed single-family residences will range in size between approximately 4,000 - 14,999 square feet, with the average home size estimated to be between approximately 5,000-6,000 square feet. The project proponent anticipates that the residential lots will be offered for sale to the general public as executive level home sites.

The Tentative Map includes 7 on map common area lots. These lots generally consist of private roadways, an entry gate, open space areas, locations for debris basins, water quality detention basins and sites for infrastructure (including a water storage tank). Additionally, the Tentative Map includes an easement across property to the south for the purpose of access, drainage, grading, utilities, landscaping and maintenance.

The project is anticipated to be completed in 3 or 4 phases with mass grading, utilities (including water and sewer), a gated entryway, backbone roads, debris basins, the water storage tank, environmental mitigation, trails and related infrastructure improvements, all completed as part of the first phase.

One remainder parcel, consisting of approximately 83.97 acres, is intended as habitat conservation and open space. This remainder parcel is presently vacant and undeveloped, except for several unpaved motorways. This remainder lot is not proposed for development and is not included in the common area of the Tentative Map. The project applicant is willing to offer this remainder parcel for dedication to the City or a third party conservancy. No build areas of residential lots will also serve as open space. The proposed project also presents the opportunity to potentially provide a trail linkage between Horse Thief Canyon Park and the Sycamore Canyon trail system, which proceeds into the Angeles National Forest.

Primary access to the project site will be taken from a gated entryway to a private road beginning at the northern terminus of Cataract Avenue (a paved public street). The project site's residential circulation consists of 26-foot-wide paved private roads. The main roadway, identified as Brasada Lane on the Tentative Map, generally follows the current footprint of the existing Wildwood Motorway. The roadways include engineering for accessibility by emergency services, including turnouts, turnarounds (both knuckled cul-de-sac and hammer-head), emergency access points (discussed below) and fire hydrants.

Emergency access to and from the project site would be taken from Cataract Avenue and up to four other access points. Two proposed emergency access points are along the western boundary of the project

site and lead into Glendora via the project applicant's adjacent property. The other two proposed emergency access points are located on the eastern side of the project site.

Lighting of the project site will be limited to what is required for public safety.

The proposed project includes utility infrastructure that will be extended from existing electricity, cable TV/telephone, sanitary sewer, natural gas and water mains located in or along Cataract Avenue into the project site. Utility services are proposed to be underground. On-site utility mains for sanitary sewer, natural gas, electricity and water will generally be located within the private roadways. Water service is provided by Golden State Water Company, sewer service and storm drain service is provided by the City, natural gas is provided by The Gas Company, electricity is provided by Southern California Edison, telephone service is provided by Verizon, and the cable provided is currently Time Warner.

The City maintains its own sewer system, which connects at various points to the Los Angeles County Sanitation District's lines. An existing sewer line runs from the foothills near the end of Cataract Avenue, in the general vicinity of the project site's southern boundary. The proposed project's sewer system would connect to the City's sanitary sewer system at this point.

Water to the project site will be supplied by a proposed 8-inch on-site mainline connecting to an existing water supply line south of the project site in Cataract Avenue. A 750,000 gallon water storage tank will be located on an 8.81 acre lot near the eastern edge of the project site. The water storage tank will provide storage for use in the project site. This tank will also provide water supply for emergency fire service. The tank is designed to provide full gravity feed for residential and fire use. The tank will be situated on an approximately 73-foot concrete foundation and will have an inside diameter of approximately 69 feet. The tank will rise approximately 35 feet from finish elevation. The water storage tank will be partially buried and the vicinity landscaped to reduce visibility. A water pump will be located north of the entry gate, which will augment water pressure and conveyance throughout the project site.

There are four water quality basins proposed to serve the project site. These basins are designed to exceed the minimum required treatment areas, meet current water quality standards, and comply with requirements for storm water and runoff. Two of the project's water quality basins are onsite and one is located in the 2.83-acre easement area that is part of the project site. The fourth basin is part of the large debris/ detention/water quality basin located on the downstream end of the project site. The largest onsite basin will have treatment capacity of 96,600 cubic feet; the second basin will have a treatment capacity of 60,800 cubic feet; the third basin, located in the 2.83 acre easement area will have a treatment capacity of 2,731 cubic feet; and the fourth basin which is part of the large debris/detention/water quality basin will have treatment capacity of 2,842 cubic feet. These basins will be built and vegetated to comply with current design standard. There are four debris/detention basins proposed in the project site. Three of them are located in the northern portions of the site. The fourth (and largest) debris/detention/water quality basin is located at the downstream end of the project near the entry gate. The three northern basins have debris event capacity ranging from 3360 to 7200 cubic yards. The largest basin has an event capacity of 27,360 cubic yards. The debris/detention basins may be vegetated with drought tolerant species.

The proposed project requires approximately 1,300,000 cubic yards of grading. Cut material is anticipated to be used on site, such that the net cut and fill is expected to be zero (i.e., it is not expected that material will be transported off-site). Approximately 352,400 cubic yards of the project site's cut and 568,450 cubic yards of the project site's fill are anticipated for use in roadway construction. The proposed project will disturb approximately 6.1 acres of jurisdictional waters.

Development Agreement: The project proponent has applied for a statutory development agreement. A development agreement would vest certain land use entitlements and approvals granted by the City if the proposed project is approved. Additionally, the project proponent is offering to convey the 83 acre remainder parcel to the City or a designated conservancy.

**4. Project Sponsor's Name and Address:**

NJD, Ltd.  
3300 East First Street, # 510  
Denver, CO 80206

Representative: Stan Stringfellow  
326 W. Arrow Hwy  
San Dimas, CA 91773

**5. General Plan Designation:** Northern Foothills

**6. Zoning:** Specific Plan No. 25

**7. Surrounding Land Uses and Setting (Briefly describe the project's surroundings):**

The project site occupies approximately 314 acres and is a portion of the Northern Foothills area. Access to the site is proposed through extending Cataract Avenue northerly from its existing terminus north of Foothill Blvd. The site is bordered by vacant, residentially zoned property to the west within the City of Glendora; Angeles National Forest to the north and northeast; a small ranch with a pond, planting areas and related uses to the east; and, low density residential development to the south.

Most of the Northern Foothills is still undeveloped. Utilities, paved roads and infrastructure have not been extended throughout these undeveloped areas; however, utilities, paved roads and infrastructure do exist in some locations that are adjacent to the City's urban boundary, including up Sycamore Canyon and Terrebonne Roads to serve Camp Glenn Rocky, the Terrebonne Tract, the San Dimas Canyon Golf Course, Horsethief Canyon Park and San Dimas Canyon Park. The undeveloped areas of the Northern Foothills are primarily served by a series of dirt roadways that have been historically used and maintained by Los Angeles County Fire Department. The topography of the Northern Foothills can be generally characterized as rolling hills, interspersed with steep hillsides and valleys. Adjacent property to the south is developed with residential uses. Likewise, residential and recreation uses exist to the east, primarily within the vicinity of Foothill Boulevard and San Dimas Canyon Road.

**8. Lead Agency Name and Address:**

City of San Dimas  
Community Development Department  
245 East Bonita Avenue  
San Dimas, CA 91773

**9. Contact Person and Phone Number:**

Larry Stevens  
(909) 394-6280

**10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

Section 404 Permit (Army Corps of Engineers)

Section 1603 Streambed Alteration Agreement (California Department of Fish and Game)

Section 401 Water Quality Certification (Regional Water Quality Control Board)

Annexation to Los Angeles County Sanitation District #22

**GLOSSARY – The following abbreviations are used in this report:**

- EIR – Environmental Impact Report
- FEIR – Final Environmental Impact Report
- NF PEIR – Program EIR (SCH#98121072) certified June 8, 1999 (Resolution No. 99-42) for Northern Foothills Implementation Project
- NPDES – National Pollutant Discharge Elimination System
- NOx – Nitrogen Oxides
- ROG – Reactive Organic Gases
- PM<sub>10</sub> – Fine Particulate Matter
- RWQCB – Regional Water Quality Control Board
- SCAQMD – South Coast Air Quality Management District
- SWPPP – Storm Water Pollution Prevention Plan
- TTM – Tentative Tract Map
- URBEMIS7G – Urban Emissions Model 7G

**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," "Potentially Significant Impact Unless Mitigation Incorporated," or "Less Than-Significant-Impact" as indicated by the checklist on the following pages.

|   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agricultural Resources                        | <input type="checkbox"/> Air Quality                         |
| <input checked="" type="checkbox"/> Biological Resources        | <input checked="" type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Geology & Soils          |
| <input type="checkbox"/> Hazards & Waste Materials              | <input checked="" type="checkbox"/> Hydrology & Water Quality          | <input checked="" type="checkbox"/> Land Use & Planning      |
| <input type="checkbox"/> Mineral Resources                      | <input type="checkbox"/> Noise   | <input type="checkbox"/> Population & Housing                |
| <input checked="" type="checkbox"/> Public Services             | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation/Traffic   |
| <input checked="" type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | <input checked="" type="checkbox"/> Greenhouse Gas Emissions |

**DETERMINATION - On the basis of this initial evaluation:**

- I find that the proposed project COULD NOT have a significant effect on the environment. 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 standard 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 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) 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.

Prepared By: Larry Stevens Date: 4/30/10

Reviewed By: Larry Stevens Date: 4/30/10

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>  |     |     |     |     |
|--|-----|-----|-----|-----|
| <b>1. AESTHETICS.</b> <i>Would the project:</i>  |     |     |     |     |
| a) Have a substantial affect a scenic vista?   | ( ) | ( ) | (✓) | ( ) |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway? | ( ) | ( ) | ( ) | (✓) |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | (✓) | ( ) | ( ) | ( ) |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?                                   | ( ) | (✓) | ( ) | ( ) |

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Existing Conditions:**

See pages 5.2-1 through 5.2-9 of NF-PEIR for description of visual resources for the site and surrounding area.

**NF PEIR Determinations:**

Landform alteration impacts were deemed significant and unavoidable. This impact analysis relied upon Section 5 of the “Northern Foothills Development and Infrastructure Study” (LSA Associates) a General Principle on the visual intrusiveness of new development and set forth various implementing policies and actions. Pursuant to Mitigation Measures AES1 through AES10 (see pages 5.2-18 & 19 of NF PEIR or pages FF 27 & 28 of Resolution No. 99-42), various General Plan Goals, Objectives, Policies, Plan Proposals and Implementation Measures and Specific Plan No. 25 were adopted. A Statement of Overriding Considerations was adopted (pages OC 35 & 36 of Resolution No. 99-42) relative to landform alterations. The proposed Tentative Tract Map, as currently designed, according to the applicant, intends to place development on a smaller footprint at lower elevations than contemplated in the Settlement Agreement by utilizing clustering techniques, but still necessitates substantive revisions to various Goals, Objectives and Policies set forth in the General Plan and to various development standards set forth in the Specific Plan. These revisions include, but are not limited to, grading on slopes in excess of 35% for non-permitted activities, mass grading (1,300,000 cubic yards of cut and fill) inconsistent with the intent to minimize disturbance to the natural terrain resulting in substantial landform modification to create building pads averaging over 25,000 square feet in size, and extensive use of retaining (MSE – mechanically stabilized earth) walls in excess of 20 feet throughout the project. Such alterations result in significant landform alteration impacts and extend beyond the parameters used to support the Statement of Overriding Considerations.

*Landform Alteration*

1. The City of San Dimas shall adopt the implementing policies and actions for Visual Intrusiveness for New Development in the *Northern Foothills Development and Infrastructure Study*. Future development proposals shall be reviewed to determine their compliance with the policies and actions.
2. Grading for all future development proposals in the Northern Foothills project area shall be designed in accordance with all applicable grading criteria for Visual Intrusiveness for New Development in the *Northern Foothills Development and Infrastructure Study*.

In addition to those standards imposed by other City ordinances and by the Northern Foothills Zoning, grading in the Northern Foothills area shall be subject to the following standards:

3. Grading shall not exceed the minimum necessary to accommodate structures properly, as determined by the planning director or designee.
4. Grading practices shall reflect the natural topography of the land.
5. Creation of level area (i.e., pads) by grading shall be minimized.

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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6. Grading on hillside areas or close to ridgelines shall incorporate the breaking of hard edges left by cut and fill operations to provide a more rounded appearance that closely resembles the natural contours of the land.
7. Grading within residential subdivisions shall be finished so that it is responsive to the original configuration of the land, as well as the adjacent contours.
8. All graded slopes (cut or fill), including roadsides, shall undergo a permanent revegetation in a timely manner to minimize any change of erosion and siltation. Backdrop landscaping shall be provided, with heavy complements of drought and fire resistant trees and shrubs, sufficient to reduce erosion and present a natural, undisturbed appearance.
9. Created slopes within the residential areas or any subdivision shall have more variety and texture in their appearance than engineered and uniform slopes. Not only shall these planes be undulating in appearance, but they should also have slopes that vary in gradient.
10. Created slopes, either cut or fill, that are adjacent to roadways shall be graded in such a way that an undulating appearance in the graded plan is provided for a more pleasing roadscape.

Other aesthetic impacts were deemed less than significant with mitigations. Mitigation Measures AES11 through AES 19 (see pages 5.2-21 & -22 of the NF PEIR or pages FF 5-7 of Resolution No. 99-42) are included below. While many of these measures apply to future residential structures and are intended to be addressed in architectural guidelines, a visual analysis of the tract design should be required to ensure that future development can in fact comply with standards intended to address visual impacts. A visual impacts analysis has been prepared by the applicant and it indicates that at least some portions of the development may create visual impacts that are potentially significant warranting further analysis. This visualization will be made available for use in determining the extent of any impacts associated with the project design. It is designed to allow some testing of alternative visual impact scenarios. It is currently undergoing additional revision to add more project details to the visualization tool.

1. All future development proposals in the Northern Foothills project area shall be

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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designed in accordance with all applicable criteria for Visual Intrusiveness for New Development in the *Northern Foothills Development and Infrastructure Study*.

2. Wherever possible, structures shall be built with rooftops lower in elevation than any adjacent ridgelines. A specific setback from the ridge may be required by the City of San Dimas to protect the ridgeline viewshed. Ridgeline setbacks shall be determined on a project-by-project basis.
3. Except for window surfaces, the use of polished or reflecting exterior building materials and finishes shall be avoided.
4. On downhill sites, decks shall be located and designed to avoid tall and highly visible supports. Exposed areas under decks shall be screened with lattice, or similar treatments composed of fire-resistant materials.
5. Individual residential units located within viewsheds shall be oriented to avoid creating a line of solid development.
6. Open vistas shall be protected by such means as adequate setbacks, open space, building height limits, and view corridors pursuant to the *San Dimas Municipal Code*.
7. Natural scenic features such as mature trees, rock outcroppings, watercourses, and views shall be integrated into individual project design subject to the approval by the City of San Dimas.
8. Individual developments shall incorporate adequate landscape screening in order to minimize project views to off-site uses, as demonstrated in a Landscape Plan requiring review and approval by the City of San Dimas Development Plan Review Board (DPRB) on a project-by-project basis prior to the issuance of building permits.
9. The architecture of structures in the hillside areas shall be consistent with the overall natural environmental qualities of the site; the architecture shall meld itself to the topography rather than dominate it. The following hillside architecture and urban design guidelines shall be employed in addition to those applicable throughout the City. The Development Plan Review Board shall determine that the architecture and urban design are satisfactory.
  - A. Residential units shall be asymmetrically massed, with the horizontal portions far greater than the vertical proportions.
  - B. Massing and proportions shall be consistent with the topography.
  - C. Hillside architecture shall not dominate the environment; its forms and colors shall blend into the natural surroundings. The exterior finishes, textures and colors of hillside structures shall be restrained through the encouragement of earth-tone colors and the discouragement of reflective materials or finishes. Preference shall be given to the use of earth-tone colors and materials for roofs due to their visual impact.
  - D. For a lower, more horizontal profile, structures shall be encouraged to be designed so that rooflines run parallel to the slope, rather than intersecting it.

Light and glare impacts were deemed less than significant with mitigations. Mitigation Measures AES20 through AES23 (see pages 5.2-23 of the NF PEIR or pages FF 7 of Resolution No. 99-42) are included below. These measures apply to future residential structures and are intended to be addressed in architectural guidelines.

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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10. Lighting for all future development proposals in the Northern Foothills project areas shall be designed in accordance with all applicable lighting criteria for Visual Intrusiveness for New Development in the *Northern Foothills Development and Infrastructure Study*.
11. Exterior lighting for buildings shall be the minimum necessary to provide for safety for pedestrians and other non-vehicular uses around the primary building on a parcel. Landscaping shall be used to reduce the long-range visibility of night lighting.
12. Proper lighting techniques to direct light on-site and away from other properties, as determined by the City of San Dimas, shall be required to reduce light and glare (including directional lighting, use of non-reflective glass, use of appropriate types of lighting fixtures, and earthtone building materials).
13. Windows with highly reflective treatments shall be avoided and windows shall be located as to avoid highly reflective sun orientations to surrounding properties.

**Changed Conditions:**

None within the development area and few within the San Dimas portion of the Northern Foothills. There has been additional development of custom single family dwelling units to the northwest of the project site within the City of Glendora, including the Gordon Highlands project.

**Additional Comments:**

- a) The Northern Foothills are a significant vista within which the project site is located. The General Plan identifies a number of “regional scenic corridors” and “local scenic highways” (General Plan, p. V-19) as the major means in which one experiences the rural environment of the City of San Dimas. NF-PEIR describes “regional scenic corridors” on P. 5.2.1. The site is not within a scenic highway, corridor or parkway according to General Plan Exhibits III-1 or V-4.
- b) The project site contains no scenic resources and no historic buildings within a State Scenic Highway. There are no State Scenic Highways within the City of San Dimas.
- c) Most of the Northern Foothills is still undeveloped. Utilities, paved roads and infrastructure have not been extended throughout these undeveloped areas; however, utilities, paved roads and infrastructure do exist in some locations that are adjacent to the City’s urban boundary, including up Sycamore Canyon and Terrebonne Roads to serve Camp Glenn Rocky, the Terrebonne Tract, the San Dimas Canyon Golf Course, Horsethief Canyon Park and San Dimas Canyon Park. The undeveloped areas of the Northern Foothills are primarily served by a series of dirt roadways that have been historically used and maintained by Los Angeles County Fire Department. The topography of the Northern Foothills can be generally characterized as rolling hills, interspersed with steep hillsides and valleys. Adjacent property to the south is developed with residential uses. Likewise, residential and recreation uses exist to the east, primarily within the vicinity of Foothill Boulevard and San Dimas Canyon Road.
- d) The project would introduce streetlights and general residential lighting into the immediate vicinity. The design and placement of light fixtures will be shown on site plans which require review for consistency with City standards that requires shielding, diffusing, or

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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indirect lighting to avoid glare. Lighting will be selected and located to confine the area of illumination to within the project site. See additional comments and mitigation measures under heading NF PEIR Determination above.

|  |     |     |     |     |
|--|-----|-----|-----|-----|
| <p><b>2. AGRICULTURAL RESOURCES.</b> <i>Would the project:</i></p> <p>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?</p> | ( ) | ( ) | (✓) | ( ) |
| <p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>  | ( ) | ( ) | ( ) | (✓) |
| <p>c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p>  | ( ) | ( ) | ( ) | (✓) |

**Existing Conditions:**

Any Class II agricultural lands within the site are of limited value and there has never been agricultural uses in the area beyond the now abandoned equestrian stables and limited grazing.

**NF PEIR Determinations:**

Agricultural resources were not specifically discussed in the Initial study of the NF PEIR.

**Changed Conditions:**

None

**Additional Comments:**

- a) There are no Class I prime agricultural soils within the City of San Dimas according to the General Plan Exhibit VI-1. Further, there are no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), according to maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The 1991 General Plan estimated that there were 507 undeveloped acres of Class II potential prime agricultural soils located in the northern half of the city, and areas north of Bonelli Regional Park. Of the total 507 acres, 172 acres were designated open space while the remaining 335 acres were undeveloped parcels of various sizes. The General Plan concluded that “most of these parcels are adjacent to existing residential developments, making the agricultural uses incompatible because of the use of pesticides, fertilizers and equipment noise. Therefore, the impact is considered less than significant.
- b) There are seven areas of agriculturally zoned land within the City of San Dimas, mostly small landscape plant nurseries. There are no Williamson Act contracts within the City. Therefore, no adverse impacts are anticipated.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- c) Most of the Northern Foothills is still undeveloped. Utilities, paved roads and infrastructure have not been extended throughout these undeveloped areas; however, utilities, paved roads and infrastructure do exist in some locations that are adjacent to the City’s urban boundary, including up Sycamore Canyon and Terrebonne Roads to serve Camp Glenn Rocky, the Terrebonne Tract, the San Dimas Canyon Golf Course, Horsethief Canyon Park and San Dimas Canyon Park. The undeveloped areas of the Northern Foothills are primarily served by a series of dirt roadways that have been historically used and maintained by Los Angeles County Fire Department. The topography of the Northern Foothills can be generally characterized as rolling hills, interspersed with steep hillsides and valleys. Adjacent property to the south is developed with residential uses. Likewise, residential and recreation uses exist to the east, primarily within the vicinity of Foothill Boulevard and San Dimas Canyon Road.

|  |     |     |     |     |
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| <b>3. AIR QUALITY. <i>Would the project:</i></b>   |     |     |     |     |
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | ( ) | ( ) | ( ) | (✓) |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | ( ) | (✓) | ( ) | ( ) |
| c) 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 (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | ( ) | ( ) | ( ) | (✓) |
| d) Expose sensitive receptors to substantial pollutant concentrations?   | ( ) | (✓) | ( ) | ( ) |
| e) Create objectionable odors affecting a substantial number of people?  | ( ) | ( ) | (✓) | ( ) |

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Existing Conditions:**

See pages 5.4-1 through 5.4-8 of NF-PEIR for description of air quality for the site and surrounding area.

**NF PEIR Determinations:**

Long term air quality impacts were deemed less than significant with mitigations. Mitigation Measures AQ1 through AQ3 (see page 5.4-10 of the NF PEIR or page FF 9 of Resolution No. 99-42) are included below.

1. **In order to reduce emissions associated with both mobile and stationary sources, all future development projects submitted to the City for consideration shall adhere to the programs and policies contained in the City of San Dimas General Plan and mitigation measures outlined in the General Plan EIR.**
  
2. **Dust control measures required by the SCAQMD to be implemented during construction shall be actively enforced by City Staff. Such measures include maintaining adequate soils moisture, as well as removing any soil spillage onto traveled roadways through site housekeeping procedures.**
  
3. **Reducing interference with existing traffic and preventing truck queuing around local receptors shall be incorporated into any project construction permits. The permits shall limit operation to daytime periods of better dispersion that minimizes localized pollutant accumulation.**

**Changed Conditions:**

In June 2007 the South Coast Air Quality Management District adopted the 2007 Air Quality Management Plan. In addition SCAQMD has updated and adopted new rules governing fugitive dust including PM2.5.

**Additional Comments:**

- a) The proposed project is located in the eastern portion of Los Angeles County in the City of San Dimas. The proposed project site is located within the jurisdictional boundaries of the South Coast Air Quality Management District, within the South Coast Air Basin (SCAB). The SCAB encompasses 6,745 square miles and includes some portions of San Bernardino, Riverside, Los Angeles, and Orange Counties. The SCAQMD stretches from the Pacific Ocean in the west, to the Angeles National Forest to the north, Orange County to the south, and Riverside and San Bernardino Counties to the east. Currently, the SCAQMD adopted the 2007 Air Quality Management Plan (AQMP) in June 2007.

The City of San Dimas is predominantly built-out. The majority of large undeveloped areas are designated as open space or conservation areas. Continued development will contribute to the pollutant levels in the San Dimas area, which already exceed Federal and State standards. The General Plan FEIR notes that if development is not more intensive than plans in effect when the Air Quality Management Plan (AQMP) adopted in 1982 by the Southern California Association of Governments (SCAG), then development-related emissions will have been properly anticipated and regional air quality impacts will be insignificant. The proposed project is consistent with the General Plan for which the FEIR was prepared and impacts evaluated.

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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b) During the construction phases of development, on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use will generate emissions. In addition, fugitive dust would also be generated during grading and construction activities. While most of the dust would settle on or near the project site, smaller particles would remain in the atmosphere, increasing particle levels within the surrounding area. Construction is an on-going industry in the San Dimas area. Construction workers and equipment work and operate at one development site until their tasks are complete. They then transfer to a different site where the process begins again. Therefore, the emissions associated with construction activities are not new to the San Dimas area and would not violate an air quality standard or worsen the existing air quality in the region. The project site is 5 acres or larger. Fugitive dust and equipment emissions are required to be assessed by the South Coast Air Quality Management District (SCAQMD) on a project-specific basis. Therefore, the following additional mitigation measures shall be implemented to reduce impacts to less-than-significant levels:

- 1) **Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.**
- 2) **Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon time of year of construction.**
- 3) **All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.**
- 4) **All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.**
- 5) **All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:**
  - **Reestablish ground cover on the construction site through seeding and watering.**
  - **Pave or apply gravel to any on-site haul roads.**
  - **Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.**
  - **Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.**
  - **Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.**
  - **Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.**
- 6) **The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM<sub>10</sub> emissions, in accordance with SCAQMD Rule 403.**

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- 7) **Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.**
- 8) **The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.**
- 9) **The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.**

In the long-term, development consistent with the General Plan would result in significant operational vehicle emissions; therefore, would all be cumulatively significant if they cannot be mitigated on a project basis to a level less than significant. The following mitigation measures shall be implemented:

- 10) **All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.**
  - 11) **All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.**
- c) Continued development would contribute to the pollutant levels in the San Dimas area, which already exceed Federal and State standards. The project proposed is consistent with the General Plan for which the FEIR was prepared and impacts evaluated.
  - d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The project site is located within 1/4 mile of a sensitive receptor. Potential impacts to air quality are consistent with the San Dimas General Plan. During construction, there is the possibility of fugitive dust to be generated from grading the site. The mitigation measures listed under b) above will reduce impact to less-than-significant levels.
  - e) Typically, the uses proposed do not create objectionable odors although some objectionable odors may occasionally emanate from the future use of parcels identified for equestrian uses. The city of San Dimas and the Los Angeles County Health Department establish operating and design standards to control such uses and minimize any potential impacts affecting adjacent residential properties. No adverse impacts are anticipated.

| Issues and Supporting Information Sources:   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <b>4. BIOLOGICAL RESOURCES.</b> <i>Would the project:</i>  |                                |  |                              |           |
| 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 Game or U.S. Fish and Wildlife Service? | (✓)                            | ()   | ()                           | ()        |
| b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?  | (✓)                            | ()   | ()                           | ()        |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | (✓)                            | ()   | ()                           | ()        |
| 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?   | ()                             | ()   | (✓)                          | ()        |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | ()                             | (✓)  | ()                           | ()        |
| 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?   | ()                             | ()   | ()                           | (✓)       |

**Existing Conditions:**

See pages 5.8-1 through 5.8-19 of NF-PEIR for description of biological resources for the site and surrounding area. Note additional biological resources studies dated June 16 and August 20, 2009 prepared by L & L Environmental on behalf of the applicant.

**NF PEIR Determinations:**

Vegetation impacts were deemed less than significant with mitigations. Mitigation Measures BIO1 through BIO4 (see pages 5.8-22 through -25 of the NF PEIR or pages FF 16-18 of Resolution No. 99-42) are included below. Mitigation is required for native grasslands, mixed willow riparian forests, coast live oak riparian forest, mature tree removal and coastal sage scrub if these occur on any development site. A biological survey prepared by L & L Environmental, Inc. for the applicant indicates that the project site does not contain native grasslands or mixed willow riparian forest. This survey does indicate that areas of coast live oak riparian forest and coastal sage scrub occur on the project site and will be disturbed or altered by the project triggering the applicable identified mitigation measures. The survey does not identify the area of these disturbances nor does it identify how/where required mitigation will occur. The survey further identifies removal of

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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430 mature significant trees (220 coast live oaks, 138 walnuts, 5 sycamores, and 67 eucalyptus) out of 4000 trees on the property. Mitigation for these removals is not identified. In addition, the Fuel Modification Plan needs to be reviewed to ensure consistency between it and these planned removals.

**Native Grassland**

1. Impacts to native grassland shall be mitigated by the restoration of native grassland on the cut/fill slopes, other areas disturbed by construction activities, and additional areas supporting non-native vegetation, shall be reseeded with native grassland plant species. Revegetation shall occur at a ration of 2:1. That is, for every acre of native grassland removed, two acres of habitat shall be replaced. Restoration shall consist of hydroseeding with appropriate native bunchgrasses and forbs and include the following:
  - A. Establishment of restoration/revegetation sites shall be conducted between September 1 and November 30. Introduction of hydroseed mix and container plants shall be immediately after preparation of the restoration sites.
  - B. Revegetation shall be considered successful at three years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing and restored and/or created habitat areas.
  - C. Monitoring shall be conducted for three years to ensure successful establishment of the restored areas by native grasses and forbs. If success standards are not met, remedial measures, including hydroseeding or introduction of additional container stock shall be implemented as directed by the City of San Dimas and the project biologist.

**Habitat Replacement - Mixed Willow Riparian Forest and Coast Live Oak Riparian Forest**

2. Impacts on wetlands and/or riparian habitats shall be mitigated as part of the mitigation required for any CDFG Section 1601 Streambed Alteration Agreement and/or ACOE Permit that may be processed for future development projects. As part of the permit/agreement, a conceptual streambed/riparian related mitigation plan would need to be developed. The objective of the mitigation is to ensure no net loss of habitat values from projects. The mixed willow riparian forest and coast live oak riparian forest are vegetation types that would be impacted by future development projects within the project area and shall require permitting. The mitigation plan shall include the following elements:
  - A. Responsibilities and qualifications of the personnel to implement/supervise the plan;
  - B. Plant material and seed mixes;
  - C. Site preparation and planting implementation;
  - D. Performance criteria;
  - E. Monitoring and maintenance plan;
  - F. Long-term preservation of the site;

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- G. Agency coordination; and
- H. Construction document preparation.

3. In addition, the native trees within the potential development areas may also fall under the jurisdiction of the City of San Dimas Tree Ordinance. A detailed tree survey shall be completed in the impact areas prior to implementation of future development projects in the potential development areas. The tree replacement shall consist of a minimum of two 15-gallon native tree specimens for each removal, unless approved otherwise by the City of San Dimas. Native tree mitigation programs shall include:
  - A. A minimum of two 15-gallon native trees shall be planted on-site as replacement for one tree removed.
  - B. The Landscape Architect/designer for the project shall design replacement trees into landscape plans and shall be subject to review by the City of San Dimas.
  - C. Planting specification shall consider the following:
    - The newly planted trees shall be planted high, as much as 3/4 above the new adjacent grade.
    - Amending the backfill soil with wood shavings, etc. However, it is not recommended when existing soil is high in natural organic matter with a sandy loam texture.
    - In regards to the need of planting amendments and drainage systems, recommendations shall be based on soil tests of this project and approved by the City.
  - D. Any City approved work within the driplines of saved trees, including branch removal, shall be under the inspection of a qualified arborist.
  - E. Copies of the "Tree Report", the "Tree Ordinance" and the "City approved Grading Plans" shall be maintained on-site during all site construction.

**Coastal Sage Scrub**

4. To mitigate for impacts to coastal sage scrub, the following measure shall be incorporated into any future development projects that include the removal of coastal sage scrub habitat types.
  - A. All cut and fill slopes, other areas disturbed by construction activities, and additional areas supporting non-native vegetation, shall be reseeded with coastal sage scrub plant species. Revegetation shall occur at a ration of 2:1. That is, for every acre of coastal sage scrub removed, two acres of habitat shall be replaced. Revegetation shall be implemented in stages. The initial stage shall begin during site grubbing and shall consist of crushing/mulching scrub, within areas to be graded, with a dozer. The crushed/mulched material along with the top four to six inches (10 to 15 cm) of topsoil shall then be removed in one operation with a

loader or dozer and stockpiled nearby as directed by the project biologist. Soil stockpiles shall be stored at depths no greater than seven feet (2 m) until revegetation sites are prepared and shall be maintained free of contamination (storage depths may require adjustment based upon length of storage). Stockpiles shall be stored no longer than six months. Once a restoration site is prepared (roughened by sheep's foot or similar equipment) the stockpiled soil shall be spread to a depth of approximately one foot (30 cm). Appropriate scrub container stock shall be incorporated into the revegetation areas as outlined in the detailed mitigation/restoration plan to be developed by the project biologist. In addition, container stock consisting of native bunchgrasses shall be incorporated into the planting. The redistributed material, along with the container stock, shall be watered by a temporary irrigation system until established, as determined by the project biologist.

- B. Crushed plant material and soil to be stockpiled shall be obtained from various locations on-site. Areas to be revegetated shall be determined by the project biologist based upon such factors as the configuration of the cut and/or fill slopes and proximity to areas of intact scrub communities.
- C. The timing of the stockpiling of plant material and topsoil shall be dictated by the grading/construction schedule. Reintroduction of stockpiled material to revegetation sites shall be conducted between September 1 and November 30. Container stock shall be planted during the same time period.
- D. For each development area, performance standards shall be developed and apply for the revegetation of coastal sage scrub. Generally these standards include 75 percent coverage by redistributed vegetative materials, seeded species, and container stock (whichever of the three or combination is used) at the end of five years. In addition, a 50 percent survival of any container stock originally planted is expected. If 50 percent survival has not been achieved, replanting with appropriate size container stock necessary to achieve this standard shall be performed.
- E. Monitoring of the revegetation areas shall be conducted for five (5) years to ensure successful colonization of the restored areas by scrub species. If success standards are not met, remedial measures, including hand seeding, hydroseeding, or introduction of additional container stock shall be implemented as directed by the City and the project biologist.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Wildlife impacts were deemed less than significant with mitigations. Mitigation Measure BIO5 (see pages 5.8-25 of the NF PEIR or pages FF 18 of Resolution No. 99-42) is included below. See above discussion on vegetation impacts.

**5. Refer to Mitigation Measures 1 through 4.**

Wildlife movement impacts were previously deemed less than significant with no mitigations required. Additional verification should be made to ensure that there has been no subsequent change in wildlife corridor/movement impacts due to changing habits.

Special status biological resources/plants impacts were deemed potentially significant. Mitigation measures are to be incorporated on a project-by-project basis to reduce impacts to a less than significant level. Mitigation Measure BIO6 (see pages 5.8-29 of the NF PEIR or pages FF 18-19 of Resolution No. 99-42) is included below. Focused surveys following applicable protocols for specified threatened or endangered plant species are to be conducted for *Braunton's milkvetch*, *Nevin's barberry* and *Thread-leaved brodiaea* during the optimal survey period prior to disturbance or development if they occur on the project site. Focused surveys following applicable protocols for specified sensitive plant species are to be conducted for *Slender mariposa lily*, *Plummer's mariposa lily*, *San Gabriel Mountains dudleya*, *Many-stemmed dudleya*, *Pious daisy*, *Robinson's peppergrass*, and *Rayless ragwort* during the optimal survey period prior to disturbance or development if they occur on the project site. A biological survey prepared by L & L Environmental, Inc. for the applicant indicates that development envelop and disturbance areas do not contain *Nevin's barberry*, *Thread-leaved brodiaea*, or *Many-stemmed dudleya*. This survey does not discuss *Braunton's milkvetch* (not anticipated to be in the area per Biological Technical Report by BonTerra dated February 19, 1999), *Slender mariposa lily*, *Plummer's mariposa lily*, *San Gabriel Mountains dudleya*, *Pious daisy*, *Robinson's peppergrass*, or *Rayless ragwort*. This survey does identify other special status plants (*Parry's spineflower*, *slender-horned spineflower*, *Palmer's grapplinghook* and *Coulter's goldfields*) that were not included in the NF PEIR and indicates that none of these plants are on the project site. It concludes that no focused surveys are required for special status plants. There are discrepancies in the plant lists that need to be addressed to ensure that the mitigation measure has been complied with. Independent verification of the conclusions reached is also necessary to ensure that the mitigation measure has been complied with.

**6. To fully document the potential impacts to sensitive plant species, focused surveys for**

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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the following state or federally listed threatened or endangered plant species shall be conducted during the optimal survey period prior to any development approvals from the City for any project within the potential development areas.

*Braunton's milkvetch*  
*Nevin's barberry*  
*Thread-leaved brodiaea*

In addition, focused surveys may also be warranted for sensitive species that are not currently classified as endangered, threatened, or proposed for listing, but which may be listed in the future or would be of concern to state and federal resource agencies during future environmental review processes for projects within the potential development areas. The following species may require focus surveys if specific project locations contain appropriate habitat:

|                                      |                               |
|--------------------------------------|-------------------------------|
| <i>Slender Mariposa lily</i>         | <i>Pious daisy</i>            |
| <i>Plummer's Mariposa lily</i>       | <i>Robinson's peppergrass</i> |
| <i>San Gabriel Mountains dudleya</i> | <i>Rayless ragwort</i>        |
| <i>Many-Stemmed dudleya</i>          |                               |

Focused surveys shall be conducted using the USFWS' survey protocol. In addition, surveys for federally listed species shall be conducted by qualified biologists that possess valid section 10(a)(1)(a) permits issued by USFWS.

Should focused surveys find a state or federally listed threatened or endangered species, or a substantial population of other lower status special status plant species on-site, mitigation would need to be coordinated with the USFWS, CDFG, and/or CNPS and may include habitat preservation off-site or population relocation to off-site natural open space areas.

Special status biological resources/wildlife impacts were deemed potentially significant. Mitigation measures are to be incorporated on a project-by-project basis to reduce impacts to a less than significant level. Mitigation Measures BIO7 & BIO8 (see pages 5.8-29 through -31 of the NF PEIR or pages FF 19-20 of Resolution No. 99-42) are included below. Focused surveys following applicable protocols for specified threatened or endangered wildlife species are to be conducted for *Quino checkerspot butterfly*, *Santa Ana sucker*, *Arroyo southwestern toad*, *Least Bell's vireo*, *Bank swallow (nesting)*, *Coastal California gnatcatcher*, *California red-legged frog*, *Southwestern willow flycatcher*, and *Raptor (nesting)* during the optimal survey period prior to disturbance or development if they occur on the project site. Focused surveys following applicable protocols for specified sensitive wildlife species are to be conducted for 33 identified wildlife species (see list below) during the optimal survey period prior to disturbance or development if they occur on the project site. A biological survey prepared by L & L Environmental, Inc. for the applicant indicates that a focused study was conducted for the California Coastal gnatcatcher but it was not observed on the project site and that no further studies are recommended. This survey did identify two abandoned raptor nesting sites and recommends a preconstruction survey with limitations if raptor nesting is observed at that time. This survey also discusses the suitability of the site for the *Western burrowing owl* (not identified in the NF PEIR) and recommends including it in the preconstruction raptor survey clearance. This survey does not discuss *Quino checkerspot butterfly*, *Santa Ana sucker*, *Arroyo southwestern toad*, *Least Bell's vireo*, *Bank swallow (nesting)*, *California red-legged frog*, and *Southwestern willow flycatcher*. Most of the 33 wildlife species listed on the sensitive list are not discussed in this survey. Several from the sensitive list including the *Loggerhead shrike*, *Coastal cactus wren*, and *black-tailed jackrabbit* are identified as having been observed on the site with no further mention of the possible need for a focused study. Several sensitive species are mentioned in this survey as likely to occur on the site even though not observed including *Bell's sage sparrow*, *California horned lark*, *California mastiff bat*, *two-striped garter snake*, *northern red-diamond rattlesnake* and *coastal rosy boa*; there is no mention of any need for a further study. This survey does identify other special status wildlife (*Cooper's hawk*, *California mastiff bat*, *northern red-diamond rattlesnake* and *coastal rosy boa*) that were not included in the NF PEIR. It concludes that no further focused surveys are required for special status wildlife except for the preconstruction raptor survey. There are discrepancies in the wildlife lists that need to be addressed to ensure that the mitigation measures will be complied with. Independent verification of the conclusions reached is also necessary to ensure that the mitigation measure has been complied with.

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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7. To fully document the potential impacts to sensitive wildlife species, focused surveys for the following state or federally listed threatened or endangered wildlife species shall be conducted during the optimal survey period prior to any development approvals from the City for any project within the potential development area.

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| <i>Quino checkerspot butterfly</i>    | <i>Least Bell's vireo</i>             |
| <i>Santa Ana sucker</i>               | <i>Bank swallow (nesting)</i>         |
| <i>Arroyo southwestern toad</i>       | <i>Coastal California gnatcatcher</i> |
| <i>California red-legged frog</i>     | <i>Raptor (nesting)</i>               |
| <i>Southwestern willow flycatcher</i> |                                       |

In addition, focused surveys may also be warranted for sensitive species that are not currently classified as endangered, threatened, or proposed for listing, but which may be listed in the future or would be of concern to state and federal resource agencies during future environmental review processes for projects within the potential

development areas. The following species may require focus surveys if future project locations contain appropriate habitat:

|   |   |  |
|---|---|--|
| <i>Arroyo chub</i>                      | <i>San Bernardino mountain kingsnake</i>          | <i>Grasshopper sparrow</i>               |
| <i>Santa Ana speckled dace</i>          | <i>Coast patchnose snake</i>                      | <i>Tricolored blackbird</i>              |
| <i>Coast range newt</i>                 | <i>Two-striped garter snake</i>                   | <i>Pallid bat</i>                        |
| <i>Large-blotched ensantina</i>         | <i>Loggerhead shrike</i>                          | <i>Townsend's western big-eared bat</i>  |
| <i>Western spadefoot</i>                | <i>California horned lark</i>                     | <i>San Diego black-tailed jackrabbit</i> |
| <i>Mountain yellow-legged frog</i>      | <i>San Diego cactus wren</i>                      | <i>Dulzura California pocket mouse</i>   |
| <i>Southwestern pond turtle</i>         | <i>Yellow warbler</i>                             | <i>Pallid San Diego pocket mouse</i>     |
| <i>San Diego horned lizard</i>          | <i>Yellow-breasted chat</i>                       | <i>Los Angeles pocket mouse</i>          |
| <i>Coastal western whiptail</i>         | <i>Summer tanager</i>                             | <i>San Diego desert woodrat</i>          |
| <i>Silvery legless lizard</i>           | <i>Southern California rufous-crowned sparrow</i> | <i>Southern grasshopper mouse</i>        |
| <i>San Bernardino ring-necked snake</i> | <i>Bell's sage sparrow</i>                        | <i>American badger</i>                   |

Focused surveys shall be conducted using the USFWS' survey protocol. In addition, surveys for federally listed species shall be conducted by qualified biologists that possess valid section 10(a)(1)(a) permits issued by USFWS.

Should surveys find a state or federally listed threatened or endangered species, or a substantial population of the other lower status special status wildlife species on-site, mitigation shall need to be coordinated with the USFWS and CDFG. Mitigation may include habitat preservation off-site or habitat replacement through enhancement or restoration of on-site or off-site resources.

8. Prior to approval of projects within the potential development areas, a Resources Management Plan (RMP) shall be submitted to and approved by the City of San Dimas. The RMP shall contain procedures and performance standards that must be executed to protect, replace, or manage biological resources affected or potentially affected by construction and occupation of the development. The RMP shall contain a summary of mitigation milestones that shall identify the schedule of completion, and the party or parties responsible for their implementation.

**Changed Conditions:**

The NF PEIR is more than 10 years old and changes to the endangered, threatened and/or sensitive listings of plant and wildlife within the project site may have changed during that time period. The L & L survey does not specifically indicate that as the basis for their evaluations of some of the plants and wildlife not included in the NF PEIR. Peer review of their study in consideration of regulatory changes will be necessary.

**Additional Comments:**

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

- a) See additional comments under heading NF PEIR Determination above.
- b) See additional comments under heading NF PEIR Determination above.
- c) See additional comments under heading NF PEIR Determination above.
- d) Most of the Northern Foothills is still undeveloped. Utilities, paved roads and infrastructure have not been extended throughout these undeveloped areas; however, utilities, paved roads and infrastructure do exist in some locations that are adjacent to the City's urban boundary, including up Sycamore Canyon and Terrebonne Roads to serve Camp Glenn Rocky, the Terrebonne Tract, the San Dimas Canyon Golf Course, Horsethief Canyon Park and San Dimas Canyon Park. The undeveloped areas of the Northern Foothills are primarily served by a series of dirt roadways that have been historically used and maintained by Los Angeles County Fire Department. The topography of the Northern Foothills can be generally characterized as rolling hills, interspersed with steep hillsides and valleys. Adjacent property to the south is developed with residential uses. Likewise, residential and recreation uses exist to the east, primarily within the vicinity of Foothill Boulevard and San Dimas Canyon Road. While this may have disrupted any wildlife corridors that existed, further review of updated corridor criteria is needed.. No adverse impacts are anticipated. See additional comments under heading NF PEIR Determination above.
- e) See additional comments under heading NF PEIR Determination above.
- f) The project site is not located within a conservation overlay area according to the General Plan Exhibit II-4.1. No conflicts with habitat conservation plans will occur.

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| <b>5. CULTURAL RESOURCES.</b> <i>Would the project:</i>   |     |     |     |     |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?   | ( ) | ( ) | ( ) | (✓) |
| b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5? | ( ) | (✓) | ( ) | ( ) |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | ( ) | (✓) | ( ) | ( ) |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | ( ) | ( ) | ( ) | (✓) |

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Existing Conditions:**

See pages 5.9-1 through 5.9-4 of the NF-PEIR for description of paleontological and cultural resources for the site and surrounding area.

**NF PEIR Determinations:**

Paleontological resource impacts were deemed potentially significant. Identified mitigation measures could reduce levels of significance to less than significant. Impact analysis indicated that the mitigation measures were only necessary in areas underlain by the Puente Formation and Pleistocene age deposits as identified Exhibit 5.6-3 (Geologic Map). Portions of the subject site are identified as being Puente Formation triggering the need for Mitigation Measures CR1-CR5 (see pages 5.9-5 & -6 of NF PEIR or pages FF 21 & 22 of Resolution No. 99-42) to ensure a less than significant impact.

1. Prior to grading in areas of the Puente Formation and Pleistocene age deposits, the applicant(s) shall retain a qualified paleontologist to perform field surveys of individual development sites, in order to determine if significant fossils are exposed in any area of development.
2. The applicant(s) shall retain a qualified paleontologist to perform on-site inspections of all construction excavations and, if necessary, salvage exposed fossils. The paleontologist shall have the authority to divert or redirect grading in the area(s) of an exposed fossil to facilitate evaluation and, if necessary, salvage fossils. Grading monitoring in these rock units shall initially be on a full time basis (i.e., all major excavations shall be monitored). If it is determined that an abundance of fossils is not expected or if subsurface conditions are different than anticipated, the duration of monitoring may be decreased in accordance with good paleontological practices.
3. Due to the small nature of some fossils present within the Puente Formation and Pleistocene deposits, matrix samples shall be collected for processing through fine mesh screens during salvaging activities.
4. Upon completion of all laboratory and field work, all final mitigation reports shall be filed with the repository and the City of San Dimas. Monthly progress reports shall be filed with the applicant(s) and available to the City of San Dimas.
5. Collected paleontological resources shall be donated to a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County.

Cultural resource impacts were deemed potentially significant. Identified mitigation measures could reduce levels of significance to less than significant. Mitigation Measures CR6-CR9 (see pages 5.9-6 & -7 of NF PEIR or pages FF 22 of Resolution No. 99-42) to ensure a less than significant impact.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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6. Individual property owners/applicants shall be responsible for cultural resources studies specific to each individual parcel to be developed. The owner/applicant shall be responsible for implementing mitigation measures to properly manage any cultural resources discovered.

Site-specific cultural resources studies must include the following: a) completion of a literature review of the particular project area; b) consultation with the appropriate Native American group, if required; c) reconnaissance of the project area; and 4) mitigative treatment of any cultural resources discovered.

7. Any projects with the potential to impact archaeological site CA-LAN-825 shall evaluate their condition and importance through text excavation and archival research.
8. Archaeological site CA-LAN-825 must be relocated and a site record supplement generated for the site. Evaluation of the site may necessitate further mitigative treatment.
9. The tunnels, steel pipe and storage tank described by LSA Associates (1998: 2-41) shall be formally recorded and evaluated by the proponent of any project with the potential to disturb them. Further mitigative treatment may be necessary.

**Changed Conditions:**

The records search evaluated cultural records on file in 1998-99. An updated records search should be conducted to determine if additional sites have been recorded over the last 10+ years. It is also necessary to determine if CA-LAN-825 and the tunnel/pipe/tank are within the project site boundaries. Any new information from this update may alter the less than significant determination.

**Additional Comments:**

- a) There are 328 residential structures of cultural and historic significance identified by the San Dimas Historical Society according to the 1991 Historic Survey. The project site has not been identified as a "Historic Resource" by the City of San Dimas 1991 Historic Resources Survey. There will be no impact.
- d) The proposed project is in an area that has already been partially disturbed by previous stable uses, trails and dirt motorways and associated maintenance. No known religious or sacred sites exist within the project area. No evidence is in place to suggest the project site has been used for human burials. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on-site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event human remains are discovered on-site. No adverse impacts are anticipated.

| Issues and Supporting Information Sources:   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| <b>6. GEOLOGY AND SOILS.</b> <i>Would the project:</i><br>a) Expose people or structures to 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. | ()                             | ()   | ()                           | (✓)       |
| ii) Strong seismic ground shaking?   | (✓)                            | ()   | ()                           | ()        |
| iii) Seismic-related ground failure, including liquefaction?   | (✓)                            | ()   | ()                           | ()        |
| iv) Landslides?  | (✓)                            | ()   | ()                           | ()        |
| b) Result in substantial soil erosion or the loss of topsoil?  | ()                             | (✓)  | ()                           | ()        |
| 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?   | (✓)                            | ()   | ()                           | ()        |
| d) Be located on expansive soil, as defined in the latest adopted edition of the Uniform Building Code, creating substantial risks to life or property?  | ()                             | ()   | ()                           | (✓)       |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?   | ()                             | ()   | ()                           | (✓)       |

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Existing Conditions:**

See pages 5.6-1 through 5.6-22 of NF-PEIR for description of geology for the site and surrounding area. Note that the applicant has completed a geotechnical evaluation of the project site (prepared by C.H.J. Incorporated dated August 20, 2009).

**NF PEIR Determinations:**

Geologic hazards associated with potential landslides and seismic activity are deemed potentially significant. Mitigation measures are to be incorporated on a project-by-project basis as recommended by a detailed geotechnical evaluation to reduce impacts to a less than significant level. Mitigation Measures G1 through G9 (see pages 5.6-25 through -27 of the NF PEIR or pages FF 11-12 of Resolution No. 99-42) are included below. A geotechnical investigation has been prepared for the applicant by C. H. J. Incorporated for the subject development. The study includes detailed recommendations which should be evaluated and incorporated as additional mitigation measures where appropriate. The study concludes that the proposed development is feasible from a geotechnical perspective.

1. The applicant(s) shall submit a geotechnical report for review and approval by the Director of Public Works. This report will primarily involve assessment of potential soil related constraints and hazards such as slope instability, settlement, liquefaction, or related secondary seismic impacts, where determined to be appropriate by the Director of Public Works. The report shall also include an evaluation of potentially expansive soils and recommend construction procedures and/or design criteria to minimize the effect of these soils on the proposed developments. All reports shall recommend appropriate mitigation measures and be completed in the manner specified by the City of San Dimas Subdivision Ordinance (Title 17).
2. The applicant(s) shall submit a report by an engineering geologist indicating the ground surface acceleration and potential ground surface rupture from earth movement for the various PDAs. All structures within the development shall be constructed in compliance with the g-factors as indicated by the geologist's report. Calculations for footings and structural members to withstand anticipated g-factors shall be submitted for review and approval by the Director of Public Works.
3. Future development projects shall comply with the California Building Code (Title 24 of the California Code of Regulations) and the San Dimas Building Code.
4. All grading and improvements on the subject property shall be made in accordance with Grading Ordinance (Municipal Code Chapter 15.04) and to the satisfaction of the director of Public Works. Grading shall be in substantial compliance with a tentative tract map and the proposed grading that is approved by the Planning Commission. Surety to guarantee the completion of the project grading and drainage improvements, including erosion control, shall be posted to the satisfaction of the Director of Public Works and the City Attorney.
5. The applicant(s) shall exercise special care during the construction phase of the project to prevent any off-site situation. The applicant shall provide erosion control measures and shall construct temporary desiltation/detention basins of a type, size and location as approved by the Director of Public Works. The basins and erosion control measures

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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shall be shown and specified on the grading plan and shall be constructed to the satisfaction of the Director of Public Works prior to the start of any other grading operations. Prior to the removal of any basins or erosion control devices so constructed, the area served shall be protected by additional drainage facilities, slope erosion control measures and other methods as may be required by the Director of Public Works. The applicant shall maintain the temporary basins and erosion control devices until the Director of Public Works approves of the removal of said facilities.

6. The applicant(s) shall submit a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. All grading work must be in compliance with the approved plan and completed to the satisfaction of the Director of Public Works. All slopes within this project shall be graded no steeper than 2:1, unless otherwise approved by the Director of Public Works.
7. The applicant shall submit a grading, drainage and retaining wall plan with a geotechnical soils report for review and approval by the Director of Public Works.
8. Any grading required outside of a PDA boundary will require the applicant(s) to either obtain slope easements or off-site grading agreements in a form suitable for recording from the affected applicant(s).
9. Given the amount of slope instability (i.e., landsliding) within the project area and the project proximity to major earthquake faults, the hazards associated with strong ground motion and possible surface rupture, in-depth, site-specific geotechnical studies shall be required to evaluate whether development within any of the 10 PDAs is not geotechnically feasible. At a minimum such studies should follow CDMG: Special Publication 17 (dated 1977), *Guidelines for Evaluating and Mitigating Seismic Hazards in California*. It is suggested that the scope of work presented in these "guidelines" be performed prior to any form of foundation investigation, unless such an investigation is to establish setbacks from known geologic hazards.

The feasibility of on-site disposal systems was evaluated as part of the NF PEIR (see page 5.6-27) and Mitigation Measures were identified to the potential impact to less than significant. The project proposes public sewers for all development lots.

**Changed Conditions:**

None

**Additional Comments:**

- a) The San Andreas Fault Zone lies approximately 20 miles to the north and is capable of generating up to  $M_w$  8.2 earthquakes. The Sierra Madre Fault zone, passes within 1/4 mile north of the site, and the Cucamonga Fault lies approximately 1/4 mile south. These faults are both capable of producing  $M_w$  6.5-7.0 earthquakes. Also, there are several inferred faults that cross the city. Each of these faults can produce strong ground shaking. Adhering to the Uniform Building Code will ensure that geologic impacts are less than significant. See additional comments under heading NF PEIR Determination above.

The site is not located within an area of potential liquefaction according to the NF PEIR.

- b) The proposed project will require the excavation, stockpiling, and/or movement of on-site soils. This will result in increased erosion and loss of topsoil resulting from grading operations moving approximately 1,300,000 of dirt. The San Dimas area is subject to strong Santa Ana wind conditions during September to April, which generates blowing sand and dust, and creates erosion problems. Construction activities may temporarily exacerbate the impacts of windblown sand, resulting in temporary problems of dust control; however, development of this project under the General Plan would help to reduce windblown sand impacts in the area as pavement, roads, buildings, and landscaping are established. The project site is 5 acres or larger. Therefore, the following additional mitigation measures shall be implemented to reduce impacts to less-than-significant levels:

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- 1) **The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM<sub>10</sub> emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible**
  - 2) **Frontage public streets shall be swept according to a schedule established by the City to reduce PM<sub>10</sub> emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year of construction.**
  - 3) **Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM<sub>10</sub> emissions from the site during such episodes.**
  - 4) **Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.**
- c) There are no areas in San Dimas identified as subject to potential subsidence according to the General Plan and General Plan FEIR. Subsidence is generally associated with large decreases or withdrawals of water from the aquifer. See additional comments under heading NF PEIR Determination above.
- d) The majority of San Dimas, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Soils, geologic and structural evaluation reports are required of all new development prior to issuance of grading and building permits. See additional comments under heading NF PEIR Determination above.
- e) The project will connect to, and be served by, the existing local sewer system for wastewater disposal. No septic tanks or alternative wastewater disposal is proposed.

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| <b>7. GREENHOUSE GAS EMISSIONS.</b> <i>Would the project:</i><br>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | () | () | (✓) | ()  |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?   | () | () | ()  | (✓) |

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Existing Conditions:**

Not considered in NF-PEIR

**NF PEIR Determinations:**

GHG emissions were not considered in the NF PEIR.

**Changed Conditions:**

CEQA Guidelines have been recently amended, effective March 18, 2010, requiring consideration of the effects of GHG emissions, including CO<sub>2</sub>, in CEQA documents.

**Additional Comments:**

- a. The amended CEQA Guidelines did not provide any specific significance thresholds. According to the amended CEQA Guidelines, Section 15064.4(a), lead agencies are to “make a good-faith effort...to describe, calculate or estimate the amount of greenhouse gas emissions associated with a project. A lead agency shall have the discretion to determine...whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use...; and/or (2) rely on a qualitative analysis or performance based standards.”

California State law SB375 (2008) requires the California Air Resources Board (CARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles for 2020 and 2035. The GHG emission reduction targets being developed by CARB are not scheduled for adoption until September, 2010. AB 32 (Global Warming Solutions Act of 2006) requires the State of California to reduce GHG to 1990 levels no later than 2020. To reach the 2020 goal, SB 375 was adopted with the intent to reduce GHGs and VMT (Vehicle Miles Travelled) by integrating land use and transportation planning. SB 375 also aims to integrate the Regional Housing Needs Assessment into the Regional Transportation Plan by synchronizing their schedules and by requiring that local government Housing Elements be consistent with a Sustainable Communities Strategy (SCS). The City of San Dimas is located within the San Gabriel Valley subregion of the Southern California Association of Governments (SCAG). Under SB 375, SCAG is unique in that subregions are allowed the option of developing their own SCS.

The City of San Dimas is a member of the San Gabriel Valley Council of Governments (SGVCOG) and is monitoring SCAG effort to prepare the SCS through active participation with SGVCOG. The current schedule calls for development of the SCS by the end of 2012.

The project will generate GHGs; however, calculation of any potential global warming effects resulting from the project, including modeling and gauging the impacts associated with an increase of trips or generation of new trips, and the effect on the greenhouse effect or global warming has not been completed at this time. The project will generate emissions of GHGs primarily in the form of vehicle exhaust and in the consumption of electricity and natural gas for heating. The emissions from vehicle exhaust are controlled by the State and federal governments and are outside the control of project. Emissions from building heating systems will be minimized by compliance with new State Title 24 regulations for building energy efficiency. Project-related GHGs are not confined to a particular air basin; therefore, project-related GHG emissions are not project-specific impacts to global warming, but are instead the

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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project's contribution this cumulative impact. Further, project-related GHG impacts are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the net increase in air pollutant emissions would not exceed the SCAQMD thresholds for criteria pollutants. Nevertheless, it is appropriate to select an appropriate model (presumably URBEMIS) and calculate project based GHG emissions and determine appropriate project level mitigation measures as part of the preparation of the intended environmental document.

- b. Global warming and greenhouse gas (GHG) emissions are an emerging environmental concern being raised on statewide, national, and global levels. Regional, State, and Federal agencies are developing plans and strategies to control pollutant emissions that contribute to global warming. The City of San Dimas is predominantly built-out. The majority of large undeveloped areas are designated as open space or conservation areas. Continued development will contribute to the pollutant levels in the San Dimas area, which already exceed Federal and State standards. The General Plan FEIR notes that if development is not more intensive than plans in effect when the Air Quality Management Plan (AQMP) adopted in 1982 by the Southern California Association of Governments (SCAG), then development-related emissions will have been properly anticipated and regional air quality impacts will be insignificant. The proposed project is consistent with the General Plan for which the FEIR was prepared and impacts evaluated; therefore, no adverse impacts are anticipated.

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| <b>8. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i></b><br>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | () | () | () | (✓) |
| 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?  | () | () | () | (✓) |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?  | () | () | () | (✓) |
| 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?                                 | () | () | () | (✓) |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | () | () | () | (✓) |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | () | () | () | (✓) |

| Issues and Supporting Information Sources: |   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| g)   | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | ( )                            | ( )  | (✓)                          | ( )       |
| h)   | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | (✓)                            | ( )  | ( )                          | ( )       |

**Existing Conditions:**

Not considered in NF-PEIR.

**NF PEIR Determinations:**

Hazards and waste materials were not considered as a separate category in the NF PEIR.

**Changed Conditions:**

Over the past decade there have been several significant wild fires in the Angeles National Forest including one that was proximate to the subject property. These events have heightened the need to properly evaluate the urban- wild land interface and ensure adequate consideration of the impacts of wildfires at this interface.

**Additional Comments:**

- a) The project will not involve the transport, use, or disposal of hazardous materials. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials and/or waste will reduce the potential for significant impacts to a level less than significant. No adverse impacts are expected.
- b) The proposed project does not include the use of hazardous materials or volatile fuels. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials or volatile fuels will reduce the potential for significant impacts to a level less than significant. No adverse impacts are anticipated.
- c) There are no schools located within 1/4 mile of the project site. The project site is located within 2 miles of the nearest existing or proposed school.
- d) The project is not listed as a hazardous waste or substance materials site. Recent site inspection did not reveal the presence of discarded drums or illegal dumping of hazardous materials. No impact is anticipated.
- e) The site is within 4 miles of Brackett Field, the nearest public airport. The project would not result in a safety hazard for people residing or working in the project area. No impact is anticipated.
- f) There are no private airstrips within 5 miles of San Dimas. No impact is anticipated.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- g) The City's 2004 Natural Hazard Mitigation Plan includes policies and procedures to be administered by the Los Angeles County Fire Department, which is our City's fire service provider, in the event of a disaster.
- h) San Dimas faces the greatest ongoing threat from a wind-driven fire in the Wildland/Urban Interface area found in the hillsides and canyons in the northern part of the City according to the 2004 Natural Hazard Mitigation Plan. The proposed project site is located within a high fire hazard area according to maps provided by the Los Angeles County Fire Department. See later discussion regarding fire services. The project intends to comply with revised Building Codes, NF-PEIR mitigation measures, fire zone construction and development standards (sprinklers, closed eaves, tile roofs, 360° access clearance, fuel modification regulations, turn-outs, paved access) but will rely on a single means of access, with additional emergency access connections, constraining opportunities for safe evacuation and fire equipment access.

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| <b>9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>  |     |     |     |     |
| a) Violate any water quality standards or waste discharge requirements?   | ( ) | ( ) | (✓) | ( ) |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | ( ) | ( ) | ( ) | (✓) |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?   | (✓) | ( ) | ( ) | ( ) |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?  | (✓) | ( ) | ( ) | ( ) |
| e) 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?   | ( ) | (✓) | ( ) | ( ) |
| f) Otherwise substantially degrade water quality?   | ( ) | ( ) | (✓) | ( ) |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | ( ) | ( ) | ( ) | (✓) |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?  | ( ) | ( ) | ( ) | (✓) |

| Issues and Supporting Information Sources:   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | ( )                            | ( )  | ( )                          | (✓)       |
| j) Inundation by seiche, tsunami, or mudflow?  | ( )                            | ( )  | ( )                          | (✓)       |

**Existing Conditions:**

See pages 5.7-1 through 5.7-8 of the NF PEIR for description of hydrology and drainage for the site and surrounding area. Note Hydrology/Hydraulic study prepared by Fuscoe Engineering for applicant dated June 12, 2009 and SUSMP prepared by the same firm dated August 20, 2009.

**NF PEIR Determinations:**

Surface hydrology impacts were deemed less than significant with mitigations. Mitigation Measures H1 & H2 (see page 5.7-12 of the NF PEIR or page FF 13-14 of Resolution No. 99-42) are included below. A Hydrology Report dated June 12, 2009 has been prepared for the development by Fuscoe Engineering for the applicant. That report concludes that the project as designed will not increase flows to downstream facilities.

1. The project applicant(s) shall provide and engineering hydrologic analysis of the development site watershed. Should the analysis indicate that the proposed development project would impact downstream facilities (i.e., inadequate capacity of the downstream storm drain system), construction of an on-site detention basin could

be used as mitigation. On-site detention facilities, if necessary, shall be designed to provide the appropriate storm volume for the storm frequency indicated by the LACPW and the City of San Dimas City Engineer. Storm drain plans shall be subject to review and approval by the San Dimas City Engineer prior to the issuance of grading permits.

2. In connection with site plan and design review, all required drainage improvements associated with individual developments shall be designed in accordance with the LACPW and the City of San Dimas design standards and shall be reviewed and approved by the City of San Dimas City Engineer prior to the commencement of grading.

Watershed debris production impacts were deemed less than significant with mitigations. Mitigation Measure H3 (see page 5.7-13 of the NF PEIR or page FF 14 of Resolution No. 99-42) is included below. A Hydrology Report dated June 12, 2009 has been prepared for the development by Fuscoe Engineering for the applicant. That report concludes that the project as designed will not increase flows to downstream facilities. Debris basins have been designed to reduce bulk flows.

3. Prior to issuance of grading/building permits, the project applicant(s) shall provide site-specific engineering hydrologic analysis, to the satisfaction of the San Dimas City Engineer, to determine if debris basin(s) are necessary to reduce bulk flow. If determined necessary, the debris basin(s) shall be designed and constructed at the downstream ends of undeveloped drainage areas pursuant to LACPW methods and standards and subject to final design approval by the San Dimas City Engineer.

Flooding impacts were deemed less than significant with mitigations. Mitigation Measure H4 through H6 (see page 5.7-15 & -16 of the NF PEIR or page FF 14 of Resolution No. 99-42) are included below. A Hydrology Report dated June 12, 2009 has been prepared for the development

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by Fuscoe Engineering for the applicant. That report concludes that the project as designed will not increase flows to downstream facilities.

5. Drainage system design requirements for the future developments and all future roadways shall follow the minimum criteria for Private Drains (PD) or Miscellaneous Transfer Drains (MTD) defined by LACPW. General criteria includes, but is not limited to:
  - A. Any roadcrossing of natural drainages shall be designed to accommodate adequate capacity to convey the 50-year clear water discharge, or greater.
  - B. Minimum stormdrain pipe size diameter is 24 inches, but if conveys debris then 48 inches; and
  - C. Stormdrain flow velocity is limited to 20 feet per second (fps) if exceeded must use special pipe with additional concrete thickness.
6. Project applicant(s) shall allow canyon slopes to drain along their natural path and not divert flows from one watershed to another. Drainage facilities located within the proposed roadways shall be implemented pursuant to the requirements of the LACPW and the City of San Dimas.

Water quality impacts were deemed less than significant with mitigations. Mitigation Measure H7 (see page 5.7-16 of the NF PEIR or page FF 15 of Resolution No. 99-42) is included below. A Hydrology Report dated June 12, 2009 has been prepared for the development by Fuscoe Engineering for the applicant. That report concludes that the project as designed will not increase flows to downstream facilities.

7. Refer to Mitigation Measure G5, of Section 5.6, *Geology, Soils, and Seismicity*.

**Changed Conditions:**

There have been changes to NPDES regulations which will be addressed by additional mitigation measures.

**Additional Comments:**

- a) Water and sewer service is provided by the Golden State Water Company. Project is designed to connect to existing water and sewer systems. The State of California is authorized to administer various aspects of the National Pollution Discharge Elimination System (NPDES) permit under Section 402 of the Clean Water Act. The General Construction Permit treats any construction activity over 1 acre as an industrial activity, requiring a permit under the State's General NPDES permit. The project site is over 1 acre in size. The State Water Resource Control Board (SWRCB) through the Los Angeles Regional Water Quality Control Board, administers these permits.

Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity for new development or significant redevelopment. Prior to commencement of construction of a project, a discharger must submit a Notice of Intent (NOI) to obtain coverage under the General Permit. The General permit requires all dischargers to comply with the following during construction activities, including site clearance and grading:

- Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that would specify Best Management Practices (BMPs) that would prevent construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving off-site into receiving waters.

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- Eliminate or reduce non-storm water discharges to storm sewer systems and other waters of the nation.
- Perform inspections of all BMPs.

Waste discharges include discharges of storm water and construction project discharges. A construction project for new development or significant redevelopment requires an NPDES permit. Construction project proponents are required to prepare a Storm Water Pollution Prevention Plan (SWPPP). To comply with the NPDES, the project's construction contractor will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) during construction activities, and a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. The applicant must submit a WQMP, prior to issuance of grading permits, that identifies Best Management Practices (BMPs) to minimize the amount of pollutants, such as eroded soils, entering the drainage system after construction. Runoff from driveways, roads and other impermeable surfaces must be controlled through an on-site drainage system. BMPs include both structural and non-structural control methods. Structural controls used to manage storm water pollutant levels include detention basins, oil/grit separators, and porous pavement. Non-structural controls focus on controlling pollutants at the source, generally through implementing erosion and sediment control plans, and various Business Plans that must be developed by any businesses that store and use hazardous materials. Practices, such as periodic parking lot sweeping can substantially reduce the amount of pollutants entering the storm drain system. The project site is over 1 acre in size; therefore, the following additional mitigation measures would be required to control additional storm water effluent. Additional standards are now in place relative to NPDES regulations which impose additional standards regarding water quality affecting equestrian uses.

Hydrology and Water Quality

*Construction Activities:*

- 1. A Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less than 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.**
- 2. For projects of any size, an erosion control plan shall be prepared, included with the grading plan, and implemented for the proposed project that identifies**

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specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.

3. During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.

4. During construction, to remove pollutants, street cleaning will be performed prior to storm events and the use of water trucks after storm events to control dust in order to prevent discharge of debris or sediment from the site.

*Post- Construction Operational:*

5 All discretionary development and redevelopment projects that fall into one of the following categories are subject to the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). If the project falls under one of these categories and prior to issuance of building permits, the permit applicant shall submit to the City Engineer for approval a SUSMP based upon the design requirements as defined in the “Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP)”, September 2002 as published by the Los Angeles County Department of Public Works. Evidence of on-going maintenance of post-construction BMPs will be required in the form of a signed and notarized Maintenance Covenant. A copy of this form is available at the public counter.

- a. Single-family hillside residential
- b. 100,000 square foot commercial development
- c. Automotive repair shop
- d. Retail gasoline outlet
- e. Restaurants
- f. Home subdivisions with 10 or more housing units
- g. Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff

6. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.

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- b) San Dimas overlies three groundwater basins of varying water depth. The Los Angeles County Flood Control District is responsible for groundwater recharge along the San Dimas Canyon wash and Walnut Creek. The proposed project will not deplete groundwater supplies, nor will it interfere with recharge because it is not within an area designated as a recharge basin or spreading ground. The development of the site will require the grading of the site and excavation; however, the project will not affect the existing aquifer. Continued development citywide will increase water needs and is a significant impact; however, Golden State Water Company has plans to meet this increased need through the construction of future water facilities.
- c) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff due to the amount of new building and hardscape proposed on a site. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of non-hardscape areas to prevent erosion. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, the project will not result in substantial erosion or siltation on- or off-site. See comments under heading of NF PEIR Determinations.
- d) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff due to the amount of new building and hardscape proposed on a site; however, the project will alter the course of some tributary areas of the Shuler Canyon area constructing storm water detention facilities and debris basins (see project description). All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. Project design will address some localized flooding that occurs as a result of existing natural unconstrained flows from Shuler Canyon. See comments under heading of NF PEIR Determinations.
- e) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff due to the amount of new building and hardscape proposed on a site; however, all runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project will not result in substantial additional sources of polluted runoff. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. See comments under heading of NF PEIR Determinations.
- f) Grading activities associated with the construction period could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is for new development or significant redevelopment; therefore, is required to comply with the National Pollutant Discharge Elimination System (NPDES) to minimize water pollution. The project site is over 1 acre in size; therefore, the following mitigation measures would be required to control additional storm water effluent:
  - 1) **Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the**

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**maximum extent practicable. The WQMP shall identify the structural and non-structural measures.**

**2) Prior to issuance of grading or paving permits, applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.**

- g) The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.
- h) The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.
- i) The San Dimas area is flood protected by an extensive storm drain system designed to convey a 100-year storm event. The system is substantially improved and provides an integrated approach for regional and local drainage flows. This existing system includes several debris dams and levees north of the City, spreading grounds, concrete-lined channels, and underground storm drains. The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.
- j) There are no oceans, lakes or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated. The San Dimas area sits at the base of the steep eastern San Gabriel Mountains whose deep canyons were cut by mountain streams. Numerous man-made controls have been constructed to reduce the mudflow impacts to the level of non-significance within the City. This existing system includes several debris dams, and spreading grounds along San Dimas Canyon.

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| <b>10. LAND USE AND PLANNING.</b> <i>Would the project:</i>  |    |     |    |     |
| a) Physically divide an established community?   | () | ()  | () | (✓) |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | () | (✓) | () | ()  |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?  | () | ()  | () | (✓) |

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**Existing Conditions:**

See pages 5.1-1 through 5.1-13 of the NF PEIR. See Background discussion on Page 1 of Initial Study for additional information.

**NF PEIR Determinations:**

On site land use impacts were deemed less than significant with mitigations. Mitigation Measure LU1 (see page 5.1-16 of the NF PEIR or page FF 5 of Resolution No. 99-42) is included below.

1. The City shall review all future proposals on a case-by-case basis to ensure that incremental impacts do not occur with any future development. If necessary, the City shall require additional environmental evaluations and clearances, and impose site-specific mitigation to further reduce any potential impacts.

Potential Impacts associated with compatibility with surrounding land uses and relevant plans and policies were deemed to be less than significant and no mitigation was required.

**Changed Conditions:**

See Background discussion on Page 1 of Initial Study for additional information. Efforts to acquire some or all of the subject site through conservancy application have not been successful to date.

**Additional Comments:**

- a) Most of the Northern Foothills is still undeveloped. Utilities, paved roads and infrastructure have not been extended throughout these undeveloped areas; however, utilities, paved roads and infrastructure do exist in some locations that are adjacent to the City’s urban boundary, including up Sycamore Canyon and Terrebonne Roads to serve Camp Glenn Rocky, the Terrebonne Tract, the San Dimas Canyon Golf Course, Horsethief Canyon Park and San Dimas Canyon Park. The undeveloped areas of the Northern Foothills are primarily served by a series of dirt roadways that have been historically used and maintained by Los Angeles County Fire Department. The topography of the Northern Foothills can be generally characterized as rolling hills, interspersed with steep hillsides and valleys. Adjacent property to the south is developed with residential uses. Likewise, residential and recreation uses exist to the east, primarily within the vicinity of Foothill Boulevard and San Dimas Canyon Road. This project will be low density single family residential development generally consistent with abutting single family residential uses to the south of the site.
  
- b) The project site land use designation is Northern Foothills. The proposed Tentative Tract Map, as currently designed, according to the applicant, intends to place development on a smaller footprint at lower elevations than contemplated in the Settlement Agreement by utilizing clustering techniques, but still necessitates substantive revisions to various Goals, Objectives and Policies set forth in the General Plan and to various development standards set forth in the Specific Plan. The proposed project is not consistent with the General Plan and may interfere with policies for environmental protection identified within the General Plan for the Northern Foothills land use designation and SP 25. The

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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proposals include various changes to the General plan and SP 25 to address these differences. The Settlement Agreement requires the City to consider these changes.

- c) The project site is not located within any habitat conservation or natural community plan area. According to the General Plan Exhibit II-4.1 the project site is not within an conservation overlay area of sensitive biological resources. Nevertheless there are identified biological resources on the project site which need to be addressed in a manner consistent with applicable State and Federal regulations. Studies have been and will be undertaken to ensure compliance with these regulations.

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| <b>11. MINERAL RESOURCES.</b> <i>Would the project:</i>   |    |    |    |     |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?                                | () | () | () | (✓) |
| 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? | () | () | () | (✓) |

**Existing Conditions:**

Not identified in the NF PEIR.

**NF PEIR Determinations:**

Mineral resources were deemed to have no impact in the NF PEIR.

**Changed Conditions:**

None

**Additional Comments:**

- a) The site is not designated as a State Aggregate Resources Area with significant mineral deposits according to the General Plan Exhibit VI-2; therefore, there is no impact.
- b) The site is not designated by the General Plan Exhibit VI-2, as a valuable mineral resource recovery site; therefore, there is no impact.

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| <b>12. NOISE.</b> <i>Would the project result in:</i>   |    |    |    |     |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | () | () | () | (✓) |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?   | () | () | () | (✓) |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | () | () | () | (✓) |

| Issues and Supporting Information Sources:  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | ( )                            | ( )  | (✓)                          | ( )       |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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? | ( )                            | ( )  | ( )                          | (✓)       |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | ( )                            | ( )  | ( )                          | (✓)       |

**Existing Conditions:**

See pages 5.5-1 through 5.5-6 of the NF PEIR for description of noise for the site and surrounding area.

**NF PEIR Determinations:**

Noise impacts were deemed less than significant with mitigations with adherence to Chapter 8.36 of the San Dimas Municipal Code and General Plan policies. No additional mitigation measures were identified.

**Changed Conditions:**

None.

**Additional Comments:**

- a) The project site is not within an area of noise levels exceeding City standards according to General Plan Exhibit VIII-5 at build-out. No adverse impact expected.
- b) The uses associated with this type of project normally do not induce ground borne vibrations or noise. As such, no impacts are anticipated.
- c) The primary source of ambient noise levels in San Dimas is traffic and, for areas near rail line, train movements along the AT & SF rail line. The proposed activities will not significantly increase traffic; hence, are not anticipated to increase the ambient noise levels within the vicinity of the project.
- d) During a construction phase, on-site stationary sources, heavy-duty construction vehicles, and construction equipment, will generate noise exceeding City standards. The following measures are required by the San Dimas Municipal Code for all construction within the City and the project must comply with these standards, which will mitigate the short-term noise impacts of construction activity:
  - 1) **Construction or grading shall not take place between the hours of dusk and 7:00 a.m. on weekdays, including Saturday, nor shall take place at any time on Sunday or a city observed holiday.**

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- 2) **Construction or grading noise levels shall not exceed the standards specified in Municipal Code Chapter 8.36. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.**
- 3) **The perimeter block wall shall be constructed as early as possible in first phase.**

The preceding mitigation measures will reduce the disturbance created by on-site construction equipment; however, do not address the potential impacts due to the transport of construction materials and debris. The following mitigation measures shall then be required:

- 4) **Haul truck deliveries shall not take place between the hours of dusk and 7:00 a.m. on weekdays, including Saturday, nor shall take place at any time on Sunday or a city observed holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.**
- e) The site is not located within an airport land use plan and is within 4 miles of Brackett Field, a public airport, and is offset north of the flight path. No impact is anticipated.
- f) There are no private airstrips within 5 miles of the City limits. No impact is anticipated.

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| <b>13. POPULATION AND HOUSING. <i>Would the project:</i></b>  |     |     |     |     |
| a) Induce substantial 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) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | ( ) | ( ) | ( ) | (✓) |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | ( ) | ( ) | ( ) | (✓) |

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**Existing Conditions:**

The subject property has been determined to be appropriate for low density residential development and the densities proposed are within ranges identified in the NF PEIR.

**NF PEIR Determinations:**

Population and housing impacts were deemed to not be significant and no mitigation was deemed necessary.

**Changed Conditions:**

None

**Additional Comments:**

- a) The project is bordered by existing developed area and will not induce any substantive population growth. Construction activities at the site will be short-term and will not attract new employees to the area. No impacts are anticipated.
- b) The project site contains no existing housing units. No adverse impact expected.
- c) The project site is vacant land. No impacts are anticipated.

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| <b>14. PUBLIC SERVICES.</b> <i>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:</i> |     |     |     |     |
| a) Fire protection?   | (✓) | ( ) | ( ) | ( ) |
| b) Police protection?   | ( ) | ( ) | ( ) | (✓) |
| c) Schools?   | ( ) | ( ) | (✓) | ( ) |
| d) Parks?   | ( ) | ( ) | (✓) | ( ) |
| e) Other public facilities?   | ( ) | ( ) | ( ) | (✓) |

**Existing Conditions:**

See pages 5.10.1 through 5.10-9 of the NF PEIR. Over the past decade there have been several significant wild fires in the Angeles National Forest including one that was proximate to the subject property. These events have heightened the need to properly evaluate the urban- wild land interface and ensure adequate consideration of the impacts of wildfires at this interface.

**NF PEIR Determinations:**

Fire service impacts were deemed significant and unavoidable. This impact analysis relied upon Section 5 of the "Northern Foothills Development and Infrastructure Study" (LSA Associates) and

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indicated that ingress/egress limitations associated with the lack of infrastructure limited the ability of the Fire department to provide adequate services. Mitigation Measures PSU1 through PSU10 (see pages 5.10-12 & 13 of NF PEIR or pages FF 29 & 30 of Resolution No. 99-42) provided some level of mitigation and are listed below. A Statement of Overriding Considerations was adopted (pages OC 35 & 36 of Resolution No. 99-42) relative to fire protection. While the proposed project exceeds some of the minimum standards set forth in the General Plan and Specific Plan and includes other design features such as turn-outs, turnarounds, fuel modification, paved access, looped fireflow and additional water storage, still it does not fully comply with all of the standards commonly recommended by the Fire Department for access. Access, which may be supplemented by several emergency access connections through the City of Glendora and adjacent property to the east, is provided by a new roadway extending from Cataract. Fuel modification plans have been prepared and submitted to the Fire Department for comments.

Fire-Resistant Design and Materials Guidelines

1. **Roofing.** Roofs shall be of noncombustible class "A" materials, such as clay or concrete shake, cinder, metal or tile. Open ends of roofs, such as tile roofs, shall be capped with noncombustible material to prevent bird nest or other combustible material from lodging within the roof.
2. **Glass.** The size and number of glazed openings on the side of the house facing the downhill side or other unique fire hazard areas shall be held to a minimum and shall be glazed with extra-strength glass (thick, safety tempered and/or double-panned). Glass areas shall not exceed 50 percent of any wall.

Access Requirements

Roads must provide access for fire suppression equipment and for evacuation of residents in the event of fire.

3. **Traffic roadways** shall be at least 26 feet wide and passable in all weather. The roadway curb-to-curb width shall be reduced to 16 feet, where permitted by the City. (Refer to Access Implementing Policy and Action #1, bullets one and two) in Section 5.3, *Circulation*).

Water Supply

4. **Fire flow and hydrant locations** shall be provided so that adequate water is available in the event of fire. Planned water supplies, piping and hydrants shall be installed and in working order prior to construction involving combustible materials. All development proposals must demonstrate conclusively that the development can be served with adequate water capacity.
5. In the event that individual property owners install a water well, water from the well or other sources, such a pool, shall be available to the Fire Department for fire-fighting purposes.

Los Angeles County Fire Department

6. Future development projects shall be reviewed by the Los Angeles County Fire Department. Specific department requirements for access, fire flows, hydrants or other fire and life safety requirements will be addressed at the plan check phase and must be complied with prior to approval of a tentative map.
7. Residential projects shall meet fire flow requirements in accordance with relevant City

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building codes, fire codes and requirements of the Los Angeles County Fire Department.

8. Fire sprinkler systems shall be installed in all residential buildings, where feasible.
9. As required by Section 1117.2.1 of the Los Angeles County Fire Code, a fuel modification plan, a landscape plan and an irrigation plan shall be submitted with any subdivision of land or prior to any new construction, remodeling, modification or reconstruction where such activities increase the square footage of the existing structure by at least 50 percent within a 12-month period, and where said structure or subdivision is located within an area designated as a Very High Fire Hazard Severity Zone or within Fire Zone 4. Said plans shall be reviewed and approved by the Forestry Division of the Los Angeles County Fire Department for reasonable fire safety.
10. Future development projects shall be required to comply with all applicable code and ordinance requirements for Fire Zone 4 pertaining to construction, access, water mains, fire hydrants, fire flows and brush clearance.

Police service impacts were deemed to be less than significant and no mitigation measures were identified as necessary.

School impacts were identified as less than significant with mitigation. Mitigation Measures PSU26 through PSU28 (see page 5.10-22 & 23 of the NF PEIR or page FF 26 of Resolution No. 99-42) are included below.

16. Individual development projects within the project area shall pay school fees to the Bonita Unified School District in accordance with Government Code Sections 65995, 65995.5 and 65995.7. The project applicant shall provide the City of San Dimas with evidence of school fee payment prior to the issuance of permits.
17. Project applicants shall work with the Bonita Unified School District to identify the most appropriate locations for bus routes and stops, if feasible.
18. Project applicants shall work with the Bonita Unified School District to identify the most appropriate "Safe Route to School" for students generated by the project. Future project residents shall be notified of the "Safe Route to School."

Park impacts were identified as less than significant with mitigation. Mitigation Measures PSU29 & PSU30 (see page 5.10-23 & 24 of the NF PEIR or page FF 26 of Resolution No. 99-42) are included below. Some equestrian lots are proposed within the development and it is intended to facilitate trails as part of the project although the location and design is not fully resolved at this time. Park may involve dedication of on-site conservation areas to the City or a conservancy.

19. Prior to the approval of future development projects within the project area, the project applicant(s) shall consult the City of San Dimas to determine if the proposed development would impact existing equestrian and/or hiking trails. The City of San Dimas shall coordinate planning efforts with the Los Angeles County Department of Parks and Recreation if the City intends to designate trails for the project area or connect trails between adjacent jurisdictions.
20. Future development projects that include equestrian trails shall be reviewed by the Equestrian Commission.

**Changed Conditions:**

Over the past decade there have been several significant wild fires in the Angeles National Forest including one that was proximate to the subject property. These events have heightened the need

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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to properly evaluate the urban- wild land interface and ensure adequate consideration of the impacts of wildfires at this interface. These events indicate that it may be appropriate to revisit the Statement of Overriding Considerations.

**Additional Comments:**

- a) The site would be served by a fire station located approximately 1 mile from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Fire hydrants and additional water storage are proposed as part of the project infrastructure. See NF PEIR Determinations for additional comments.
- b) Additional police protection is not required as the addition of the project will not change the pattern of uses within the surrounding area and will not have a substantial increase in property to be patrolled as the project site is within an area that is regularly patrolled.
- c) The Bonita Unified School District serves the project area. The school district will be notified regarding the proposed development. A standard condition of approval will require the developer to pay the school impact fees. With this standard mitigation, impacts to the School District are not considered significant.
- d) The site is in a undeveloped area, currently served by the City of San Dimas. The nearest park is located within 1/4 miles from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. A standard condition of approval will require the developer to pay park development fees. See NF PEIR Determinations for additional comments.
- e) The proposed project will utilize existing public facilities. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities.

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| <p><b>15. RECREATION.</b> <i>Would the project:</i></p> <p>a) 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?</p> | () | () | () | (✓) |
| <p>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?</p>   | () | () | () | (✓) |

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Existing Conditions:**

Deemed to have no impact in the NF PEIR.

**NF PEIR Determinations:**

Not discussed in NF PEIR.

**Changed Conditions:**

None

**Additional Comments:**

- a) The site is currently served by the City of San Dimas. The nearest park is located within ¼ miles from the project site. This project is proposing new housing that would cause a minimal increase in the use of parks or other recreational facilities. A standard condition of approval will require the developer to pay park development fees. No impacts are anticipated.
- b) See a) response above.

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| <p><b>16. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i></p> <p>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Examples of conflict include, but are not limited to, an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).</p> | () | () | (✓) | ()  |
| <p>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>   | () | () | ()  | (✓) |
| <p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>  | () | () | ()  | (✓) |

| Issues and Supporting Information Sources: |   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| d)   | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                 | ( )                            | (✓)  | ( )                          | ( )       |
| e)   | Result in inadequate emergency access?  | (✓)                            | ( )  | ( )                          | ( )       |
| f)   | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | ( )                            | ( )  | ( )                          | (✓)       |

**Existing Conditions:**

See pages 5.3-1 through 5.3-8 of the NF PEIR.

**NF PEIR Determinations:**

Circulation impacts were identified as potentially significant. Implementation of mitigation measures would ensure that a “backbone” road system is designed to provide adequate and safe access reducing impacts to a less than significant level. Mitigation Measures CIR1 through CIR6 (see page 5.3-16 & 17 of the NF PEIR or page FF 8 of Resolution No. 99-42) are included below. Some equestrian lots are proposed within the development and it is intended to facilitate trails as part of the project although the location and design is not fully resolved at this time. The proposed access to the project is a single means of access with several emergency access points provided. Details of these emergency access points including owner authorizations and other approvals are still pending. In addition the “backbone” road (the northerly extension of Cataract Avenue) leads to a private road with a proposed entry gate. This design may impede others from the opportunity to have a fully developed circulation system in the area creating long cul-de-sacs only connected by restricted emergency access points.

**Changed Conditions:**

The northerly extension of Cataract Avenue adjacent to Shuler Canyon was identified as a potential means of access but not fully evaluated in the NF PEIR. The City of Glendora has subsequently amended its General Plan limiting circulation in foothill areas across city boundaries to emergency access only.

**Additional Comments:**

- a) Implementation of the proposed project is estimated to generate 600-700 Average Daily Trips (ADTs) according to the Institute of Transportation Engineers. The proposed project includes the development of 61 single family residences. Continued development will contribute to the traffic load in the San Dimas area. The proposed project is consistent with the General Plan for which the FEIR was prepared and impacts evaluated. The project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. The project site will be required to provide street improvements along the street frontage of the site per City roadway standards. See NF PEIR Determination above for additional comments.
- b) According to the Institute of Transportation Engineers, it is estimated that the project will generate approximately 10 two-way peak hour trips daily. The project is in an area that is mostly undeveloped with no street improvements existing. The project will not negatively

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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impact the level of service standards on adjacent arterials. The project will be required to provide street improvements along the street frontage of the site. See NF PEIR Determination above for additional comments.

- c) The proposed development will not result in a change in air traffic patterns from Brackett Field, a public airport, and will not change air traffic patterns. No impacts are anticipated.
- d) The project is in an area that is mostly undeveloped. The project will be required to provide street improvements along the street frontage of the site. The project design does include steep and narrower roads. The project may create some additional hazards due to these design features. See NF PEIR Determination above for additional comments..
- e) The project will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. See NF PEIR Determination above for additional comments..
- f) The project design includes, or the project will not be conditioned to provide, features supporting alternative transportation and vehicle trip reduction (e.g., bus bays, bicycle racks, carpool parking, sidewalks, etc.).

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| <b>17. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>   |    |    |     |     |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | () | () | ()  | (✓) |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                              | () | () | (✓) | ()  |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.?                                      | () | () | (✓) | ()  |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | () | () | (✓) | ()  |
| e) Result in a determination by the wastewater 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? | () | () | (✓) | ()  |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | () | () | (✓) | ()  |
| g) Comply with Federal, State, and local statutes and regulations related to solid waste?   | () | () | (✓) | ()  |

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| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Existing Conditions:**

The subject area generally lacks utilities and other public services. Existing conditions are discussed on pages 5.10-1 through -8 in the NF PEIR.

**NF PEIR Determinations:**

Wastewater impacts were identified as less than significant with mitigation. Mitigation Measures PSU15 through PSU18 (see page 5.10-18 of the NF PEIR or page FF 24-25 of Resolution No. 99-42) are included below. The NF PEIR anticipated the possible use of private sewage systems but the proposed project intends to install public sewers to serve the development. This will require annexation to County Sanitation District Area # 22.

5. Refer to Mitigation Measure 11.
6. Prior to the installation of a private sewer or septic system, the project applicant(s) shall consult with the California Regional Water Quality Control Board (RWQCB) on a project-by-project basis to obtain waste discharge requirements.
7. Prior to tentative map approval and issuance of building permits, as applicable, the project applicants(s) shall analyze and demonstrate the feasibility of constructing on-site sewage disposal systems (i.e., septic tanks/seepage ponds) for any given subdivision pursuant to the requirements of the Uniform Plumbing Code and subject to review and approval by the City of San Dimas.
8. Prior to the approval of any on-site sewage disposal systems or the issuance of drilling permits, soil testing and applicable geological reports shall be submitted to the County of Los Angeles Department of Health Services and to the City of San Dimas for review and approval (refer to Section 5.6, *Geology*).

Water resource and facilities impacts were identified as less than significant with mitigation. Mitigation Measures PSU11 through PSU14 (see page 5.10-15 of the NF PEIR or page FF 24 of Resolution No. 99-42) are included below. The NF PEIR anticipated the possible use of private wells but the proposed project intends a public water system to serve the development. This will include a new water tank that will be installed and maintained by the applicant until accepted by the Golden State water Company..

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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1. The City of San Dimas shall adopt the implementing policies and actions for Infrastructure Planning, Financing, and Construction in the *Northern Foothills Development and Infrastructure Study*. Future development proposals shall be reviewed to determine their compliance with the policies and actions.
2. The project applicant(s) shall obtain the necessary permit(s) from the Public Health Programs and Services Department of the Bureau of Environmental Protects pursuant to Title 11 of the Los Angeles County Code (adopted by the City of San Dimas) and the California Water Code, prior to drilling groundwater wells. Construction of the groundwater wells shall be consistent with the California Department of Water Resources' Bulletin 74.
3. The project applicant(s) shall consult the Upper San Gabriel Water Master prior to applying for a water well permit and provide "rights" to said groundwater.
4. Prior to tentative map approval and issuance of building permits, as applicable, the project applicant(s) shall analyze and demonstrate the feasibility of construction water tanks and extending water lines to serve the development pursuant to the requirements of the Southern California Water Company and subject to review and approval by the City of San Dimas.

Solid waste impacts were identified as less than significant with mitigation. Mitigation Measures PSU24 & PSU25 (see page 5.10-21 of the NF PEIR or page FF 25-26 of Resolution No. 99-42) are included below. The City of San Dimas requires mandatory trash pick up as part of its solid waste franchise.

14. Prior to the issuance of building permit(s), the applicant(s) shall consult with the local waste hauler to determine the feasibility of accessing the development site. Should accessibility not be achievable, the project applicant(s) shall (1) work with the City of San Dimas and the trash hauler to identify locations where trash could be picked up, or (2) be required to have individual property owners responsible for delivering their own rubbish to the local landfill.1
15. Future developments, as applicable, shall incorporate storage and collection of recyclables into each project design and refuse collection contracts shall include collection of recyclables. Individual projects, as applicable, shall reserve space appropriate for the support of recycling, adequate storage areas and access for recycling vehicles, as appropriate.

**Changed Conditions:**

None

**Additional Comments:**

- a) The proposed project can be served by the County Sanitation District sewer system. The project is required to meet the requirements of the Los Angeles Regional Water Quality Control Board regarding wastewater. See NF PEIR Determination above for additional comments.
- b) The proposed project is served by the County Sanitation District sewer system. The project is required to meet the requirements of the Los Angeles Regional Water Quality Control Board regarding wastewater. See NF PEIR Determination above for additional comments.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- c) All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. See NF PEIR Determination above for additional comments.
- d) The project is served by the Golden State Water Company water system. There is currently a sufficient water supply available to the City of San Dimas to serve this project. See NF PEIR Determination above for additional comments.
- e) The proposed project is served by the County Sanitation District sewer system. See NF PEIR Determination above for additional comments.
- f) Solid waste disposal will be provided by the current City contracted hauler who disposes the refuse at a permitted landfill with sufficient capacity to handle the City's solid waste disposal needs.
- g) This project complies with Federal, State, and local statutes and regulations regarding solid waste. The City of San Dimas continues to implement waste reduction procedures consistent with AB 939. Therefore, no impacts are anticipated.

| <b>18. MANDATORY FINDINGS OF SIGNIFICANCE</b>   |     |     |    |    |
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| a) Does the project have the potential to 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, 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) 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)?  | ()  | (✓) | () | () |
| c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?  | ()  | (✓) | () | () |

**Additional Comments:**

- a) The site is located in an area with sensitive biological resources as identified in the NF PEIR. It is likely that endangered or rare species would inhabit the site. Review of Mitigation Measures in the NF PEIR and the subsequent survey by L & L Environmental is necessary.

- b) The NF PEIR identifies various cumulative impacts (land use, aesthetics, air quality, noise, geology, hydrology & drainage, biological resources, cultural resources, and public services and utilities) but concludes that all of the cumulative impacts can be reasonably mitigated except for landform alteration and fire services. A Statement of Overriding Considerations was adopted to address these matters.
- c) Development of the site under the proposed land use change would not cause substantial adverse effects on human beings, either directly or indirectly. The Initial Study identifies construction-related emissions of criteria pollutants as having a potentially significant impact. Proposed mitigation measures would further reduce emission levels. Additionally, impacts resulting from air quality would be short-term and would cease once construction activities were completed. The Initial Study identified potentially significant impacts associated with the exposure of people to increased noise levels. Mitigation measures contained in this Initial Study will ensure impacts are at less than significant levels.

### **EARLIER ANALYSES:**

Earlier analyses may be used where, pursuant to the tiering, EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of San Dimas, Planning Division offices, 245 East Bonita Avenue (check all that apply):

- (T) General Plan FEIR  
(SCH#91011017)
- (T) Other: Trip Generation, 6th Edition, by Institute of Transportation Engineers, 1997.
- (T) Other: Northern Foothills implementation Project Program EIR – June 1999  
(SCH#98121072)

**APPLICATION CERTIFICATION:**

I certify that I am the applicant for the project described in this Initial Study. I acknowledge that I have read this Initial Study and the proposed mitigation measures. Further, I have revised the project plans or proposals and/or hereby agree to the proposed mitigation measures to avoid the effects or mitigate the effects to a point where clearly no significant environmental effects would occur.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

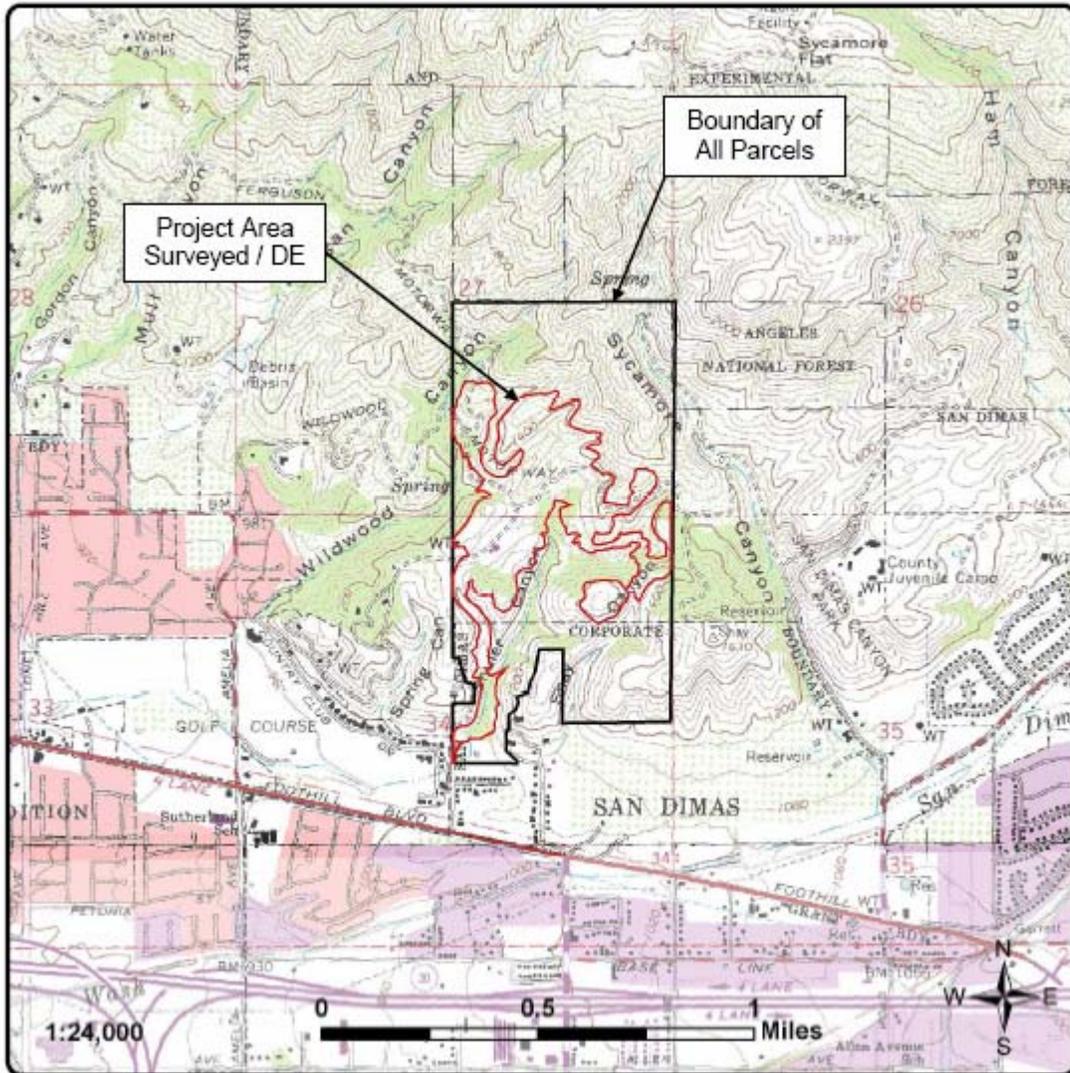
Print Name and Title: \_\_\_\_\_

## APPENDIX

The following documents have been submitted by the applicant as part of the project application and have been used to assist in the preparation of the Initial Study. All are available in the project file at San Dimas City Hall and may be accessed electronically on the City website at [www.cityofsandimas.com](http://www.cityofsandimas.com).

1. Tentative Tract Map 70583 & Conceptual Grading Plan (16 sheets). Prepared by Fuscoe Engineering. Dated December 11, 2009.
2. Conceptual Grading Exhibit. Prepared by Fuscoe Engineering. Dated December 15, 2009.
3. Emergency Fire Access Exhibit. Prepared by Fuscoe Engineering. Dated December 15, 2009.
4. Standard Urban Stormwater Mitigation Plan (SUSMP) & Best Management Practices. Prepared by Fuscoe Engineering. Dated August 25, 2009.
5. Hydrology/Hydraulic Report. Prepared by Fuscoe Engineering. Dated June 12, 2009.
6. Draft Fuel Modification Plan (text). Prepared by Scott Franklin Consulting. Dated August 4, 2009.
7. Landscape Concept Exhibit. Prepared by Forma. Dated August 19, 2009.
8. Fuel Modification Composite Plan. Prepared by Forma. Dated August 19, 2009.
9. Landscape Concept Plan with Plant Palette. Prepared by Forma. Dated August 19, 2009.
10. Fuel Modification Plan Exhibit. Prepared by Forma. Dated August 19, 2009.
11. Sewer Area Study. Prepared by Fuscoe Engineering. Dated June 10, 2009.
12. Special Status Plant Species Survey, Coastal California Gnatcatcher Survey Update, Tree Constraints/Mature Significant Tree Survey, and a Review of Jurisdictional Areas TT Map 70583. Prepared by L & L Environmental. Dated July 16, 2009.
13. Updated Tree Constraints Survey Covering additional areas Related to the Main Access for the Project. TTM 70583. Prepared by L & L Environmental. Dated August 20, 2009.
14. Geotechnical Investigation Tentative Tract No. 70583. Prepared by C.H.J. Incorporated. Dated August 20, 2009.

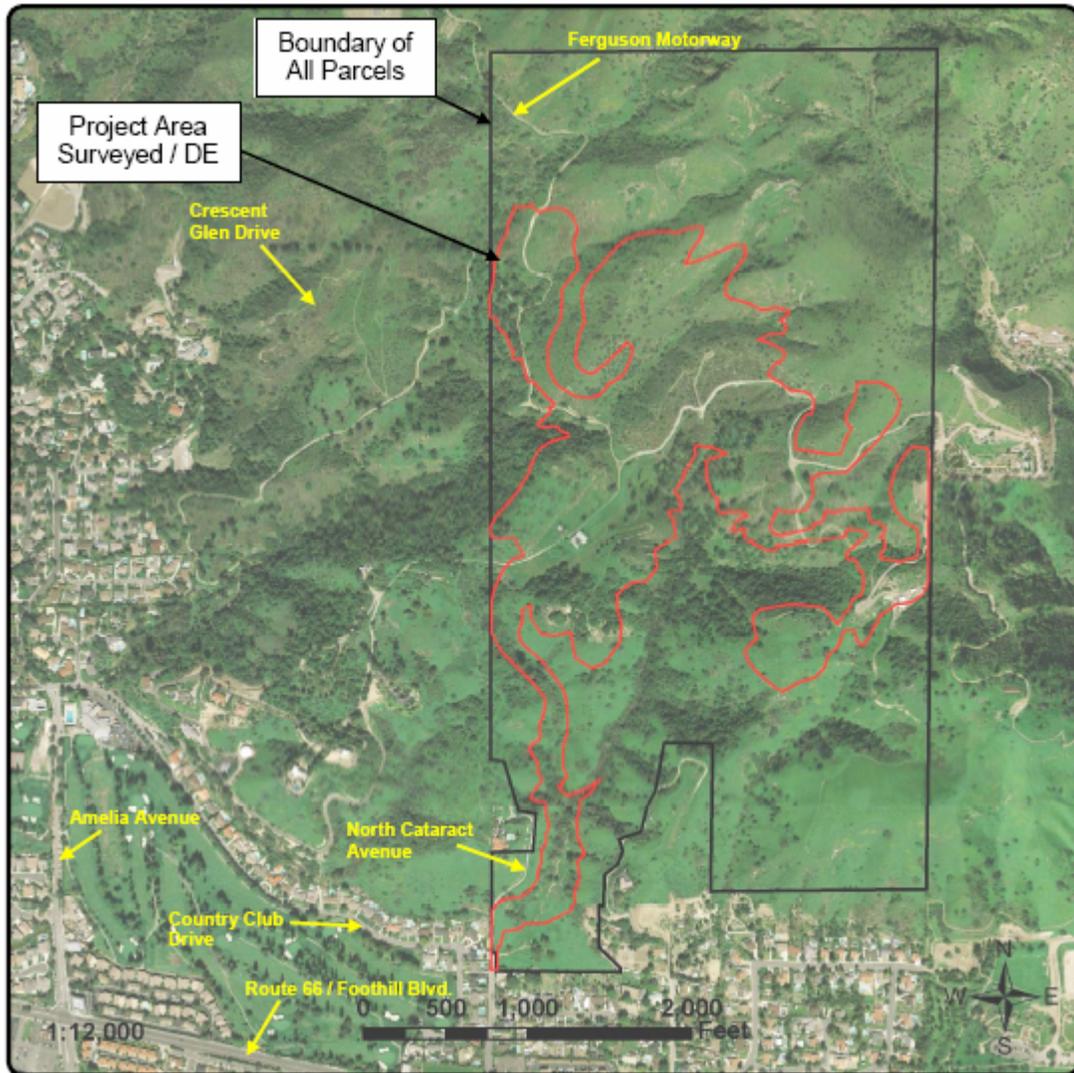
### AREA MAP



Note: Above map from L& L Environmental report.



## AERIAL MAP



Note: Above map from L& L Environmental report.