

APPENDIX 1.0(B)

Notice of Preparation Response Letters



Gray Davis
GOVERNOR

STATE OF CALIFORNIA

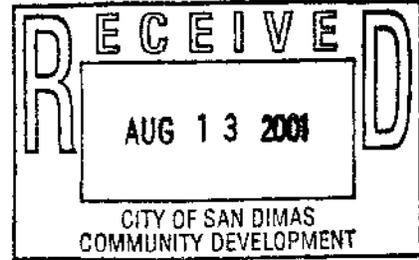
Governor's Office of Planning and Research
State Clearinghouse



Steve Nissen
DIRECTOR

Notice of Preparation

August 7, 2001



To: Reviewing Agencies

Re: Tentative Tract Map 52717; Amendment to Specific Plan No. 4 (Chapter 18.504 of the San Dimas Municipal Code)
SCH# 2001081038

Attached for your review and comment is the Notice of Preparation (NOP) for the Tentative Tract Map 52717; Amendment to Specific Plan No. 4 (Chapter 18.504 of the San Dimas Municipal Code) draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Craig W. Hensley
City of San Dimas
245 East Bonita Avenue/pob 307
San Dimas, CA 91773

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2001081038
Project Title Tentative Tract Map 52717; Amendment to Specific Plan No. 4 (Chapter 18.504 of the San Dimas Municipal Code)
Lead Agency San Dimas, City of

Type **NOP** Notice of Preparation

Description The proposed project consists of a 19-unit subdivision planned on 18-acres located within an existing specific plan area (specific Plan No. 4). Three distinct residential product types are proposed, with floor plans ranging in size from 4,440 to a maximum of 5,350 square feet in size. Of the 22 lots that will comprise the tract map, 19 are for residential use and the remaining 3 lots are open space parcels. Fourteen of the residential lots are of sufficient size to accommodate equestrian uses consistent with Chapter 18.112 of the City Zoning Code. In addition to a tentative tract map, an amendment to the City's Municipal Code relative to development standards applicable to this portion of Specific Plan Area No. 4 is also proposed. Local access for the project will be taken off Gainsborough road with internal circulation provided by a double loaded road that terminates in a cul-de-sac. A second means of access to the property for emergency ingress and egress only is available from an existing road within an easement located to the northeast of the proposed cul-de-sac. In order to maintain a rural character, the proposed street is 28 feet wide from curb to curb with a 38 foot right of way. This cross section provides two 11 foot travel lanes and one eight foot parking lane (parking will occur only on one side of the street). The project also proposes a reduced street lighting standard to maintain a rural theme.

Lead Agency Contact

Name Craig W. Hensley
Agency City of San Dimas
Phone 909 394-6250 **Fax**
email
Address 245 East Bonita Avenue/pob 307
City San Dimas **State** CA **Zip** 91773

Project Location

County Los Angeles
City San Dimas
Region
Cross Streets Northwest of the Frank G. Bonelli Regional Park

Parcel No.	Range	Section	Base
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Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use

Project Issues Geologic/Seismic; Water Quality; Biological Resources; Archaeologic-Historic

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; Caltrans, District 7; California Highway Patrol; Regional Water Quality Control Board, Region 4

Date Received 08/07/2001 **Start of Review** 08/07/2001 **End of Review** 09/05/2001

NOP Distribution List

County: *LOS Angeles*

SCH# 001081038

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Bill Curry

California Coastal Commission
Elizabeth A. Fuchs

Dept. of Conservation
Ken Trott

Dept. of Forestry & Fire Protection
Allan Robertson

Office of Historic Preservation
Hans Kreutzberg

Dept. of Parks & Recreation Resource Mgmt. Division

Reclamation Board
Pam Bruner

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Resources Agency
Nadell Gayou
Dept. of Water Resources

Health & Welfare

Health & Welfare
Wayne Hubbard
Dept. of Health/Drinking Water

Food & Agriculture

Food & Agriculture
Tad Bell
Dept. of Food and Agriculture

Fish and Game

Dept. of Fish & Game
Scott Flint
Environmental Services Division

Dept. of Fish & Game
Donald Koch
Region 1

Dept. of Fish & Game
Banky Curtis
Region 2

Dept. of Fish & Game
Robert Floerke
Region 3

Dept. of Fish & Game
William Laudemilk
Region 4

Dept. of Fish & Game
Sandy Peterson
Region 5, Habitat Conservation Program

Dept. of Fish & Game
Gabrina Gatchal
Region 6, Habitat Conservation Program

Dept. of Fish & Game
Tammy Allen
Region 6, Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game
Tom Napoli
Marine Region

Independent Commissions

California Energy Commission
Environmental Office

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Andrew Barnsdale

State Lands Commission
Betty Silva

Governor's Office of Planning & Research
State Clearinghouse Planner

Colorado River Board
Gerald R. Zimmerman

Tahoe Regional Planning Agency (TRPA)
Lyn Barnett

Office of Emergency Services
John Rowden, Manager

Delta Protection Commission
Dabby Eddy

Santa Monica Mountains Conservancy
Paul Edelman

Dept. of Transportation

Dept. of Transportation
IGR/Planning
District 1

Dept. of Transportation
Vicki Roe
Local Development Review,
District 2

Dept. of Transportation
Jeff Pulverman
District 3

Dept. of Transportation
Jean Finney
District 4

Dept. of Transportation
Lawrence Newland
District 5

Dept. of Transportation
Marc Birnbaum
District 6

Dept. of Transportation
Stephen J. Buswell
District 7

Dept. of Transportation
Mike Slim
District 8

Dept. of Transportation
Caroline Yes for Kate Walton
District 9

Dept. of Transportation
Chris Sayre
District 10

Dept. of Transportation
Lou Salazar
District 11

Dept. of Transportation
Aileen Kennedy
District 12

Business, Trans. & Housing

Housing & Community Development
Cathy Creswell
Housing Policy Division

Caltrans - Division of Aeronautics
Sandy Hearnard

California Highway Patrol
Lt. Dennis Brunette
Office of Special Projects

Dept. of Transportation
Ron Heigerson
Caltrans - Planning

Dept. of General Services
Robert Steppy
Environmental Services Section

Air Resources Board

Airport Projects
Jim Lerner

Transportation Projects
Ann Geraghty

Industrial Projects
Mike Tollstrup

California Integrated Waste Management Board
Sue O'Leary

State Water Resources Control Board
Diane Edwards
Division of Clean Water Programs

State Water Resources Control Board
Greg Frantz
Division of Water Quality

State Water Resources Control Board
Mike Falkenstein
Division of Water Rights

Dept. of Toxic Substances C
CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

RWQCB
Cathleen Hudson
North Coast Region (1)

RWQCB
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB
Central Coast Region (3)

RWQCB
Jonathan Bishop
Los Angeles Region (4)

RWQCB
Central Valley Region (5)

RWQCB
Central Valley Region (5)
Fresno Branch Office

RWQCB
Central Valley Region (5)
Redding Branch Office

RWQCB
Lahontan Region (6)

RWQCB
Lahontan Region (6)
Victorville Branch Office

RWQCB
Colorado River Basin Region

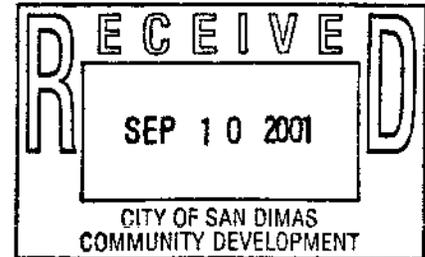
RWQCB
Santa Ana Region (8)

RWQCB
San Diego Region (9)

**DEPARTMENT OF FISH AND GAME**

South Coast Region
4949 Viewridge Avenue
San Diego, California 92123
(858) 467-4201
FAX (858) 467-4239

September 4, 2001



Mr. Craig W. Hensley
City of San Dimas
245 East Bonita Avenue/pob 307
San Dimas, CA 91773

Dear Mr. Hensley:

**Notice of Preparation of an Environmental Impact Report for
Tentative Tract Map 52717, SCH # 2001081038, Los Angeles County**

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. The proposed project consists of a 22 lot subdivision composed of 19 residential lots and three open space lots on a total of 18 acres. The proposed project is located within the City of San Dimas, northwest of th Frank G. Bonelli Regional Park and consists of mostly disturbed agricultural land with a number of oak trees on the property.

To enable Department staff to adequately review and comment on the proposed environmental document, we recommend the following information, be evaluated and included in the document:

1. A complete, recent assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species.
 - a. A thorough recent assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).
 - b. A complete recent assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Recent, focused, species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.

- c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380). The EIR should address avoidance and mitigation measures to reduce significant direct and indirect adverse project impacts to sensitive species.
 - d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 324-3812 to obtain current information on any previously reported sensitive species and habitats, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Also, any Significant Ecological Areas (SEAs) or environmentally Sensitive Habitat Area (ESHAs) that have been identified by the County of Los Angeles or any areas that are considered sensitive by the local jurisdiction that are located in or adjacent to the project area must be addressed.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.
- a. CEQA Guidelines, § 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b. Project impacts should also be analyzed relative to their effects on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems.
 - c. A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
 - d. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
1. Proposed project activities (including disturbances to native and non-native vegetation) should take place outside of the breeding bird season which generally runs from March 1- September 1 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or

young).

2. If project activities cannot feasibly avoid the breeding bird season, the Department recommends that beginning thirty days prior to the disturbance of suitable nesting habitat the project proponent should arrange for weekly bird surveys to detect any protected native birds in the habitat to be disturbed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors). The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities in suitable nesting habitat or within 300 feet of nesting habitat (within 500 feet for raptor nesting habitat) until September 1 or continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Department recommends a minimum 500 foot buffer for all active raptor nests.)
3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
 - a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Compensation for unavoidable impacts through acquisition and protection of high quality habitat elsewhere should be addressed.
 - b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).

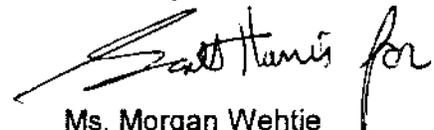
- c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful. Please contact Ms. Mary Meyer, Plant Ecologist at (805) 640-8019 to discuss project related impacts to sensitive plant species and communities.
 - d. The Department requires all mitigation areas to be excluded from County or City required Fuel Modification Zones (FMZ). Acreage intended to satisfy either habitat buffer or mitigation requirements will not be considered to have value if included in a FMZ or planted with species consistent with FMZ requirements, rather than habitat restoration requirements.
4. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:
- a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
 - b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
5. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations.
- a. The Department requires a streambed agreement, pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to any direct or indirect impact (including preliminary geotechnical activities) of a lake or stream bed, bank or channel or associated riparian resources. The Department's issuance of a stream bed alteration agreement is considered a project that is subject to CEQA. To facilitate our issuance of the agreement, the Department as a

Mr. Craig W. Hensley
September 4, 2001
Page Five

responsible agency under CEQA may consider the local jurisdiction's (lead agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to any lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. Please contact Ms. Betty Courtney, Environmental Specialists III, at (661) 263-8306 to discuss this further.

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Scott Harris, Associate Wildlife Biologist at (818) 360-8140.

Sincerely,



Ms. Morgan Wehtje
Environmental Scientist IV

Attachments

cc: Mr. Scott Harris
Ms. Betty Courtney
Department of Fish and Game

State Clearinghouse
Sacramento, California

ATTACHMENT 1

State of California
THE RESOURCES AGENCY
Department of Fish and Game
May 4, 1984

GUIDELINES FOR ASSESSING THE EFFECTS OF PROPOSED DEVELOPMENTS ON RARE AND ENDANGERED PLANTS AND PLANT COMMUNITIES

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted and what information should be contained in the survey report.

1. Botanical surveys that are conducted to determine the environmental effects of a proposed development should be directed to all rare and endangered plants and plant communities. Rare and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare and/or endangered under the following definitions.

A species, subspecies or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare plant communities are those communities that are of highly limited distribution. These communities may or may not contain rare or endangered species. The most current version of the California Natural Diversity Data Base's Outline of Terrestrial Communities in California may be used as a guide to the names of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or the extent that, rare plants will be affected by a proposed project when:
 - a. Based on an initial biological assessment, it appears that the project may damage potential rare plant habitat;
 - b. Rare plants have historically been identified on the project site, but adequate information of impact assessment is lacking; or
 - c. No initial biological assessment has been conducted and it is unknown whether or not rare plants or their habitat exist on the site.
3. Botanical consultants should be selected on the basis of possession of the following qualifications (in order of importance):
 - a. Experience as a botanical field investigator with experience in field sampling design and field methods;
 - b. Taxonomic experience and a knowledge of plant ecology;
 - c. Familiarity with the plants of the area, including rare species; and
 - d. Familiarity with the appropriate state and federal statutes related to rare plants and plant collecting.
4. Field surveys should be conducted in a manner that will locate any rare or endangered species that may be present. Specifically, rare or endangered plant surveys should be:
 - a. Conducted at the proper time of year when rare or endangered species are both "evident" and identifiable. Field surveys should be scheduled (1) to coincide with known flowering periods, and/or (2) during periods of

phenological development that are necessary to identify the plant species of concern.

- b. Floristic in nature. "Predictive surveys" (which predict the occurrence of rare species based on the occurrence of habitat or other physical features rather than actual field inspection) should be reserved for ecological studies, not for impact assessment. Every species noted in the field should be identified to the extent necessary to determine whether it is rare or endangered.
 - c. Conducted in a manner that is consistent with conservation ethics. Collection of rare or suspected rare species (voucher specimens) should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit regulations. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.
 - d. Conducted using systematic field techniques in all habitats of the site to ensure a reasonably thorough coverage of potential impact areas.
 - e. Well documented. When a rare or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form should be completed and submitted to the Natural Diversity Data Base.
5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations, EIR's and EIS's, should contain the following information:
- a. Project description, including a detailed map of the project location and study area.
 - b. A written description of biological setting referencing the community nomenclature used and a vegetation map.
 - c. Detailed description of survey methodology.
 - d. Dates of field surveys.
 - e. Results of survey (including detailed maps).
 - f. An assessment of potential impacts.
 - g. Discussion of the importance of rare plant populations with consideration of nearby populations and total species distribution.
 - h. Recommended mitigation measures to reduce or avoid impacts.
 - i. List of all species identified.
 - j. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
 - k. Name of field investigator(s).
 - l. References cited, persons contacted, herbaria visited, and disposition of voucher specimens.

ATTACHMENT 2

Sensitivity of Top Priority Rare Natural
Communities in Southern California*

*Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1.- Less than 6 known locations and/or on less than 2,000 acres of habitat remaining
- S2.- Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining
- S3.- Occurs in 21-100 known locations and/or 10,000-50,000 acres of habitat remaining

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

- S1.1 = very threatened
S2.2 = threatened
S3.3 = no current threats known

Sensitivity Rankings (February 1992)

<u>Rank</u>	<u>Community Name</u>
S1.1	Mojave Riparian Forest
	Sonoran Cottonwood Willow Riparian
	Mesquite Bosque
	Elephant Tree Woodland
	Crucifixion Thorn Woodland
	Allthorn Woodland
	Arizonan Woodland
	Southern California Walnut Forest
	Mainland Cherry Forest
	Southern Bishop Pine Forest
	Torrey Pine Forest
	Desert Mountain White Fir Forest
	Southern Dune Scrub
	Southern Coastal Bluff Scrub
	Maritime Succulent Scrub
	Riversidean Alluvial Fan Sage Scrub
	Southern Maritime Chaparral
	Valley Needlegrass Grassland
	Great Basin Grassland
	Mojave Desert Grassland
	Pebble Plains
	Southern Sedge Bog
	Cismontane Alkali Marsh

Sensitivity Rankings (Cont.)

Community Name

- S1.2 Southern Foredunes
Mono Pumice Flat
Southern Interior Basalt Fl. Vernal Pool
- S2.1 Venturan Coastal Sage Scrub Coastal and Valley Freshwater Marsh
Diegan Coastal Sage Scrub S. Arroya Willow Riparian Forest
Riversidean Upland Coastal Sage Southern Willow Scrub
Scrub
Riversidean Desert Sage Scrub Modoc-G.Bas. Cottonwood Willow Rip.
Sagebrush Steppe Modoc-Great Basin Riparian Scrub
Desert Sink Scrub Mojave Desert Wash Scrub
Mafic Southern Mixed Chaparral Engelmann Oak Woodland
San Diego Mesa Hardpan Vernal P. Open Engelmann Oak Woodland
San Diego Mesa Claypan Vernal P. Closed Engelmann Oak Woodland
Alkali Meadow Island Oak Woodland
Southern Coastal Salt Marsh California Walnut Woodland
Coastal Brackish Marsh Island Ironwood Forest
Transmontane Alkali Marsh Island Cherry Forest
S. Interior Cypress Forest
Bigcone Spruce-Canyon Oak Forest
- S2.2 Active Coastal Dunes
Active Desert Dunes
Stab. and Part. Stab. Desert Dunes
Stab. and Part. Stab. Desert Sandfield
Mojave Mixed Steppe
Transmontane Freshwater Marsh
Coulter Pine Forest
S. California Fellfield
White Mountains Fellfield
- S2.3 Bristlecone Pine Forest
Limber Pine Forest

DEPARTMENT OF TRANSPORTATION

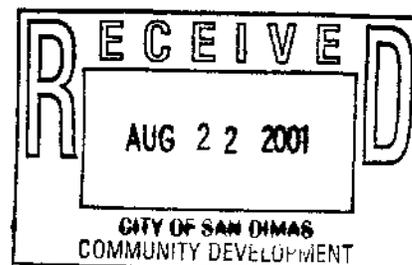
DISTRICT 7, ADVANCE PLANNING
IGR OFFICE 1-10C
120 SO. SPRING ST.
LOS ANGELES, CA 90012
TEL: (213) 897-6536 ATSS: 8- 647-6536
FAX: (213) 897-8906



IGR/CEQA # 010834NY
NOP
SCII# 2001081038
LA/57/7.72

August 15, 2001

Mr. Craig W. Hensley
City of San Dimas
245 East Bonita Avenue
P.O.Box #307
San Dimas, CA. 91773



Dear Mr. Hensley:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed development of 19 single family residential lots.

To assist us in our efforts to evaluate the impacts of this project on State transportation facilities, please forward a copy of a traffic study, if available.

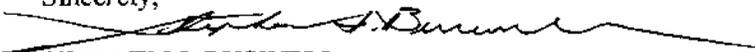
If a traffic study will be prepared, it should include the following information:

1. Traffic impacts on Freeway 57 and all significantly impacted ramps, streets, crossroads and controlling intersections, as well as analysis of existing and future conditions.
2. Traffic volume counts to include anticipated AM and PM peak-hour volumes.
3. Level of service (LOS) before and after development.
4. Future conditions, which include both, project and project plus cumulative traffic generated up to the completion year.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts, including sharing of mitigation costs.

Based on our evaluation of the information received, this project should receive encroachment permit review by Caltrans. We recommend that the City, at its earliest convenience, submit six (6) complete sets of plans including two (2) sets of all engineering documents to the Caltrans Permits Office for review.

If you have any questions, you can reach me at (213) 897-4429 and refer to IGR/CEQA # 010834NY.

Sincerely,


STEPHEN J. BUSWELL
IGR/CEQA Branch Chief
Transportation Planning Office
Caltrans, District 7

This property may be located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). If the project is within this fire zone all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.

Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.

Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all weather surface of not less than the prescribed width, unobstructed, clear-to-sky. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

When a bridge is required, to be used as a part of a fire access road, it shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds.

The maximum allowable grade shall not exceed 15% except where the topography makes it impractical to keep within such grade, and then an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topography difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in 10 feet.

When involved with a subdivision, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.

Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.

SINGLE-FAMILY DWELLING UNITS:

Single-family detached homes shall require a fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Fire hydrant spacing shall be 600 feet and shall meet the following requirements:

1. No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
2. When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block. Additional hydrants will be required if hydrant spacing exceeds specified distances.

Craig Hensley, Assistant Planning Director

August 31, 2001

Page 3

Fire Department access shall be provided up to 150 feet of all portions of the exterior walls of the first story of any single unit. If exceeding 150 feet provide 20 foot, paved width "Private Driveway/Fire Lane" to within 150 feet of all portions of exterior walls of the unit. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs. Streets or driveways within the development shall be provided with the following:

1. Provide 36 feet in width on all collector streets and those streets where parking is allowed on both sides.
2. Provide 34 feet in width where parking is allowed on one side only.
3. Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.
4. Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.
5. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.
6. A Fire Department approved turning area shall be provided, at the end of a driveway of 300 feet or more in length.
7. Proper signage, indicating "No Parking" is required at the entrance, and at 150-foot intervals, on all streets or driveways with parking restrictions.

LIMITED ACCESS DEVICES (GATES ETC.):

1. Any single gate used for ingress and egress shall be a minimum of 26 feet in width, clear-to-sky.
2. Any gate used for a single direction of travel, used in conjunction with another gate, used for travel in the opposite direction, (split gates) shall have a minimum width of 20 feet each, clear-to-sky.
3. Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.
4. All limited access devices shall be of a type approved by the Fire Department.
5. Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates.

Craig Hensley, Assistant Planning Director

August 31, 2001

Page 4

TRAFFIC CALMING MEASURES:

All proposals for traffic calming measures (speed humps/bumps, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review, prior to implementation.

Should any questions arise regarding design and construction, and/or water and access, please contact Inspector Mike McHargue at (323) 890-4243.

FORESTRY DIVISION -- OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the Draft Environmental Impact Report.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



DAVID R. LEININGER, ACTING CHIEF, FORESTRY DIVISION
PREVENTION BUREAU

DRL:lc

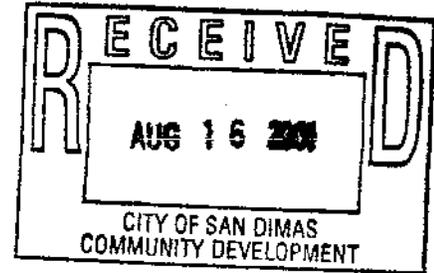


CITY OF LA VERNE CITY HALL

3660 "D" Street, LaVerne, California 91750

August 14, 2001

Craig Hensley, Assistant Planning Director
City of San Dimas
Planning Department
245 E. Bonita Avenue
San Dimas, Ca 91773



RE: NOP for Tentative Tract Map 52717; Amendment to Specific Plan No. 4

Dear Craig:

Thank you for the opportunity to comment on the above project. After a review of the Notice of Preparation the City of La Verne found no issues that would impact our community and therefore have no comment on the project.

Respectfully,

HAL G. FREDERICKSEN
Community Development Director

By: Linda S. Christianson
Senior Planner

05-07-01 16:02

From: EDAW SAA .GO

1619233095

T-044 P.02/09 F-420



EDAW INC

1420 KETTNER BOULEVARD

SUITE 820

SAN DIEGO CALIFORNIA

92101

TEL 619 233 1454

FAX 619 233 0982

WWW.EDAW.COM

May 7, 2001

Terrence Kilpatrick
Law Offices of Terence Kilpatrick
1720 Bancroft Street
San Diego, California 92102

Re: Biological Evaluation of TTM 00-02, San Dimas, California

Dear Mr. Kilpatrick:

This letter report presents the findings of an investigation as to whether the development of TTM 00-02 may cause significant adverse effects to the natural resources on and adjacent to the project site. The project site is located immediately north of Walnut Creek Park in San Dimas, California. Upon the completion of this investigation, I have determined that the natural resources on and adjacent to the project site may be adversely affected by the proposed project.

Qualifications

I am a professional biologist with extensive training in habitat evaluation and wildlife biology and ecology. I have an undergraduate degree in biology, with an ecology emphasis. I have been working as a biologist for the past 5 years and am currently employed by EDAW, Inc. (EDAW). EDAW has over 16 years of biological resource evaluation experience in Southern California, and has conducted many evaluations.

Documentation and Literature Review

This investigation included a search of the California Natural Diversity Database (CNDDDB). This database is an inventory and historical record of rare, threatened, or endangered plant and wildlife species occurrences in the state of California. The investigation also included a review of the projects Mitigated Negative Declaration, the projects Arborist Report, and a site visit by EDAW biologist Erik LaCoste.

The Project may have an Adverse Effect on Biological Resources

During the search of the CNDDDB, it was determined that thread-leaved brodiaea (*Brodiaea filifolia*) has been observed in similar habitat approximately 2-3 miles to the northeast, in the city of Glendora. Thread-leaved brodiaea is a state endangered and federally proposed endangered plant species that occurs in non-native and native grasslands in the presence of a heavy clay soils. As non-native grasslands cover up to 85% of the project site, and thread-leaved brodiaea is known to occur in non-native grasslands, surveys may be necessary to determine the status of this

UNITED STATES

EUROPE

AUSTRALIA

ASIA

EDAW

Terrence Kilpatrick
Law Offices of Terence Kilpatrick
May 7, 2001
Page 2

species onsite. Thread-leaved brodiaea generally blooms around mid-May, and if found onsite, development may adversely affect thread-leaved brodiaea by removal of appropriate habitat.

In addition to non-native annual grasslands, small stands of oak woodland and eucalyptus woodland also occur on the project site. Oak woodland and eucalyptus woodland often serve as nesting habitat for the many raptor species that occur in Southern California, including Cooper's hawk (*Buteo cooperii*), red-tailed hawk (*Buteo jamaicensis*) and red-shouldered hawk (*Buteo lineatus*). The removal of oak woodland and eucalyptus woodland may adversely affect any raptor species in the project site by removal of available nesting sites. Noise disturbance associated with development activities may also adversely affect raptor species on and adjacent to the project area, particularly during the breeding season. Nesting activity for these birds generally occurs from early spring to late spring.

During the site visit, several wildlife species were observed or detected on the project site including reptile, mammal, insect and birds. Of the bird species observed, both migratory and year-round residents were present. The detection of migratory birds onsite suggests that the area serves as a stop-over point as well as a destination for several species of bird that migrate yearly. The development of this site may adversely affect migratory birds through the removal of available foraging habitat, and the decrease in available nesting habitat.

The project site, combined with the canyon bottom (Walnut Creek Park), forms a wildlife corridor that connects Puddingstone Reservoir/Bonnelli Regional Park to the west end of Walnut Creek Park. The project site lies roughly halfway between these two areas and upland from the canyon bottom. Development of the project area may significantly constrict this corridor by cutting the width of the corridor, leaving only the canyon bottom available for wildlife movement. This may restrict the ability of wildlife species to traverse the area safely.

Upon completion of this investigation, I am of the opinion that the implementation of this project may adversely affect the natural resources of the project site and the surrounding habitat. If you have any questions or require further information, please feel free to contact me at (619) 233-1454.

Sincerely,



Erik LaCoste
Wildlife Biologist

SanDimas.wpd



THE LAW OFFICES OF
WORDEN, WILLIAMS, RICHMOND,
BRECHTEL & GIBBS
A PROFESSIONAL CORPORATION

462 STEVENS AVENUE . SUITE 102
SOLANA BEACH . CALIFORNIA 92075

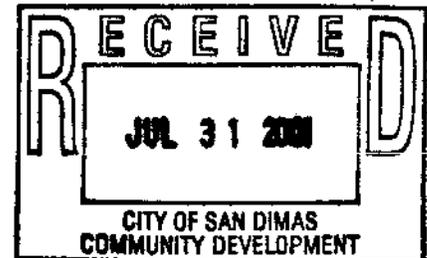
VOICE (858) 755-6604
FAX (858) 755-5198
www.solanalaw.com

E-Mail tjk@solanalaw.com

July 30, 2001

VIA UPS OVERNIGHT

Craig Hensley
City of San Dimas
245 East Bonita Avenue
San Dimas, CA 91773



Re: Scope of EIR for LeBeau Homes Subdivision

Dear Mr. Hensley:

On behalf of John and Lorraine Choma, I am responding to the City of San Dimas' Notice of EIR Scoping Meeting for the LeBeau Homes Subdivision, Tentative Tract Map Number 52717.¹ The Notice indicates that the City of San Dimas has elected to prepare a focused Environmental Impact Report, however, it does not indicate what the focus of the EIR will be. Regardless, the Chomas hereby request that the EIR address the following issues:

- 1) **Aesthetics**. Specific attention must be given to limiting the visual impact of this project from all off-site view areas, particularly from the Walnut Creek Park area. The project site is currently undeveloped and is a beautifully scenic area that compliments the Walnut Creek Park and surrounding natural areas. Among other things, care should be taken to minimize the height and bulk of buildings, to preserve the natural resources, and to incorporate a landscape plan that will minimize the visual intrusion of this project on the adjacent park and surrounding areas. For example, the consultant should erect story poles and prepare visual representations of the

1

I do not know how the City's Notice of Scoping Meeting was distributed, but I do want to point out that the developer has never complied with the City's requirement that notice of public hearings be posted on the property. Given the proximity of the project next to Walnut Creek Park and a public trail, the notice of the scoping meeting, availability of the draft EIR, and all other public hearings on the project should be prominently posted at several locations on the project site.



project so that the public has a clear understanding of the scope of the visual impacts this project will create. The City had previously agreed in concept that the mass and bulk of the project should be limited, but no specific guidelines or standards were identified that would give the public an understanding of exactly what would be allowed. From practical experience there can be no doubt that the developer will seek to construct the largest homes it can to maximize profits. Realistically, now is the time to identify the specific standards that the proposed homes must meet. The use of story poles and photo mock-ups can be extremely useful to the public and decision makers to understand the scope of the impacts and develop ways to limit such impacts.

- 2) **Agricultural Resources.** The California Land Conservation Act of 1965 (Williamson Act) and other related statutes have established a state-wide priority of preserving the state's productive agricultural lands. Since the project's site consists of land once used for agricultural purposes the City should analyze whether the loss of this property will impede the state-wide priority of preserving agricultural lands. Among other things the City should describe the soil type and land use classification of the property consistent with the standards established by the Soil Conservation Service, the Storie Index Rating, the historical use of the property, and the potential use of the property as agricultural land. The California Department of Conservation can assist the City in this regard and may be able to supply information that will help the City evaluate the importance of the property as an agricultural resource.

- 3) **Air Quality.** The City should analyze the project's potential air quality impacts on the South Coast Air Basin, which is known to have some of the worst air quality in the nation. The EIR should analyze the direct, indirect, and cumulative impacts of the project including impacts caused by vehicle trips, fireplaces, barbeques, water heaters, and paints used on houses, swimming pools, and tennis courts. Because many of the region's air quality standards are already at unacceptable levels, any additional contribution of pollutants will only make it worse and serious consideration should be given to ways to minimize such impacts. The City should consult with the South Coast Air Quality Management District to determine ways that the project can minimize its contribution to the regional pollution problem and ensure that the project is consistent with applicable regulations and regional air quality strategies.



Craig Hensley
July 30, 2001
Page 3

As set forth in previous letters to the City, the EIR should also provide realistic estimates of vehicle emissions based on the fact that many of the residents will be traveling outside of the San Dimas area for work. The City's earlier estimate of a seven mile, round-trip per day average seemed unrealistic given the commuting patterns of people in Southern California. It is more likely that there will be two or more vehicles per house traveling twenty to forty miles each way to work, and the EIR should analyze the potential impact on air quality using these figures.

- 4) **Biological Resources**. There are a number of important biological issues that the EIR must address for this project. Many of these issues have been set forth in previous letters submitted earlier in this process, which are attached and incorporated by reference into this letter.

In summary, the EIR should address the following issues: (a) A detailed inventory and analysis of sensitive plants and animals should be undertaken with particular attention given to ensuring the surveys are completed during the time that such plants and animals are likely to be present on the site. If that is not possible, the EIR should presume that all such species that have the potential to occur on site will be affected by the project; (b) Because of the presence of riparian habitat on or near the site, the EIR should assume that the project has the potential to impact willow flycatcher, southwestern willow flycatcher, and least Bell's vireo, all of which are endangered species; (c) Analyze the utility of the property as a regional wildlife corridor; (d) Identify all California Oaks on site, regardless of size; (e) Analyze the value of the Oak Woodland as a habitat and food source for resident and migratory birds. This should include an analysis of the canopy cover before and after the project; (f) Analyze the effects of construction on resident and migratory wildlife, particularly activities that are scheduled to occur during the nesting season of the various bird species found near the area; (g) Analyze the loss of the grasslands on the foraging habitat for birds including Cooper's hawks and other raptor species; (h) Analyze the impact of grading and long-term project impacts on the California oaks. Contrary to earlier reports submitted to the City, grading that occurs within fifty feet of the drip line of an oak is likely to damage or kill an oak and grading that occurs underneath the drip line is very likely to damage or kill oak trees. To assist the City in this regard, you may want to contact the California Oak Mortality Task Force and the California Oak Foundation for additional information and resources; (i) Analyze the edge effects of the development on the open space areas and the adjacent Walnut Creek park. Numerous studies



noise and noise frequencies and different ways to measure noise including single event noise levels, hourly average noise levels, and twenty-four hour average noise levels. Further, given the proximity of the project to Walnut Creek park and a wildlife corridor, special attention should be given to the effect of noises on these resources as it is well documented that birds and mammals are very sensitive to noise impacts and are likely to abandon areas due to excessive noise impacts.

- 10) **Public Safety**. During the previous proceedings on this project, both local residents and the San Dimas Fire Department expressed serious concern about public safety issues because of the narrow roadways that will be used to access the project. The City should require the developer to conform to the minimum requirements for road width and right-of-way to ensure the ability of residents to safely use the streets and to allow emergency access.
- 11) **Traffic**. The EIR must present some data concerning the potential traffic impacts of this project. For example, the EIR should identify the existing traffic volumes and level of service for the street segments and intersections that will be affected by the project and explain the basis for the City's estimates for traffic generation volumes of this project. Additionally, the City should provide some analysis of how these figures relate to the City's estimated build-out projections and whether or not there should be some requirement for the developer to contribute its fair share to regional road improvements.
- 12) **Mandatory Findings of Significance**. The previous biological studies prepared for this project did not adequately analyze the potential of various threatened and endangered plant and animal species to be affected by this project. As discussed earlier, a new biological report needs to be prepared to determine whether or not certain protected plant and animal species occur on the site. Alternatively, the report should simply assume that such species do occur on the site since the project is located within the range of a variety of rare and endangered species including, southwestern willow flycatcher, least Bell's vireo, and the thread-leaved brodiaea.
- 13) **Feasibility of Alternatives**. The City should prepare an economic analysis that details the projected tax base of the project compared to the cost of providing municipal services including fire, police, schools and infrastructure. I realize that economic analyses are not typically required in an EIR, but such an analysis would be helpful in this case to determine the range of



Craig Hensley
July 30, 2001
Page 7

feasible alternatives. For example, the City should explore the feasibility of acquiring the property or down-zoning the property as a way to further the City's open space goals of its General Plan. A project that is composed of fewer units and more open space would advance both the property owner's economic interest in the property as well as the City's open space goals. The City should not lose money on this project but instead should ensure that the project pays for itself in the long term.

In addition to the issues discussed above, I am enclosing several letters from biologists who provided comments during the prior administrative review of the project, and all of the issues raised in these letters should be addressed in the EIR. The consultant should also review all of the letters submitted during the prior hearings to help identify issues that should be studied in the EIR. As with any EIR, an adequate analysis should thoroughly describe the existing conditions, identify the standards of significance, and describe the change the project will have on the existing environment. Likewise, the EIR should identify and address cumulative impacts and growth inducing impacts, and identify a range of alternatives that would actually be feasible for the developer to implement. Both I and my clients will remain available to the City and the consultant throughout this process to answer questions and provide additional information if requested.

Very truly yours,

WORDEN, WILLIAMS, RICHMOND,
BRECHTEL & GIBBS, APC

TERRY J. KILPATRICK

TJK/jsm
Enclosures
cc: Client

Sierra Club, Angeles Chapter
Mt Baldy Group



Proposed Housing Tract in Walnut Creek Canyon

Testimony of the Mt Baldy Group of the Sierra Club

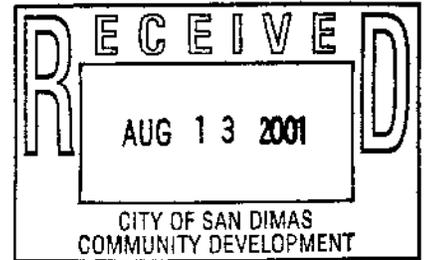
**Robin Ives, Vice Chair and Conservation Chair
Mount Baldy Group, Sierra Club**

The Sierra Club urges the San Dimas City Council to return the consideration of a housing tract in Walnut Creek Canyon to its Planning Commission and require an Environmental Impact Report addressing the following concerns:

- 1) What would be the effect of the proposed grading and subsequent runoff on Walnut Creek?
- 2) What would be the effect of the proposed grading and subsequent runoff on the County Park in the bottom of Walnut Creek Canyon?
- 3) What would be the effect of the proposed housing development and fertilized landscaping on water quality in Walnut Creek?
- 4) What would be the effect of the project on the major wildlife corridor that joins the Puente Hills to the San Gabriel Mountains, a portion of which runs through Walnut Creek Canyon? What would be the effect on the ecosystem in Bonelli Park?
- 5) How can the proposed project be carried out *in compliance* with the recommendations for managing Los Angeles County Significant Ecological Areas? Walnut Creek Canyon lies within the proposed East San Gabriel Valley Significant Ecological Area.
- 6) What important plant communities are found in Walnut Creek Canyon? How would they be affected by the project?

The Sierra Club urges the City of San Dimas to explore means of acquiring the property in question and dedicating it as a public park.

May 7, 2001



August 9, 2001

City of San Dimas
C. Hensley, Planning Department
245 E. Bonita
San Dimas, CA 91773

Re: Development at Terminus of Valley Center

At the inception of this project there has not been one sign, not one notice via the mail, nor one article in the Tribune. The San Dimas Foothills Conservancy found out about the proposed project quite by accident. One of the members of our group was speaking with a neighbor. The neighbor mentioned in passing that he was going to be busy this summer with a grading project at the end of Valley Center. Our colleague questioned this man about the details and that is how we came to know about the LeBeau project.

After there was visible and audible opposition to this project, the city sent out notices to residents within a 300 ft radius of a small bush at the bottom of the creek bed. Specifically, the residents south of Gainsborough received notification. Some of the greatest interest and opposition to this project is from residents outside the 300 ft arbitrary boundary for notification.

There is an informational pamphlet in the lobby of City Hall that specifically outlines how the public is to be notified of a building project, when this notice should appear and where the notice is to be placed. It even goes into great detail giving the Specifications of the billboard sign to include printing specifications, color of the lettering etc. There has never been any type of public notice billboard announcing this project on the property.

If the city goes to the expense of developing this brochure with the rules and regulations outlined in this pamphlet, perhaps the city should follow the very guidelines they have mandated. The building project on Cypress next to McKinley Boys Home, has had a sign posted for the past two months notifying the surrounding residents of the project. It seems rather odd that city policy is enforced at one project and not at another. The developer has not complied with the city's requirements for public hearings to notify the residents of the proposed project. The city on the other hand has not enforced this requirement of the builder. The members of our conservancy find this to be arbitrary enforcement of city policy dependent upon who they are dealing with.

At the next election, you can rest assured that we will make every effort to inform the citizens of San Dimas of the inequities of this project and how the San Dimas City Council tried to hide this project from the citizens.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Stevens".

Pamela Stevens
San Dimas Foothills Conservancy
nuronrs@cyberg8t.com

May 3, 2001

Dr. John and Lorraine Choma
1106 Gainsburgh Rd
San Dimas, CA 91773

Re: Biological Report on Tentative Tract #52717 San Dimas, California

Dear Dr. and Mrs. Choma:

It is my opinion that the 19 lot subdivision proposed for Tentative Tract #52717 will result in adverse environmental impacts to the biological resources both on-site and off that are not addressed in the environmental checklist submitted with the minutes for the planning commission meeting. I believe that the proposed project will destroy habitat crucial to the survival of native resident wildlife and potentially threaten an extremely sensitive biological area immediately adjacent to the site. The basis for my opinion is as follows:

1. Qualifications

Currently, I am working on a bachelor's degree in conservation biology at the University of California, Riverside. I have taken courses in natural history, general botany, invertebrate and vertebrate zoology, population biology, and evolutionary ecology. In these classes I received instruction in the recognition of native habitats and plant communities and the identification of plant and animal species. I have also completed a course in environmental impact analysis and understand the fundamentals of assessing potential impacts on biological resources. Additionally, I have had experience working with an ecologist at the Southwestern Research Station in Arizona. My tasks consisted of monitoring the nesting behavior of a resident bird and identifying insects present within the bird's diet.

2. Document and Literature Review

I have reviewed all of the documents regarding the biological resources of the site included with the planning commission minutes, specifically the Mitigated Negative Declaration, the environmental checklist, and the arborist's report. Additionally, I have reviewed a habitat description and species account prepared by Los Angeles County for Walnut Creek Regional Park (immediately adjacent to the site and a sensitive riparian zone) and literature pertaining to the incorporation of Walnut Creek park within a proposed Significant Ecological Area (SEA) for the east San Gabriel Valley which will preserve habitats that are unique and threatened in Southern California and will serve as a migration corridor between the San Gabriel Mountains and the Chino Hills complex (a

crucial network for the annual movement of western migrant birds, including the Southwestern Willow Flycatcher and the Least Bell's Vireo). The SEA proposal strongly urges limiting development within the area and creating or maintaining open land adjacent to the area to act as a buffer to reduce adverse edge effects associated with encroaching developments.

I have further examined literature on the natural history of riparian and oak woodland habitats and their associated wildlife in California and the distributions of endangered species potentially found in the area. My sources include a detailed text on California history, U.S. Fish and Wildlife Services documents regarding the Least Bell's Vireo and the Southwestern Willow Flycatcher, and species accounts and habitat descriptions pertaining to these and other species of special concern in several field guides (*Western Reptiles and Amphibians*, Robert C. Stebbins, Peterson Field Guides; *Field Guide to the Birds of North America*, National Geographic, 3rd ed.; *California Mammals*, E.W. Jameson, Jr. and Hans J. Peeters, California Natural History Guides).

Finally I have conducted two surveys of the site and a cursory survey of the portion of Walnut Creek adjacent to the proposed development. The dominant tree species on the site consisted of native oaks and eucalyptus, which I found to be consistent with the arborist's report and the L.A. county species account. Native shrubs were present in limited patches with exotic grasses and forbs widely distributed over the remaining area. Many animals associated with Southern Oak Woodlands were also observed including Sharp-shinned and Red-tailed hawks, Acorn and Ladder-backed Woodpeckers, *Sceloporus* lizards, small burrowing mammals, and coyote. Within the adjacent Walnut Creek riparian area California Walnuts, Sycamores, and Poison Oak are common, as indicated by the county report. Willow species were also observed but not included within the county report. The abundance of graffiti, litter, foot and horse prints, and horse manure along the creek, as well as the proximity of equestrian facilities in already developed areas to the creek's north perimeter, suggests that this area is currently subject to the edge effects addressed in the SEA proposal.

3. Potential Adverse Impacts on Biological Resources

In my opinion the development of Tentative Tract #52717 will result in adverse impacts on the biological resources both on- and off-site. I also believe that the proximity of the biologically sensitive Walnut Creek area necessitates special consideration of any potential impacts associated with the proposed development. The development of the 19 lot sub-division will significantly reduce or destroy foraging and nesting habitats utilized by resident hawks and woodpeckers and riparian habitats used by migrating and nesting songbirds, including the Least Bell's Vireo and the Southwestern Willow Flycatcher. Furthermore, the land will no longer have the capacity to serve as a buffer between existing residential developments and the sensitive wildlife corridor comprised of the Walnut Creek area, currently under consideration for incorporation within an extensive SEA critical to the movement of several endangered, threatened, and protected animal species.

Cooper's, Sharp-shinned, and Red-tailed hawks, all California species of concern, prey on small mammals inhabiting the open grass expanses present on the site. The construction of 19 residential housing units and the accompanying landscaping and infrastructures will eliminate or significantly reduce the grassland habitats and small mammal populations, which in turn threatens the survival of the aforementioned sensitive hawk species.

Likewise, the oak trees found on the site are the primary food source of resident Acorn Woodpeckers. In addition to the oaks, the woodpeckers require dead or dying trees in order to create nesting and acorn storage sites. Acorn storage is critical to the survival of Acorn Woodpeckers because oaks produce acorns at irregular intervals (generally one to five years) and stored acorns (numbering in the hundreds to thousands) can support woodpecker populations during times when the oaks are non-productive. Acorn Woodpeckers are currently using some of the eucalyptus trees lining Gainsborough Rd at the north boundary of the site for these purposes. Tree tags were present on some of these trees and all were recommended for removal in the arborist's report; furthermore, some of the eucalyptus trees showing evidence of nest holes and stored acorns had no tags present and were not included within the arborist's report which indicates that these trees are also intended for removal. The loss of these eucalyptus trees will significantly compromise the reproductive success and the year-round survival of the resident Acorn Woodpeckers, and could ultimately result in the extinction of this local population.

The vegetation occurring on the south perimeter of the site bordering Walnut Creek is riparian in character, including California Walnut and Mulefat. The presence of riparian trees and shrubs indicates that this area has the potential to be as habitat by migrating and/or nesting songbirds, including the endangered Least Bell's Vireo and Southwestern Willow Flycatcher. These songbirds, the Vireo and Flycatcher included, migrate from Mexico and Central and South America in the springtime, traveling north into the southwestern United States. Watercourses, and the associated riparian habitats, typically serve as routes of travel; in this case, Walnut Creek and the other areas proposed for inclusion within the SEA connect Chino Hills with the San Gabriel Mountains. If the proposal is approved, this habitat will be significantly altered or destroyed and hence, unavailable for use by these bird species.

Lastly, completion of the proposed development will negate the potential for the land to serve as a buffer between the Walnut Creek area and existing developments and contribute significantly to the edge effects experienced by the adjacent riparian habitats. The adverse edge effects most likely to occur would be increases in the recreational use of Walnut Creek Regional Park; predation on resident and migratory wildlife, including the aforementioned endangered bird species, by household pets; dispersion of seeds of non-native and invasive plant species introduced in equestrian feed; and degradation of water quality in Walnut Creek attributable to equestrian manure and fertilizer run-off. Further encroachment of residential developments and an increase in edge effects will undoubtedly contribute to the bottleneaking of the wildlife corridor discussed in the SEA proposal and decrease its value as habitat for threatened wildlife.

I genuinely hope that the information I have provided will be of some value and addresses all of the adverse impacts this development might impose on the biological resources of the area.

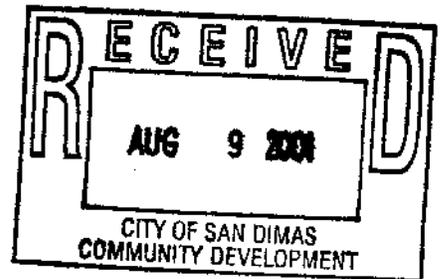
Sincerely,

Sam A. Gaddie

+
Dear Craig: (Mr. Craig Hensley)

We would like a copy of the following:

- ① Zoning history of the tentative tract Map for (00-02(52717) meta (00-02)
- ② Copy of letter submitted @ the EIR Scoping Meeting mtg. (July 30, 2001) at Impact Sci. by the Gabriellanos (?) representative.
- ③ Copy of video or transcript of mtg. (video preferred)



Thank you for your assistance,

Lorraine Thomas & Pamela Stevens
626-915-7502
909-592-4954

P.S. I left a msg regarding minutes this week.

Saturday 09, 2002

I Anthony Morales chairperson of the
Sabrieleno - Tongva spoke with Man Anthony
regarding the Walnut Creek developing project.
My concerns are that we leave this area
in its natural and ^{or} current state. If any
development let it be a Natural and Cultural
Multi-Cultural Center for all. My apologies
for not being here in person, but due to
my work commitment I will be out of
town. I have given Mr. Man Anthony Hernandez
the right and permission to speak on my-
behalf.

THANK YOU

Anthony Morales

TRIBAL OFC. (626) 286 - 1632

HOME (626) 286 - 1758

City Council
CURTIS W. MORRIS, Mayor
JOHN EBINER, Mayor Pro Tem
DENIS BERTONE
D. "SANDY" McHENRY
JEFF TEMPLEMAN

City Manager
BLAINE M. MICHAELIS

Assistant City Manager / Treasurer
KENNETH J. DURAN

City Attorney
J. KENNETH BROWN

San Dimas

Director of Public Works
JOHN GARCIA

**Director of Community
Development**
LAWRENCE STEVENS

**Director of Parks
and Recreation**
SALLY DUFF

City Clerk
INA RIOS

August 14, 2001

Dan and Victoria Cross
1324 Stonehenge Drive
San Dimas, CA 91773

Re: EIR for Tract 52717

Dear Mr. & Ms. Cross:

Thank you for your letter addressing issues that you feel should be addressed in the Environmental Impact Report for Tract 52717.

I will forward your concerns to the City's environmental consultant for consideration in the environmental review process. Because of the detail study necessary on some of the issues related to this property, it will be a few months before the draft report is completed.

If you have any questions, please feel free to contact me at 909.394.6253 or by e-mail at chensley@ci.san-dimas.ca.us.

Sincerely,

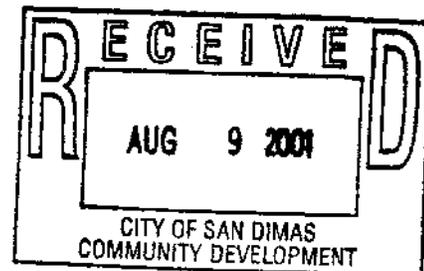


Craig W. Hensley, AICP
Assistant Planning Director

1324 Stonehenge Drive
San Dimas CA 91773

August 7, 2001

Mr. Craig Hensley
Assistant Planning Director
City Of San Dimas
245 E Bonita Av
San Dimas CA 91773-3002



Dear Mr. Hensley:

My wife and I attended your Public Information Meeting on Tract Map 52717. This meeting was held in the Council Chambers on July 31, 2001. At this meeting, you and Mr. Koch told the audience that if the residents were interested in having any issue researched in the Environmental Review Process, to write to you and that you would personally see to it that the issues were researched and that you would mail the results to the resident.

The purpose of this letter is to request that the following issues be researched.

1. Public Safety
 - a. Police
 - i. Traffic
 - ii. Crime
 - b. Fire
 - i. Who will impact sciences use as public safety experts?
2. Views
 - a. How will this project impact the views of homeowners that live on Stonehenge Drive.
3. How is the City going to compensate for the loss of precious open space?
 - a. How will this impact animal life?
 - b. How will this impact bird life?
 - c. How will this impact plant life?
4. How will this project change the character of our peaceful neighborhood?

Please send your response to my residence.

Sincerely,


Dan and Victoria Cross

u:\chfrsn\lhensley

Statement of Opposition

❖ Tentative Tract Map 00-02(52717): MCTA 00-02.

NAME (PRINT)	ADDRESS	SIGNATURE
ALEX CROMER	237 W Base Line	Alex Cromer
Sae Stultz	Royal Oaks Monrovia	Sae Stultz
Jeré Thrasher	1156 N. Cataract Ave Londora	Jeré Thrasher
Del Mock	1709 So. Amhurst Amhurst	Del Mock
GEORGE HUSTING	326 S SAN DIMAS CYN 1111 RI SAN DIMAS	George Husting
JIM LONDON	9845 WHITMORE ST. EL MONTE, CA 91733	Jim London
Sharon LONDON	9845 WHITMORE EL MONTE, CA. 91733	Sharon London
Kim Martelle	16142 CYPRESS ST. COVINA, CA. 91722	Kim F. Martelle
LYNNE P. MAXSON	4671 N. CALVADOS AVE COVINA, CA. 91722	Lynne P. Maxson
MELVIN RASMUS	4671 N. CALVADOS COVINA, CA. 91722	Melvin Rasmus
Maria Hill	18514 Base Line Rd AZUSA, CA. 91702	Maria Hill
Cheryl Schwandt	1560 2nd St DUARTE CA 91010	Cheryl Schwandt
Kerry Schwandt	1560 2nd Street DUARTE CA 91010	Kerry Schwandt
Dorothy Erato	447 Mountain View Monrovia, CA 91016	Dorothy Erato
Maria F. Peter Wilson	1022 Calle Promosa SAN DIMAS 91773	Maria F. Peter Wilson
Dwight Wilson	1022 Calle Promosa SAN DIMAS 91773	Dwight Wilson
Richard Hershman	1734 VICTORIA COVINA	R. S. Hershman
Reid Thompson	2000-B Cienega COVINA	Reid Thompson
Lee Cromer	237 West Base Line Rd	Lee Cromer
Denise Pelat	585 E. Bonita Unit G	Denise Pelat
Edward Padgett	928 Alleghany Cir. 91773	Edward Padgett Jr.
Tom Hume	1521 Calle Cienegas SP. 91773	Tom Hume
RAIG NEWMAN	11056 S BOYSON	Raig Newman
Candi Barbour	1475 DEL SOL CT.	Candi Barbour
Troy R. BARBOUR	14751 DEL SOL CT. CAINA HILLS	Troy R. Barbour
Quate Sholeho	1409 N San Dimas	Quate Sholeho

Subj: ref: 19 lot division at the terminus of Valley Center. Date: 7/30/01 11:57:58 PM Pacific Daylight Time From: WAYNE.MCKEE@worldnet.att.net (WAYNE MCKEE) To: lchoma@aol.com

Although I will not be able to attend the meeting of July 31, 2001... please forward the following concerns to the appropriate parties:

My name is Wayne McKee and I live at 953 Wellington Rd. in San Dimas! I am very concerned about the additional development of the San Dimas Wilderness Areas and specifically "Walnut Creek Wilderness Park" area.

If you are not familiar with my area, we are bordered on "Cinimmon Creek" which five years ago was a "pristine" area. Since this time, this wilderness area has been developed into housing (Cypress ave and ValleyCenter) and the canyon has become a dumping ground. Even though many of the residences in this areal fought this developement, it was finally passed by the City. My concern is that the "Walnut Creek Wilderness Park" will inherit the same fate.

The Development of this area can do nothing but hurt our community. It is time to stop the "Development Interest" and look to our future as a community.

My question to those of you who approve of this development is: "How can this better our community and where will it stop"? I believe that there is no better time than now to stop development and retain our pristine canyons.

Thank you for your consideration:

Wayne McKee
Diane Mckee
Residents of San Dimas

----- Headers -----

Return-Path: <WAYNE.MCKEE@worldnet.att.net>
Received: from rly-xd03.mx.aol.com (rly-xd03.mail.aol.com [172.20.105.168]) by air-xd05.mail.aol.com (v79.27) with ESMTP id MAILINXD58-0731025758; Tue, 31 Jul 2001 02:57:58 -0400
Received: from mtiwmhc25.worldnet.att.net (mtiwmhc25.worldnet.att.net [204.127.131.50]) by rly-xd03.mx.aol.com (v79.20) with ESMTP id MAILRELAYINXD33-0730193333; Mon, 30 Jul 2001 19:33:33 -0400
Received: from default ([12.80.65.19]) by mtiwmhc25.worldnet.att.net (InterMail vM.4.01.03.16 201-229-121-116-20010115) with SMTP id <20010730233331.YYYC5127.mtiwmhc25.worldnet.att.net@default> for <lchoma@aol.com>; Mon, 30 Jul 2001 23:33:31 +0000
Message-ID: <000e01c11913\$d6004720\$1341500c@default>
From: "WAYNE MCKEE" <WAYNE.MCKEE@worldnet.att.net>
To: <lchoma@aol.com>
Subject: ref: 19 lot division at the terminus of Valley Center.
Date: Mon, 30 Jul 2001 16:22:30 -0000
MIME-Version: 1.0
Content-Type: multipart/alternative;
boundary="====_NextPart_000_000B_01C11913.D4EA9160"
X-Priority: 3
X-MSMail-Priority: Normal
X-Mailer: Microsoft Outlook Express 5.50.4133.2400

FILE COPY

Craig Hensley

From: Tony at SplitMaster.com [ponzot@adelphia.net]
Sent: Wednesday, August 01, 2001 4:22 PM
To: chensley@ci.san-dimas.ca.us
Subject: Fw: 19 lot subdivision/ terminus of Valley

----- Original Message -----

From: Tony at SplitMaster.com
To: chensley@ci.san-dimas.ca.us
Sent: Wednesday, August 01, 2001 3:13 PM
Subject: Fw: 19 lot subdivision/ terminus of Valley Center

Dear Mr. Hensley,

I'm sorry that you received a blank emial from me. I don't know what happened. Hopefully this one is complete. Below is a letter of opinion my wife and I sent to the group who is against the building of the 19 luxury homes at the end of Valley Center. I don't know if our opinion matters at this point or will even be read, but I thought it was important to send you a copy of our correspondence to this group.

Thank you for you time,
Tony and Pat Ponzio
1702 Gainsborough Road

Dear John & Lorraine Choma,

I am a neighbor and live on Gainsborough Rd., just down the street from the proposed 19 lot subdivision. I received your pamphlet last week but unfortunately was unable to attend the meeting last night at the San Dimas City Hall. My wife and I have been following this project since the beginning and have been torn in our opinion of whether the project should proceed or be stopped. After much deliberation and debate between us, we finally came to an opinion and we would like to express that opinion to the neighbors and the City Council.

If there were no damages to anyone involved, then without a doubt, we would prefer to have the land stay undeveloped and remain as part of the wilderness. However, there is substantial financial damages that could be incurred by the owners of the property should this project be stopped or delayed beyond a reasonable time- much more then the \$8,500 you mentioned your group has spent to stop the project. The Sonrise people purchased the property in good faith and with the understanding that they could build as long as their project complied with the zoning codes. When they proposed a school, it was not a project that fit the code or the area. The project did not conform at all. My wife and I fought vigorously along with the neighbors to stop that project and of course, it was stopped. The Sonrise people accepted the decision and went to work to put together a project that did fit the zoning codes. They presented the new project and many of the neighbors agreed with it but requested modifications. They complied and made plans for the changes.

To make a long discussion short, I think your plans to raise funds to buy the property and keep it natural or maybe develop a park, is an excellant one. The bottom line is, when taking all emotion out of this decision and applying logic, fairness, and legal rights to the equations, this is the only viable aternative that is fair to the Sonrise people who have every right to proceed with this project. The other part of the equation however, is that this attempt to purchase the property, as stated above, must be

08/01/2001

done soon. The Sunrise people should not have to wait indefinitely. In our opinion, the arguments that you have presented against the project are just not strong enough to stop it. Many of our neighbors agree with these points. Further, we believe it is the City's obligation and duty to let this project move forward soon as long as it fits all the zoning codes and regulations. Indeed, we feel that if this project is not allowed to proceed by the City, the Sunrise people will have more than a justification for legal action.

We have all enjoyed the natural beauty of the land over the years, but the fact remains that it is private property, not public or government owned. If the tables were turned, everyone of us would fight hard for our legal rights. Further, it would be better to let these people develop this attractive project now, than to have someone come in down the road and win a battle to build a much less attractive project such as condos.

Sincerely,
Tony and Pat Ponzo

City of San Dimas
EIR SCOPING MEETING
Council Chambers
245 East Bonita Ave.

Tues., July 31, 2001

Dear Craig Hensley, City Staff, and EIR Consultant,

Robin Ives, Vice Chair and Conservation Chair of the Mount Baldy Group of the Sierra Club, sent a letter on behalf of the Sierra Club which I read at the May 7, 2001 meeting regarding the proposed 19 unit subdivision in Walnut Creek Canyon accessing off Gainsborough Road.

I would like to resubmit the letter. It lists things that the Sierra Club considers vital topics to be thoroughly and accurately discussed in the EIR for this project.

Neither Robin Ives nor I can be at tonight's meeting. Please include these questions in the scope of the EIR's fact-finding studies and discussion.

We would again urge you to diligently preserve the entire ecosystem of Walnut Creek County Park and to explore means to acquire the property in question for dedication as a public park.

Yours truly,



Jane M. Riggs

TENTATIVE TRACT MAP #52717
ENVIRONMENTAL REVIEW
COMMENT FORM

This form is provided for your convenience to make written comments regarding potential impacts on the community you believe may result from the proposed project. Your comments will be considered by the City of San Dimas in determining the issues to be addressed in the Environmental Impact Report (EIR) the City will be preparing on this proposed project. You may use this form in addition to, or instead of, making oral comments at this public meeting. After filling out the form, please leave it in the designated box prior to leaving this meeting or, prior to AUGUST 7, mail it to:

ATTN: Craig Hensley
Planning Department
City of San Dimas
245 East Bonita Ave.
San Dimas, CA 91773

Please also provide your name and address so you can receive additional information on this project as the City's review progresses. Please provide your comments below:

- ① How important is this "corridor" to the severely endangered Gnatcatcher?
- ② Will the County of Los Angeles' current study update for "Significant Ecological Areas" be taken in consideration during the EIR.
- ③ Will the concerns/wishes of the local Indian Tribes be taken in consideration in regards to this project.
- ④ Where is the large pack of coyotes that currently forages for food in this area going to search for food after this development is completed - Probably my back yard!!!!
- ⑤ This area is already obviously overdeveloped - This study should include research in regards to when enough is enough or too much

Name: Sean Hart

Address: 1278 Stonehenge Dr.

San Dimas 91773

Please attach additional sheets if necessary