

EXECUTIVE SUMMARY

PURPOSE

It is the intent of the Executive Summary to provide the reader with a clear and simple description of the proposed project and its potential environmental impacts. Section 15123 of the CEQA Guidelines requires that the summary identify each significant effect, recommended mitigation measure(s), and alternatives that would minimize or avoid potential significant impacts. The summary is also required to identify areas of controversy known to the lead agency, including issues raised by agencies and the public and issues to be resolved, including the choice among alternatives and whether or how to mitigate significant effects. This section focuses on the major areas of the proposed project that are important to decision-makers and utilizes non-technical language to promote understanding.

Site Location and Description

The 18-acre project site is within eastern Los Angeles County. More specifically, it is located in the San Gabriel Valley within the City of San Dimas. The site itself is located within the approved Specific Plan No. 4 area, which is located near the western boundary of the City just northwest of the Frank G. Bonelli Regional Park. The subject property is south of the terminus of Valley Center Avenue and north of Walnut Creek Park. The legal description is cited as "a portion of Sections 16 and 17, Township 1 South, Range 9 West, San Bernardino Meridian of the Rancho San Jose in the City of San Dimas as per map recorded in Book 22, pages 21 and 22 of Miscellaneous Records, in the office of the County Recorder, Los Angeles County, California."

Project Description

The project applicant proposes a 22-lot subdivision (19 residential lots and 3 open space lots) within an existing Specific Plan area located in the City of San Dimas. As originally adopted in 1978, the Specific Plan (#4) area did not include the 18.91-acre project site. This piece of land was added into the Specific Plan area as part of an amendment prepared in 1980 for a 19-lot residential development similar to that presently proposed. This original amendment created additional development requirements that applied only to the added 18 acres (i.e., the current project site). The currently proposed project would revise those development standards applicable to the 18-acre project site versus the balance of Specific Plan #4, an amendment to the Municipal code is proposed. The proposed amendment will separate the Specific Plan into two planning areas (Area I and Area II). The 18-acre project site would be located within

Planning Area II while the balance of the Specific Plan would be Area I. In addition to a tentative tract map, an amendment to the City's Municipal Code is proposed to revise development standards for this portion of Specific Plan Area No. 4. The proposed Municipal Code changes would accommodate the project proposed by Sunrise Christian School.

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 three 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.

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 (two 11 foot travel lanes and one eight foot parking lane on one side of the street). The project also proposes a reduced street lighting standard to help maintain a rural theme.

Topics of Known Concern

To determine which environmental topics should be addressed in this EIR, Impact Sciences, Inc. prepared and circulated a Notice of Preparation (NOP) in order to receive input from interested public agencies and private parties. The NOP is presented as **Appendix 1.0(A)**. In addition, a Public Scoping Meeting was held at San Dimas City Council Chambers on July 31, 2001, presented in **Appendix 1.0(C)**. At this meeting, Mr. Craig Hensley of the City of San Dimas gave an overview of the project. Mr. Ken Koch of Impact Sciences gave a description of the environmental review process and public comments were recorded. Copies of these preliminary planning documents are presented in **Appendix 1.0(A)** of this EIR. Input from interested public agencies and private parties were received in written form, copies of which are presented in **Appendix 1.0(B)** of this EIR. Based upon results of the above efforts, the following topics are evaluated in the DEIR:

- Geology and Soils
- Visual Resources
- Noise
- Cultural Resources
- Biological Resources
- Public Safety
- Hydrology and Water Quality

Alternatives

Five alternatives were given consideration in this EIR. The analysis concluded that “no project” alternative was environmentally superior, but failed to meet any project objectives. The four alternatives are summarized below:

No Project – Section 15126 of the CEQA *Guidelines* requires an analysis of a “no project” alternative. Under this alternative, the proposed project would not be constructed and the potential project-related impacts described in Section 4.0 of this EIR would not occur. Existing vegetation and landforms would be preserved. There would be no additional demand for public services, no increase in noise levels, no disruption to visual corridors, and no water quality impacts. The existing residential use would be retained. This alternative would not, however, meet any of the applicant’s objectives for the proposed project identified previously nor would it be consistent with the City of San Dimas *General Plan* nor Specific Plan No. 4.

“No-Project” – General Plan Development – It should also be noted that selection of the “no project” alternative would not necessarily preclude future development options for the site. The Land Use designation for the site is Single Family Low, which assumes that development will eventually occur. The maximum permitted density/intensity of residential uses within this category is 6 units per acre. Therefore, it is possible that the site would remain undeveloped with one existing home until another project is developed on the site, at which time similar, or possibly greater impacts to the site’s environment would likely occur.

“No-Project” – Specific Plan Development – Selection of the “No Project” – Existing Specific Plan No. 4 Development alternative would not necessarily preclude future development of the property. The *City of San Dimas General Plan* and Specific Plan No. 4 designate the subject property for Single Family Low uses. In 1980, Specific Plan No. 4 was amended to include the project area and was designated for development of 19 lots. This Amendment to the specific plan went to the point of outlining general lot line locations for each of the 19 lots that were arranged around two cul-de-sac streets. An extension of Valley Center Avenue is a part of this alternative and the extended road would provide a separated roadway with approximately 20 feet of street in each direction. The two cul-de-sacs would have 36’ street widths.

Buffer Alternative – The Buffer Alternative provides for a buffer between the Southern Coast Live Oak Riparian Forest (CLOF) found along Walnut Creek and proposed development. It also preserves a portion of the stand of Coast Live Oak Woodland (CLOW) located in the eastern portion of the property and the windrow. With this alternative, 19 residential lots are proposed, each approximately one-half

acre in size. The lots would be arranged along an internal collector street of similar dimension to that of the proposed project. Private ownership of residential lots would be separated from the south property line by a buffer open space area ranging from approximately 40 to 100 feet.

Cluster Alternative – The Cluster Alternative clusters development on approximately 8 acres located in the western half of the project site. Under this alternative, 19 residential lots could be possible with minimum lot sizes of at least 8,000 to 10,000 square feet. The lots would be arranged along an internal collector street of similar dimension to that of the proposed project. A secondary form of all weather emergency access would not be required under this alternative because of the reduction in cul-de-sac length. The balance of the property would be designated as a 10-acre open space lot to be maintained by the HOA, or could be offered to Los Angeles County as an addition to the Walnut Creek Wilderness Park or the City of San Dimas as an open space area.

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
GEOLOGY & SOILS		
<p>The proposed project would result in the construction and occupancy of residential uses, and therefore has the inherent potential to subject persons to ground shaking-related hazards. The potential for secondary seismic hazards, such as soil liquefaction and other forms of ground failure to occur, is very low. By incorporating recommendations of the geotechnical engineering study and complying with the UBC and City of San Dimas standards, project impacts related to ground shaking would be less than significant.</p>	<p>4.1-1 All structures shall be designed in accordance with the Uniform Building Code (UBC) and applicable City codes to ensure safety in the event of an earthquake.</p> <p>4.1-2 Grading shall comply with the provisions outlined in Section 18.504.110 of Specific Plan No. 4 and at a minimum shall conform to Chapter 33 of the Uniform Building Code.</p> <p>4.1-3 All recommendations contained in the site specific geotechnical study shall be implemented during project design and construction.</p>	<p>Not Significant</p>
VISUAL RESOURCES		
<p>Development of any use on the property will be controlled by Specific Plan No. 4, which contains design guidelines and development standards that regulate lot size, building setbacks, building heights, permitted density ranges, define roadway design and landscaping, parking requirements, and community monumentation and signage. These standards will ensure that height, bulk, and massing of on-site structures are compatible with surrounding development.</p> <p>Views from most locations would not be significantly effected by development, because landform alteration and the placement of homes would occur below the grade of Gainsborough and Valley Center Road and at-grade with adjacent residential uses. Consequently, views of the project are obstructed by mature vegetation and the difference in elevation between existing use and the project site.</p>	<p>4.2-1 Key features incorporated into the project through implementation of standards contained in Specific Plan No. 4 include:</p> <ul style="list-style-type: none"> • Landscape easements are provided to ensure continuity along the buffer between the proposed homes and adjacent uses particularly Walnut Creek and existing residences. The scenic easement designated by Specific Plan No. 4 along the Walnut Creek Corridor acts as a transition between the native riparian zone along Walnut Creek and residential development pads. To the maximum extent possible, the scenic area remains in its natural state with no removal of vegetation as a result of project implementation (see Figure 4.2-5). • The overall goal of the proposed grading plan is to respect the natural topography and maximize the amount of trees that are preserved. • Retaining walls will be constructed of interlocking masonry blocks (e.g., Keystone walls) to allow for better wall undulation with the terrain and better landscape features. • The project maintains the rural feel of the area through reduced street lighting, reduced street width, tree preservation, architectural standards, and landscaping requirements. 	<p>Not Significant</p>

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
<p>VISUAL RESOURCES (continued)</p> <p>The City of San Dimas <i>General Plan</i> considers Walnut Creek Trail a scenic resource, while Specific Plan No. 4 incorporates a scenic easement along the trail boundary. Upon project completion, a 25 foot tall manufactured slope face that forms the southern boundary of lot 6 and 7 would be clearly visible from portions of this trail which is considered a significant impact. Mitigation is provided that calls for development of a landscape program that is intended to establish a visual screen through planting of native vegetation, clearing of non-native underbrush and installation of temporary irrigation where the existing vegetation is not adequate along this viewing location.</p>	<p>4.2-2 A landscape plan shall be prepared by a licensed landscape architect consistent with the provisions outlined in Specific Plan No. 4. This landscape plan shall be prepared for review and approval by the City of San Dimas prior to the issuance of building permits. The design concept for this plan shall be twofold: (1) to maintain the scenic amenity that is represented by the existing natural vegetation in the Walnut Creek Corridor, and; (2) shield views of proposed uses from people traveling along the Walnut Creek Trail in addition to residents located at grade to the west of the project site. Planting of native vegetation, clearing of underbrush that creates a fire hazard and installation of temporary irrigation shall occur where the existing vegetation is not adequate along either of these two locations.</p> <p>All tree species selected for use in this area shall be a minimum of 15 gallon in size. In addition, one of every four trees shall be a 24" box tree (25% of trees to be 24" box). The plant species selected for use in the landscape plan shall not include any of the non-native species specifically prohibited by mitigation measure 4.5-23 contained in the Biological Resources Section of this Draft EIR.</p>	<p>Not Significant</p>

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
NOISE		
<p>Construction noise has the potential to significantly impact both on and off-site environs if left unmitigated. Construction activity is generally broken up into two distinct activities that typically utilize different types of construction equipment. Noise levels generated by heavy equipment can range from approximately 68 dB(A) to noise levels in excess of 100 dB(A) when measured at 50 feet. The off-site sensitive use that would be most susceptible to construction noise would be the residential uses directly adjacent to the west of the project site, because these homes are located at grade with the subject property and some have a direct line of sight to future construction activity. Any locations with an uninterrupted line of sight to the construction noise sources could periodically be exposed to temporary noise levels that could exceed adopted standards. In order to reduce the potential impacts associated with construction activities, the City of San Dimas typically limits construction activities to between the hours of 7:00 A.M. and 8:00 P.M. daily and prohibits work on Sundays and legal holidays. In addition, mitigation has been identified to further minimize noise experienced by adjacent properties during construction activity.</p>	<p>4.3-1 In accordance with the San Dimas Municipal Code Section 8.36.100, contractor shall limit on-site construction activities to between the hours of 7:00 A.M. and 8:00 P.M., and exclude Sundays.</p> <p>4.3-2 Contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. Locate these areas to maximize the distance between activity and residential areas. At a minimum, the staging areas shall be located a distance of 200 feet from the nearest residential property line. This would reduce noise levels associated with most types of idling construction equipment by roughly 12 dB(A).</p> <p>4.3-3 All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory silencing features. To ensure that mobile and stationary equipment is properly maintained and meets all federal, state, and local standards, the applicant shall maintain an equipment log. The log shall document the condition of equipment relative to factory specifications and identify the measures taken to ensure that all construction equipment is in proper tune and fitted with an adequate muffling device. The log shall be submitted to the City Department of Public Works for review and approval on a quarterly basis.</p> <p>4.3-4 When construction operations occur adjacent to occupied residential areas, the contractor shall implement appropriate additional noise reduction measures to the extent practical that include, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent residences in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.</p>	Not Significant

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
NOISE (continued)		
<p>On an operational basis, the project would generate point source noise that is typical of a residential setting including people talking, doors slamming, dogs barking, and lawn equipment. Such point source noise levels are not expected to exceed the City's Land Use Compatibility Guidelines or Noise Ordinance. Last, the project would generate only 180 average daily vehicle trips, which would not audibly increase roadway noise.</p>	<p>4.3-5 The project applicant shall post a notice at the construction site containing information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions and complaints. The applicant shall keep record of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the applicant and submitted to the City Planning Department.</p>	<p>Not Significant</p>
CULTURAL RESOURCES		
<p>A background record search and literature review, and an intensive Phase I archaeological survey, were conducted for the project site. No cultural or historic sites had been previously recorded on the property. The intensive Phase I archaeological survey failed to find any evidence of extant cultural resources, either prehistoric or historical, at this locale. Development of 18 acres TT 52717 San Dimas parcel will not result in adverse impacts to previously known cultural resources.</p>	<p>4.4-1 A cultural resources monitor shall be present during grading activity on the site. In the event that previously unknown cultural resources are uncovered during this activity, the monitor shall have the authority to cease work until the extent and importance of the find can be determined. Any artifacts uncovered shall be recorded and removed for storage at a location to be determined by the monitor.</p>	<p>Not Significant</p>

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
BIOLOGICAL RESOURCES		
<p>Approximately 0.4 acre of coast live oak woodland and southern coast live oak riparian woodland will be directly impacted by implementation of the project. The City of San Dimas has an ordinance that protects oak trees with a minimum trunk diameter of 8 inches at 36 inches above grade. Because these trees are under the jurisdiction of the City's tree ordinance, they require permits before they can be impacted.</p> <p>Additionally, some bird species, particularly raptors, could be adversely affected as a result of the loss of nesting habitat (trees and shrubs) or as a result of construction or other site-preparation activities. Such activities could result in the direct loss of active nests or the abandonment of active nests by adult birds. Depending on the number and extent of bird nests on the site that may be disturbed or removed, the loss of active bird nests would be a potentially significant impact.</p> <p>Last, indirect impacts on biological resources would occur to those habitat areas surrounding the development envelope, as well as to remaining habitat areas within the proposed development area, both during and after the completion of the proposed project.</p>	<p>4.5-1 Prior to the issuance of a grading permit for the project, the applicant shall obtain a Tree Removal Permit as required by SDMC Section 18.162. San Dimas Municipal Code (SDMC) Section 18.162.060 requires approval to remove or relocate mature significant trees. Approval is subject to conditions as deemed necessary to implement the provisions of Chapter 18.162 Tree Preservation.</p> <p>4.5-2 Prior to initiating clearing or disturbance to the Walnut Creek Riparian Corridor, the CDFG shall be contacted to determine if they will require a Streambed Alteration Agreement. If required, a Streambed Alteration Agreement shall be obtained from the CDFG prior to the commencement of clearing or grading work on the site.</p> <p>4.5-3 The applicant shall obtain the services of a professional arborist experienced in the removal and transplant of mature significant trees. Any trees slated for removal shall be appropriately boxed and moved in areas on site that support similar conditions (i.e., soil type and aspect) where they will be replanted.</p> <p>4.5-4 All saved trees within the proposed grading limits shall be temporarily fenced at their driplines prior to commencement of grading activities. No equipment storage, debris drop, parking, etc., shall occur within the oak tree driplines during construction. Fencing shall remain during all phases of construction and shall not be moved or removed without knowledge of the consulting qualified arborist and approved by the City Planning Department.</p>	<p>Not Significant</p>

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
<p>BIOLOGICAL RESOURCES (continued)</p>		
	<p>4.5-5 Any brush clearance within the oak tree driplines shall be completed by hand-work only.</p> <p>4.5-6 All dead wood removal and/or pruning shall be accomplished by a qualified arborist and only after approval by the City's Planning Department. Pruning wounds shall not be sealed unless required by the City. Climbing "gaffs" shall not be used by any tree climber (except to reach an injured climber or when removing a tree).</p> <p>4.5-7 Watering and fertilization requirements shall be determined by the consulting qualified arborist. Native oaks are in a dormant state during the summer months and do not require regular or constant watering or fertilization. Some irrigation is expected to be necessary to initiate growth of container stock. Irrigation of a design acceptable by a qualified arborist and approved by the City Planning Department, shall be established and maintained until such a time that the arborist has determined that it is no longer necessary for the survival of the tree.</p> <p>4.5-8 Specific monitoring requirements and success criteria shall be developed by a qualified arborist and approved by the City Planning Department. However, at a minimum, criteria shall require 80 percent survival of mature trees and 80 percent survival of supplemental plantings at the conclusion of the monitoring period. Contingency actions shall include supplemental plantings until 80 percent survival is achieved.</p>	<p>Not Significant</p>

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
BIOLOGICAL RESOURCES (continued)		
	<p>4.5-9 Prior to issuance of a grading permit, and within 15 days prior to construction activities that would occur during the nesting/breeding season of native bird species potentially nesting on-site (February through July), the applicant shall retain the services of a qualified biologist to conduct field surveys. The biologist must, at a minimum, have a degree in biology or related field, and five years field experience in identification of flora and fauna in the southern California region, and be recognized as qualified by appropriate regulatory agencies. The biologist shall conduct on-site surveys to determine if active nests of special-status and common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 50 feet of the construction zone. If active nests are found on or immediately adjacent to the site, a minimum 50-foot buffer area (150 feet for raptors) shall be temporarily fenced around the nest site. No construction activities shall be permitted within this nest zone until the young birds have fledged, as determined by the biologist.</p>	<p>Not Significant</p>

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
BIOLOGICAL RESOURCES (continued)		
	<p>4.5-10 The applicant will obtain a City-approved biological monitor to coordinate and periodically monitor construction activity to ensure that incidental construction impacts on biological resources are avoided or minimized. The monitor will be given authorization to stop specific construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. Responsibilities of the monitor include:</p> <ul style="list-style-type: none"> • Review/stake the construction limits in the field with the contractor and the City inspector in accordance with the final approved grading plan. The limits shall clearly delineate the location of oak trees, jurisdictional drainages, and the preserved natural open space areas on-site. • The biological inspector shall conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to within the grading limit and outside of the preserved areas. The inspector should also discuss staging/storage areas for construction equipment and materials. The biological inspector shall investigate all on-site storage areas to minimize impacts to biological resources. Construction access, parking, storage of equipment and materials shall not occur within 25 feet of the dripline of oak trees. <p>4.5-11 The construction contractor will ensure that temporary chain-link fencing is installed at the limit of grading near sensitive resources identified by the biological monitor. The fencing will remain in place until grading and excavation work is complete, and will be removed under the direction of the biological inspector. Prior to fence installation, the fencing contractor will be instructed to avoid driving on or immediately adjacent to sensitive biological resources, including remaining trees, remaining jurisdictional resources, and remaining natural habitats.</p>	<p>Not Significant</p>

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
BIOLOGICAL RESOURCES (continued)		
	<p>4.5-12 Where necessary, erosion control measures shall be constructed on the slopes below grading areas to prevent erosion and deposition of materials into areas with remaining oak trees during grading and construction activities. These erosion control measures will also prevent silts from entering drainages. These measures shall include the use of temporary soil covers, such as hydro-seeding with native plants, mulch/binder and erosion control blankets to protect exposed soil from wind and rain; and/or the installation of silt fencing, sandbags, hay/straw bales (excluding rice straw), berms, and dikes to protect storm drain inlets and drainages. The biological inspector shall periodically examine the erosion control devices to ensure that they are working correctly. The construction contractor shall be responsible for repairing any erosion control devices should they fail to work correctly.</p> <p>4.5-13 No refueling, changing of oil or other fluids shall occur on the project site. Vehicles carrying supplies, such as concrete, shall not be allowed to empty, clean out, or otherwise place materials into the on-site open space areas or natural areas located immediately adjacent to the site. If oil or other fluids are accidentally spilled within the open space areas of the site, the contaminated soil will be immediately removed from the area and disposed of in a legally acceptable manner.</p> <p>4.5-14 Any brush clearance within the dripline of trees shall be completed by hand-tools.</p> <p>4.5-15 Where possible, irrigation devices shall be planned to be installed outside of the dripline of oaks. Irrigation shall be designed to avoid wetting areas within the dripline of oaks during operation of the system.</p>	<p>Not Significant</p>

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
BIOLOGICAL RESOURCES (continued)		
	<p>4.5-16 Unavoidable surface runoff shall be directed away from remaining trees or will be gathered outside the dripline by a swale or other means. No water shall be allowed to pond or collect within the dripline of any oak.</p> <p>4.5-17 Upon completion of construction, the contractor shall restore any haul roads, access roads, staging areas, or graded areas that are outside of approved grading limits. Restoration shall be done in consultation with the restoration biologist.</p> <p>4.5-18 Following construction activities, the construction contractor shall collect all trash and debris from within the open space areas of the site and dispose of this trash and debris off site in a legal manner.</p> <p>4.5-19 The construction contractor shall remove the temporary chain-link fencing following grading and construction activities.</p> <p>4.5-20 Erosion control devices, such as silt fencing, sandbags, and hay/straw bales, that were installed to protect the open space areas during construction, shall be removed at the direction of the biological monitor.</p> <p>4.5-21 Fencing of sufficient height and design shall be constructed between the edge of the fuel modification zone and the natural areas to restrict humans and domestic animals from entering open space habitat areas. Final fence design shall be approved by CDFG and the City Planning Department. Fencing will not be placed within the jurisdictional areas of the site.</p>	Not Significant

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
BIOLOGICAL RESOURCES (continued)		
	<p>4.5-22 Human access into the open space areas shall only occur in designated locations (i.e., existing and future trails). All motorized vehicles are prohibited from entering the preserved natural open space areas. Prohibitions against human, domestic animal, and motorized vehicle use in preserved natural open space areas shall be established by ordinance and/or the covenants conditions and restrictions (CC&R's) recorded with the City Planning Department. The CC&R's shall also state that tree houses shall not be constructed in remaining trees within the natural open space areas of the site.</p> <p>4.5-23 The plants listed in Table 4.5-6 shall not be planted within the common landscaped areas of the proposed site plan. This list shall also be distributed to new homeowners and included within the CC&Rs. The landscaping plans within common areas of the project shall be reviewed by a qualified botanist who shall recommend appropriate provisions to prevent other invasive plant species from colonizing remaining natural areas. These provisions may include the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by a qualified botanist.</p>	<p>Not Significant</p>

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
PUBLIC SAFETY		
FIRE SERVICES		
<p>Site development would place residential uses in a high fire hazard area. The proposed project must comply with the development standards set forth by the Uniform Fire Code and County of Los Angeles Fire Department. For example, all uses must construct an internal circulation system which provides adequate site access, construct an urban water system which meets fire flow requirements, and must replace fire-prone non-native grass and scrub vegetation on site with native plants that will be irrigated. Compliance with these requirements would reduce impacts to less than significant levels</p>	<p>4.6.1-1 The development must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and hydrants.</p> <p>4.6.1-2 The applicant shall contract with a registered landscape architect to prepare a fuel modification plan, landscape plan, and irrigation plan for the proposed project. These plans shall be submitted for review and approval of the City of San Dimas Planning Department and the Forestry Division of the Los Angeles County Fire Department prior to the issuance of building permits.</p> <p>4.6.1-3 The proposed internal collector road shall provide sufficient width within the right-of-way to provide a minimum of 28 feet of all-weather access throughout the project. This minimum cross section width may contain a trail and/or parking lane in addition to the two travel lanes when such pathways are separated from vehicle traffic by rolled concrete curbs.</p>	Not Significant
POLICE SERVICES		
<p>The project is typical of residential developments throughout California and is not considered to be exceptional generators of calls for service. In general, the types and number of calls for service would be consistent with those presently occurring in the area, including residential burglary, auto theft and auto burglary. The project site is located within an existing response beat and response times are considered adequate throughout the City. No significant impacts are expected.</p>	<p>4.6.2-1 The subdivision map for the project shall incorporate all Los Angeles County Sheriff Department's design requirements (such as those pertaining to site access, site security, lighting, etc.) which will reduce demands for law enforcement service to the site and which will help ensure adequate public safety. Cumulative development will be subject to the same review as the proposed project.</p>	Not Significant

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
HYDROLOGY & WATER QUALITY		
<p>Buildout of the tentative tract 52717 would result in the construction of additional impervious surfaces that would reduce water absorption and increase surface runoff and velocities. The project applicant is required to prepare a drainage concept plan designed to meet the requirements of the City of San Dimas and the Los Angeles County Department of Public Works. The system will be sized to attenuate peak runoff flows in the developed condition to levels at or below flows presently generated at the site, so no significant off-site downstream flooding will occur.</p> <p>Grading and excavation necessary for site preparation could result in wind and water driven erosion of soils that would increase sedimentation in the creek during storm events. The applicant has the responsibility to prepare a Storm Water Pollution Prevention Plan (SWPPP) for all construction projects with disturbed areas of 2 to 5 acres that identifies the Best Management Practices (BMPs) to be used on the construction site to minimize erosion. Alternatively, the applicant may conform to the State Construction Activity Storm Water Permit for projects greater than 5 acres. The applicant must ensure that a SWPPP is approved, or file a Notice of Intent to comply with the State Permit prior to issuance of a grading permit. Implementation of the BMPs contained in the plan reduce potential construction related impacts to less than significant levels.</p>	<p>4.7-1 Final drainage and grading plans shall be prepared to ensure that no significant erosion, sedimentation, or flooding would occur during or after site development. These plans shall be prepared to the satisfaction of the City of San Dimas Public Works Department.</p> <p>4.7-2 The applicant shall satisfy all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) Program in effect at the time of project construction to the satisfaction of the City of San Dimas Public Works Department. These requirements include preparation of a Standard Urban Stormwater Mitigation Plan containing structural treatment and source control measures appropriate and applicable to the project.</p> <p>4.7-3 Horsekeeping shall be a use prohibited on land located within Planning Area II of Specific Plan No. 4.</p>	<p>Not Significant</p>

Summary Table of Project Impacts and Mitigation Measures

Project Impacts	Mitigation Measures	Residual Impact
<p>HYDROLOGY & WATER QUALITY (continued)</p>		
<p>Common concerns related to post-development surface water quality include the potential deposition of pollutants generated by motor vehicles and the maintenance and operation of landscape areas. Urban runoff contains almost every type of water pollutant, including suspended solids, bacteria, heavy metals, oxygen-demanding substances, nutrients, and oil and grease. The project applicant will be required to prepare a Standard Urban Storm Water Mitigation Plan ("SUSMP") containing design features and BMPs appropriate and applicable to the project. The purpose of the SUSMP is to reduce post-construction pollutants in storm water discharges. Operational impacts are considered less than significant.</p>		<p>Not Significant</p>