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

ENVIRONMENTAL INFORMATION FORM
Part I - Initial Study
(To Be Completed By Applicant)

The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City policies, ordinances, and guidelines; the California Environmental Quality Act (CEQA). The more thoroughly this form is completed by the applicant, the more quickly the development proposal may be considered. Attach all referenced special studies.

GENERAL INFORMATION:

*INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Please note that it is the responsibility of the applicant to ensure that the application is complete and legible at the time of submittal. Type or print using **black** ink only.*

Application Number for the project to which this form pertains: _____

Project Title: **Bonita Canyon Gateway**

Name & Address of project owner(s):
VCH San Dimas Company, LLC
c/o Brad Smith and Tom deRegt
590-G Brunken Ave.
Salinas, CA 93901

Name & Address of developer or project sponsor: **Same as above**

Contact Person & Address:
Brad Smith
590-G Brunken Ave.
Salinas, CA 93901

Name & Address of person preparing this form (if different from above): **Brad Smith**
Same address as above

Telephone Number: **(831) 753-6487**

PROJECT INFORMATION & DESCRIPTION: Attach additional sheets if necessary.

1) *Provide a full scale (8-1/2" x 11") copy of the USGS Quadrant Sheet(s) which includes the project site, and indicate the site boundaries.* **See Exhibit A**

2) *Provide a set of color photographs which show representative views into the site from the north, south, east and west; views into and from the site from the primary access points which serve the site; and representative views of significant features from the site. Include a map showing location of each photograph.* **See Exhibit B**

3) *Project Location (describe):* **Northwest corner of Bonita Avenue and San Dimas Canyon Road in the City of San Dimas, County of Los Angeles.**

4) *Assessor's Parcel Number(s):* **8390-013-010; 8390-013-011; 8390-013-012**

5) *Gross Site Area (ac/sq. ft.):* **8.54 acres / 371,708 square feet**

6) *Net Site Area (total site size minus area of public streets & proposed dedications):*

8.53 acres (including dedication at NWC of Bonita Avenue and San Dimas Canyon Road. Streets will be private)

7) *Describe any proposed General Plan Amendment or Zone Change which would affect the project site:*

None

8) *Include a description of all permits which will be necessary from the City of San Dimas and other governmental agencies in order to fully implement the project:*

Tentative Tract Map; SUSMP; SWPPP; Affordable Housing Development Agreement; CEQA certification; Building and Grading Permits from the City of San Dimas; Type 21 License from Department of Alcoholic Beverage Control; Health Permit from Los Angeles County Health Department.

9) *Describe any noise sources and their levels that now affect the site (aircraft, roadway noise, etc.) and how they will affect proposed uses:*

Per Table D of the May 2009 Noise Impact Analysis by LSA Associates, Inc., primary existing noise sources in the project area are transportation facilities including traffic along Bonita Avenue and San Dimas Canyon Road. Ambient noise to the project site is also produced by the BNSF Railroad tracks approximately 0.25 miles south of the site and by Brackett Airfield approximately 1.3 miles southeast of the project site. The existing noise sources are moderate and not expected to affect the proposed uses.

10) *Describe the proposed project in detail. This should provide an adequate description of the site in terms of ultimate use which will result from the proposed project, proposed square footage, and number of floors of construction. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. Attach additional sheets if necessary:*

See attached Exhibit C.

11) *Will the proposed project change the pattern, scale or character of the surrounding general area of the project?*

N/A – Proposed project will not change the pattern, scale or character of the surrounding area

12) *Indicate the type of short-term and long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses? What methods of sound proofing are proposed?*

Per "Noise Impact Study" prepared by the firm LSA & Associates dated May 2009: Short term noise impacts would be associated with excavation, grading and erecting of buildings on-site during construction of the proposed project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area today but would no longer occur once construction of the project is completed. Maximum construction related noise levels may reach up to 96 dBA, at a distance of 50 feet but residences nearest to the project site are more than 50 ft. to the north or west of the project boundary. Compliance with City's construction hours requirements would reduce the construction-related impact to a less than significant level. In terms of long-term noise to be generated, new residences proposed on the project that are 64 feet from the loading areas may be exposed to a maximum 73 dBA but only during loading/unloading activity. A block wall will be built between the retail loading area and the residences; additionally, loading/unloading activity by the retail project will be restricted to reasonable hours to be sensitive to nearby residents.

13) *Indicate proposed removals and/or replacements of mature or scenic trees:*

None

14) *Indicate any bodies of water (including domestic water supplies) into which the site drains:*

The site drains into a storm drain which discharges into Walnut Creek

15) *Indicate expected amount of water usage (See Attachment A for usage estimates). For further clarification, please contact Golden State Water Company at 121 Exchange Place, San Dimas, CA 91773, 909-599-1289.*

a. *Residential (gal/day)* **62,400 gal/day** *Peak use (gal/day)* **124,800 gal/day**

b. *Commercial/Industrial (gal/day/ac)* **5,400 gal/day** *Peak use (gal/min/ac)* **3.75 gal/min**

16) *Indicate proposed method of sewage disposal (check one): _____ Septic Tank __X__ Sewer. If septic tanks are proposed, attach percolation tests. If discharge to a sanitary sewage system is proposed, indicate expected daily sewage generation (See Attachment A for usage estimates). For further clarification, please contact the San Dimas Public Works Department at 909-394-6240.*

a. *Residential (gal/day)* **31,200 gal/day**

b. *Commercial/Industrial (gal/day/ac)* **3,600 gal/day** *(based on 1,000 gal/day/ac average)*

RESIDENTIAL PROJECTS:

17) *Number of residential units:* **156 apartment units in 4 buildings**

Detached Units (indicate range of parcel sizes, minimum lot size and maximum lot size:

N/A

Attached Units (indicate whether units are rental or for sale units):

Residential units are for rent.

18) *Anticipated range of sale prices and/or rents:*

Sale Price(s) **N/A** *to* **N/A**

Market Rent(s) (per month) $ **1,600** *to* $ **2,300**

19) *Specify floor plan area (square feet, excluding garage) and number of bedrooms by unit type:*

See Exhibit "C"

20) *Indicate anticipated household size by unit type:*

Plan Type 1, 1A, , 2, 3, 8A and 8 are expected household sizes of 1-2 persons. Plan Types 4A, 4, 5, 6A, 6, 7 and 9 are expected household sizes of 2-3 with an average of 2+.

21) *Indicate the expected number of school children who will be residing within the project. Contact the appropriate School District (see Attachment B).*

a. *Elementary:* **0.1590/unit = 24.80 elementary school children**

b. *Junior High:* **0.0899/unit = 14.02 junior high school children**

c. *Senior High* **0.0952/unit = 14.85 high school children**

COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL PROJECTS:

22) *Describe type of use(s) and major function(s) of commercial, industrial or institutional use:*

Neighborhood-serving retail, including grocery store, small retail shops and restaurant(s).

23) *Total floor area of commercial, industrial, or institutional use by type:*

Total retail = 19,969 square feet

24) *Indicate hours of operation:*

Grocery store to operate between 7am and 10pm. Neighborhood retail hours of operation to be determined, but likely to be similar or of shorter daily duration.

25) *Number of employees:*

Total: **32 to 37**

Maximum Shift: **Up to 3 shifts per day**

Time of Maximum Shift: **Approximately 8 hours per day**

26) *Estimation of the number of workers to be hired that currently reside in the City:*

To be determined

27) *For commercial and industrial uses only, indicate the source, type and amount of air pollution emissions. (Data should be verified through the South Coast Air Quality Management District, at (818) 572-6283):*

Per "Air Quality Impact Analysis" prepared by the firm LSA and dated May 2009, project-related traffic would not significantly affect local carbon monoxide (CO) levels under the existing and future scenarios, and the CO levels would all be below the State and Federal stands. Compliance the SCAQMD Rules and Regulations during construction will reduce construction-related air quality impacts from fugitive dust emissions and construction equipment emissions. Total construction emissions during peak construction days would be below the SCAQMD daily emissions thresholds for the criteria pollutants. Pollutant emissions from project operations, calculated with the URBEMIS 2002 model, would not exceed the SCAQMD criteria pollutant thresholds. No new significant impacts would occur. The localized significance analysis shows no significant impacts during construction or operations.

ALL PROJECTS:

28) *Have the water, sewer, fire, and flood control agencies serving the project been contacted to determine their ability to provide adequate service to the proposed project? If so, please indicate their response.*

We are in the process of contacting all of these agencies who have indicated their ability to provide adequate service

29) *In the known history of this property, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to, PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note underground storage of any of the above. Please list the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use, if known.*

Per the report by PIC Environmental Services, dated June 6, 2007: There exists one documented occurrence of soil contamination from gasoline below a UST at the former gasoline service station at 655 E. Bonita Avenue. Soil removal was conducted and regulatory closure was awarded to Exxon in 1992.

While there was a potential risk of dry cleaning solvents (PCE) released to the subsurface by historic operations of a former drycleaner at 145 San Dimas Canyon Road, a Phase II performed in 1998 indicated no significant subsurface PCE at this location.

Other potential sources of contamination on site are asbestos containing construction materials (ACMs) in vinyl floor coverings, roofing materials, paint, pipe insulation and ceiling tiles in onsite buildings.

30) *Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials, including but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans.*

N/A – no temporary or long-term use, storage or discharge of hazardous and/or toxic materials are anticipated from the proposed project.

ENVIRONMENTAL SETTING:

31) *Describe the physical setting of the site as it exists before the project including information on topography, soil stability, plants and animals, mature trees, trails and roads, drainage courses and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, cite all sources of information (i.e., geological and/or hydrologic studies, biotic and archeological surveys, traffic studies):*

The site today has been demolished and is ready to be graded.

Sources of all studies, etc: Geotech – Gorian & Associates (May 2007); Hydrology – Development Resource Consultants (May 2009); Traffic, Air, Noise Studies – LSA Associates (May 2009); Phase 1 Environmental Report – PIC Environmental (June 2007)

32) *Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.):*

Surrounding properties: Multi-family residential (rental) to the north; an alley to the west; Bonita Avenue to the south; San Dimas Canyon Road to the east. Across San Dimas Canyon Road is multi-family residential. Catty-corner across the Bonita/San Dimas Canyon intersection is a church (along with a church school). There are no significant plants, animals, cultural, historical or scenic aspects related to the surrounding properties. The surrounding properties are one to two stories in height, and appear to meet City code related to height and setbacks.

33) *Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports, archaeological surveys, oral history, etc.):*

There are no known cultural or historical aspects of the site. The site has been improved for many years with an existing retail/commercial center.

APPLICANT CERTIFICATION:

I hereby certify that the statements furnished above, and in the attached exhibits, present the data and information required for adequate evaluation of this project to the best of my ability; and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of San Dimas.

Date: **June 8, 2009**

Signature: _____

Print Name: **Bradford A. Smith**

Title: **Managing Member**

ATTACHMENT A – WATER & SEWER SERVICE DEMAND

Water Usage – Average use per day

Residential	
Single Family	600 gal/day
Apartment/Condominium/Townhome	400 gal/day
Commercial/Industrial	
General and Regional Commercial	3000 gal/day/ac
Neighborhood Commercial	1500 gal/day/ac
General Industrial	1500 gal/day/ac
Industrial Park	3000 gal/day/ac

Peak Usage

For all uses: Average use x 2.0

Sewer Flows

Residential	
Single Family	270 gal/day
Apt/Condos	200 gal/day
Commercial/Industrial	
General Commercial	2000 gal/day/ac
Neighborhood Commercial	100-1500 gal/day/ac
General Industrial	2000 gal/day/ac
Heavy Industrial	3000 gal/day/ac

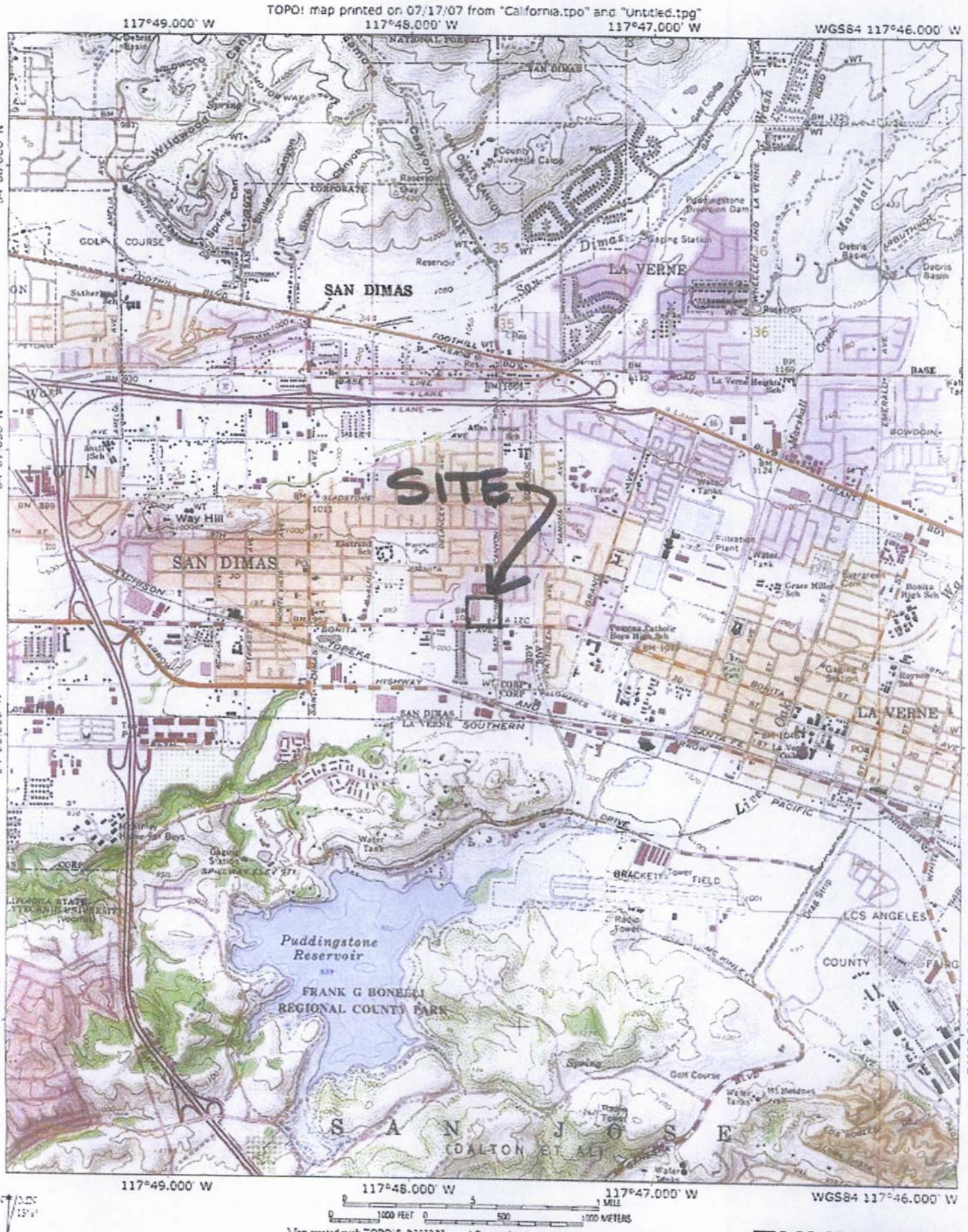
ATTACHMENT B – SCHOOL DISTRICTS

Bonita Unified School District (east of Cataract, south of Base Line Rd., east of Valley Center, north of Puente St.)
115 W. Allen Avenue
San Dimas, CA 91773
(909) 971-8320

Glendora Unified School District (north of Base Line Rd., west of Cataract Avenue)
500 N. Loraine Avenue
Glendora, CA 91723
(626) 963-1611

Charter Oak Unified School District (west of Valley Center)
20240 Cienega Avenue
Covina, CA 91723
(626) 966-8331

Covina-Valley Unified School District (south of Puente Street and Walnut Creek)
519 E. Badillo Street
Covina, CA 91723
(626) 974-7000


TOPO! map printed on 07/17/07 from "California.tpo" and "Untitled.tpg"
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SITE
SAN DIMAS
LA VERNE
Puddingstone Reservoir
FRANK G BONELLI REGIONAL COUNTY PARK
SAN DIMAS
LA VERNE
SANTA FE
Line
PACIFIC
BRACKETT FIELD
LOS ANGELES COUNTY FAIRG
SAN JOSE
(DALTON ET AL)
Golf Course
Map created with TOPO! © 2002 National Geographic (www.nationalgeographic.com/topo)

EXHIBIT A

Exhibit "B"

Exhibit C to EIF
Response to Item #10 of EIF

VCH-San Dimas Company, LLC proposes to develop a mixed-use commercial-retail and residential project on an 8.53-acre site at the northwest corner of Bonita Avenue and San Dimas Canyon Road within the City of San Dimas.

COMMERCIAL-RETAIL COMPONENT:
A neighborhood-serving commercial-retail center fronting onto Bonita Avenue would be developed on a 2.24-acre portion of the total 8.54 acre site including a grocery anchor of 13,969 square feet and retail shops and restaurant(s) of 6,000 square feet. Total retail building square footage would be 19,969. One hundred three (103) parking spaces will be provided. Perimeter landscaping will total 11,271 square feet along Bonita Avenue and San Dimas Canyon Road. Parking area landscaping will total 9,189 square feet, for a combined landscaping total of 20,460 square feet. Lot coverage will be 25.4% for the retail component of the project. Entrance to the retail center will be from Bonita Avenue, with additional access from San Dimas Canyon Road. A monument sign for the retail center will be placed at the northwest corner of Bonita Avenue and San Dimas Canyon Road along with tenant signage fronting each street respectively.

RESIDENTIAL COMPONENT:
The residential rental component would be developed on a 6.26-acre area adjacent to the immediate north of the retail center. The residential component would be comprised of 156 one and two bedroom apartment units (69 one-bedroom and 87 two-bedroom). A summary by plan type is below.

Plan Type	Quantity	# of Bdrms	# of Bathrms	Appx. Sq. Ft.
Plan 1	9	1	1	801
Plan 1A	15	1	1	737
Plan 2	9	1	1	751
Plan 3	6	1	1	785
Plan 4	3	2	2	1160
Plan 4A	6	2 + den	2	1266
Plan 5	6	2	2	1152
Plan 6A	12	2	1	1064
Plan 6	18	2 + den	1	1064
Plan 7	9	2	2	1086
Plan 8	6	1 + den	2	998
Plan 8A	6	1 + den	2	1036
Plan 9	3	2	2	1067

The apartment units will be attached, and distributed throughout 3 separate buildings, at an average density of 24.34 units per acre. The residential units will be designed with a "Contemporary Village Mission" style architectural theme. Common and open space area will total 1.62 acres. A Recreation building, pool area (including restrooms), BBQ areas, and Patio Seating Area, will be included in the development. The residential component will be bounded by the commercial retail center on the south, a 30-foot wide alley to the west, an existing residential multi-family project on the north, and San Dimas Canyon Road on the east. A 6 to 8-foot high perimeter block wall will bound the residential component along the north, west and south such as to separate the retail and residential components. Three hundred forty (340) parking spaces will be provided, including one guest space for each 3 units. Each of the 132 market-rate units will have covered parking for two cars, and each of the 24 affordable units will have covered parking for one car. The site will provide 76 parking spaces in a partial-subterranean garage under the building at the northwest corner of the site. An additional 90 spaces are provided in private garages within the auto court and the remaining 174 spaces will be distributed throughout the residential component with open and covered carport spaces. Twenty-four (24) of the 156 total units will be rented as Income-Restricted Affordable Units. Eleven (11) one-bedroom units will be rented at the low-income level (50% of area median income); and five (5) one bedroom and eight (8) two bedroom units will be rented at the moderate-income level (120% of area median income).

DEMOLITION:
Demolition completed.

PHASING:
It is anticipated that construction of the retail component of the project will be completed in 2009; construction of the residential units completed by 2010.

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

ENVIRONMENTAL CHECKLIST FORM
Part 2 - Initial Study
(To Be Completed By Staff)

BACKGROUND:

1. **Project File:** Revision to Tentative Tract Map 69609, DPRB 09-20, DPRB 09-21, Municipal Code Text Amendment 09-01, Precise Plan 09-01.

2. **Related Files:** This mixed-use project was previously reviewed and approved in 2008 as a 120-unit apartment complex and approximately 40,000 square foot retail center with the following applications: General Plan Amendment 07-01, Zone Change 07-01, Municipal Code Text Amendment 07-03, Tentative Tract Map 07-01 (69609), Conditional Use Permit 07-04, Conditional Use Permit 07-07, Development Plan Review 07-42, Development Plan Review 07-43, and Tree Permit 08-07.

3. **Description of Project: BONITA CANYON GATEWAY** - The development of a mixed use project consisting of 19,969 square feet of retail on 2.24 acres of land, and 156 apartments on 6.26 acres of land, at the northwest corner of East Bonita Avenue and San Dimas Canyon Road (APN: 8390-013-010, 8390-013-011, 8390-013-012). For a complete project description, including related files, see next page.

4. **Project Sponsor's Name and Address:**
VCH-San Dimas Company, LLC
590-G Brunken Ave.
Salinas, CA 93901

5. **General Plan Designation:** Mixed Use

6. **Zoning:** Specific Plan No. 26

7. **Surrounding Land Uses and Setting (Briefly describe the project's surroundings):** The proposed project is on a vacant site that is surrounded by 2-story apartments. The project site is bordered by *San Dimas Canyon Apartments* on the north; the city boundary to the east (San Dimas Canyon Road) and *Canyon Terrace Apartments* beyond; *El Dorado Apartments* to the west; and *Mountain View Apartments* and *Holy Name of Mary Church* to the south and southeast, respectively.

8. **Lead Agency Name and Address:**
City of San Dimas
Planning Department
245 East Bonita Avenue
San Dimas, CA 91773

9. **Contact Person and Phone Number:**
Dan Coleman, Director of Development Services
(909) 394-6250

10. **Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** LA County Health Department permit; Department of Alcoholic Beverage Control license

Project Description: BONITA CANYON GATEWAY / LOMA BONITA RESIDENCES

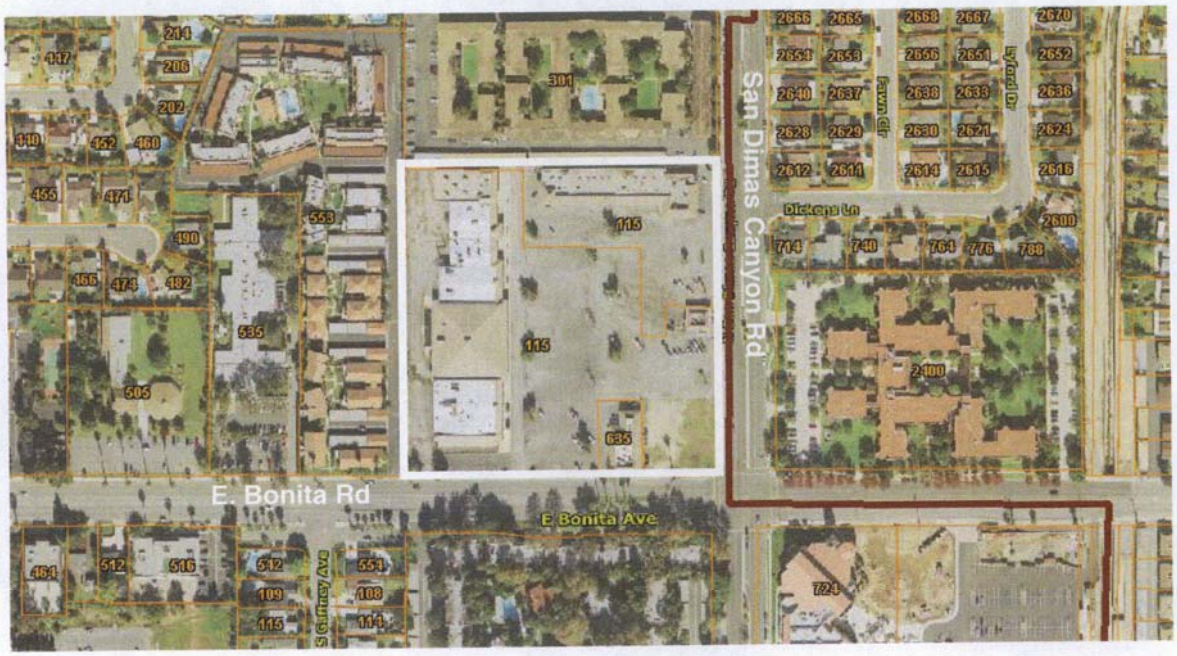
Tentative Tract Map No. 69609 – A request to subdivide 8.53 acres of land into 6 lots located at the northwest corner of East Bonita Avenue and San Dimas Canyon Road. APN: 8390-013-010, 8390-013-011, 8390-013-012.

Development Plan Review Case No. 09-20 - A request to develop 19,969 square feet of retail, including a neighborhood market, on 2.24 acres of land at the northwest corner of East Bonita Avenue and San Dimas Canyon Road.

Development Plan Review Case No. 09-21 - A request to develop 156 apartments on 6.26 acres of land on the northwest corner of East Bonita Avenue and San Dimas Canyon Road.

Precise Plan No. 09-01 – Development plans for a mixed use project consisting of 19,969 square feet of retail on 2.24 acres of land, and 156 apartments on 6.26 acres of land, at the northwest corner of East Bonita Avenue and San Dimas Canyon Road.

Municipal Code Text Amendment 09-01 - A request to amend Specific Plan No. 26 to adjust the residential and retail areas, and related boundaries, for a mixed use development located on 8.53 acres of land at the northwest corner of East Bonita Avenue and San Dimas Canyon Road.



GLOSSARY – For a list of abbreviations used in this report see last page.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," "Potentially Significant Impact Unless Mitigation Incorporated," or "Less Than-Significant-Impact" as indicated by the checklist on the following pages.

( ) Aesthetics	( ) Agricultural Resources	(✓) Air Quality
( ) Biological Resources	(✓) Cultural Resources	(✓) Geology & Soils
( ) Hazards & Waste Materials	(✓) Hydrology & Water Quality	( ) Land Use & Planning
( ) Mineral Resources	(✓) Noise	( ) Population & Housing
( ) Public Services	( ) Recreation	( ) Transportation/Traffic
( ) Utilities & Service Systems	( ) Mandatory Findings of Significance	

DETERMINATION - On the basis of this initial evaluation:

( ) I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.

(✓) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

( ) I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

( ) I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

( ) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: _____ Date: 6-16-09

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

Comments:

a) There are no significant vistas within or adjacent to the project site. The General Plan identifies a number of "scenic highways" as the major means in which one experiences the rural environment of the City of San Dimas. The site is not within a scenic highway according to General Plan Exhibit V-4.

b) The project site contains no scenic resources and no historic buildings within a State Scenic Highway. There are no State Scenic Highways within the City of San Dimas.

c) The site is located at the northwest corner of East Bonita Avenue and San Dimas Canyon Road and is characterized by apartment development to the north, south, east, and west, and a church to the southeast. The visual quality of the area will not degrade as a result of this project. Design review is required prior to approval. City standards require the developer to underground existing and new utility lines and facilities to minimize unsightly appearance of overhead utility lines and utility enclosures.

d) The project site is vacant land on the site of a former shopping center. The proposed development would install a similar number of new parking lot lighting and security lighting. The design and placement of light fixtures will be shown on site plans which require review for consistency with City standards that requires shielding, diffusing, or indirect lighting to avoid glare. Lighting will be selected and located to confine the area of illumination to within the project site. The impact is not considered significant.

2. AGRICULTURAL RESOURCES. *Would the project:*				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	( )	( )	(✓)	( )
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	( )	( )	( )	(✓)

Comments:

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

b) There are seven areas of agriculturally zoned land within the City of San Dimas, mostly landscape plant nurseries of approximately 5 acres each. There are no Williamson Act contracts within the City. Therefore, no adverse impacts are anticipated.

c) The project site is vacant land that was previously a shopping center. The site is located at the northwest corner of East Bonita Avenue and San Dimas Canyon Road and is characterized by apartment development to the north, south, east, and west, and a church to the southeast. There are no agricultural uses within 1 mile from the project site. Therefore, no adverse impacts are anticipated.

3.	**AIR QUALITY.** *Would the project:*				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	( )	( )	( )	(✓)
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	( )	(✓)	( )	( )
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors?	( )	( )	( )	(✓)
d)	Expose sensitive receptors to substantial pollutant concentrations?	( )	(✓)	( )	( )
e)	Create objectionable odors affecting a substantial number of people?	( )	( )	( )	(✓)

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

Comments:

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

b) During the construction phases of development, on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use will generate emissions. In addition, fugitive dust would also be generated during grading and construction activities. While most of the dust would settle on or near the project site, smaller particles would remain in the atmosphere, increasing particle levels within the surrounding area. An *Air Quality Impact Analysis* was prepared (LSA, March 2009). Construction is an on-going industry in the San Dimas area. Construction workers and equipment work and operate at one development site until their tasks are complete. They then transfer to a different site where the process begins again. Therefore, the emissions associated with construction activities are not new to the San Dimas area and would not violate an air quality standard or worsen the existing air quality in the region. The project site is 5 acres or larger. Fugitive dust and equipment emissions were analyzed based upon the South Coast Air Quality Management District (SCAQMD) LST techniques. The project is required to comply with the following SCAQMD Rule 403 regional rules and mitigation measures:

1) **A person shall not cause or allow the emissions of fugitive dust from any transport, handling, construction or storage activity so that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source.**

2) **A person shall not cause or allow particulate matter to exceed 100 micrograms per cubic meter when determined as the difference between upwind and downwind samples collected on high volume samplers at the property line for a minimum of five hours.**

3) **Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.**

4) **Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon time of year of construction.**

5) **All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.**

6) **All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.**

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

7) **All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:**

- **Reestablish ground cover on the construction site through seeding and watering.**
- **Pave or apply gravel to any on-site haul roads.**
- **Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.**
- **Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.**
- **Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.**
- **Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.**

8) **The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403.**

9) **Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.**

10) **The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.**

11) **The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.**

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

12) **All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).**

13) **All industrial and commercial facilities shall designate preferential parking for vanpools.**

14) **All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.**

15) **All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.**

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

16) All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.

17) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.

c) Continued development would contribute to the pollutant levels in the San Dimas area, which already exceed Federal and State standards. An *Air Quality Impact Analysis* was prepared (LSA, March 2009). CO concentrations would remain below both State and Federal CO standards. Despite great progress in air quality improvement, approximately 146 million people nationwide lived in counties with pollution levels above the NAAQS in 2002. Air quality in the South Coast Air Basin in the past 20 years has improved steadily and dramatically, even with the tremendous increase in population and vehicles and other sources. The proposed project would not exceed any daily emissions thresholds set by the SCAQMD for criteria pollutants from project emissions. The project proposed is consistent with the General Plan for which the FEIR was prepared and impacts evaluated.

d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The project site is located within 1/4 mile of sensitive receptors, including residences and a private school. Potential impacts to air quality are consistent with the San Dimas General Plan. During construction, there is the possibility of fugitive dust to be generated from grading the site. The mitigation measures listed under b) above will reduce impact to less-than-significant levels.

e) Typically, the uses proposed do not create objectionable odors. No adverse impacts are anticipated.

4.	**BIOLOGICAL RESOURCES.** *Would the project:*				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	( )	( )	( )	(✓)
b)	Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	( )	(✓)
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	(✓)	( )
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	( )	( )	( )	(✓)

Comments:

a) The project site is vacant land that was previously a shopping center. The project site is located in an area developed with residential and church uses. The site has been previously disrupted during 1960s construction of infrastructure and the Canyon Center shopping center, and the 2008 demolition of the Canyon Center shopping center. According to the General Plan the majority of the habitats and native plant species are found in eight areas (primarily U.S. Forest Service land and several creeks and canyons that bisect community) within San Dimas. The General Plan Conservation Element specifically calls for retaining these areas as Conservation Overlay areas. The project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals due to the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.

b) The project site is vacant land that was previously a shopping center located in an urban area with no natural communities. No riparian habitat exists on site, meaning the project will not have any impacts.

c) The project site is vacant land that was previously a shopping center; hence, there is no wetland habitat present on site. As a result, project implementation would have no impact on these resources.

d) The project site is vacant land that was previously a shopping center. The surrounding area has been completely developed, thereby disrupting any wildlife corridors that may have existed. No adverse impacts are anticipated.

e) Prior to the 2008 demolition of shopping center, there were 17 mature significant trees on site, plus two California Fan Palm street trees on East Bonita Avenue. An arborist report was prepared (Richardson, ISA # WE-7553A, February 21, 2008). All trees, except for the two Palm trees were removed in 2008 as part of the demolition pursuant to a Tree Removal Permit No. 08-07 issued by the City. The conceptual development plans indicate

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

numerous new trees will be planted throughout the development. The plans call for the two Palm street trees to be preserved-in-place. The impact will be less than significant.

f) The project site is not located within a conservation overlay area according to the General Plan Exhibit II-4.1. No conflicts with habitat conservation plans will occur.

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

Comments:

a) The project site is vacant land that was previously a shopping center. There are 328 residential structures of cultural and historic significance identified by the San Dimas Historical Society according to the 1991 Historic Survey. All structures on the project site were demolished in 2008. The project site has not been identified as a "Historic Resource" by the City of San Dimas 1991 Historic Resources Survey. There will be no impact.

b) There are no known archaeological sites or resources recorded on the project site; however, the San Dimas area is known to have been inhabited by the Gabrielano Indians according to the General Plan FEIR, probably in the Cienega Springs, San Dimas Canyon, Walnut Creek, and Way Hill areas. The previously approved project included a general plan amendment that was subject to consultation with California Native Americans. In accordance with State Tribal Consultation Guidelines, in August 2007 the City notified by certified mail four individuals, representing the San Manuel Band of Mission Indians and the Gabrielino/Tongva Band of Mission Indians as recommended by the Native American Heritage Commission. None of the tribes requested consultation. There are seven prehistoric sites identified within San Dimas according to the General Plan FEIR Technical Appendix. Construction activity, particularly grading, soil excavation and compaction, could adversely affect or eliminate existing and potential archaeological resources. The following mitigation measures shall be implemented:

1) **If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of San Dimas will:**

- **Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.**

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

- **Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.**
- **Pursue educating the public about the area's archaeological heritage.**
- **Propose mitigation measures and recommend conditions of approval to eliminate adverse project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines.**
- **Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report with original illustrations, to the Los Angeles County Archaeological Information Center for permanent archiving.**

c) The General Plan FEIR indicates that the San Dimas area is underlain by sedimentary rocks assigned to the Late Meiocene age marine Puente Formation. According to the San Bernardino County database, seven paleontological sites or resources have been recorded within the City of San Dimas or the sphere-of-influence. The Puente Formation deposits are about 8 to 10 million years old, and has revealed numerous fossils of marine vertebrates, is considered to be of high paleontological significance for the discovery of significant fossils according to the General Plan FEIR; therefore, the following mitigation measures shall be implemented:

2) **If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:**

- **Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.**
- **Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.**
- **Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository.**
- **Submit summary report to City of San Dimas. Transfer collected specimens with a copy of the report to an appropriate depository.**

d) The proposed project site is vacant land that was previously a shopping center that has already been demolished. No known religious or sacred sites exist within the project area. No evidence is in place to suggest the project site has been used for human burials. The

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

California Health and Safety Code (Section 7050.5) states that if human remains are discovered on-site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event human remains are discovered on-site. No adverse impacts are anticipated.

6.	**GEOLOGY AND SOILS.** *Would the project*:				
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	( )	( )	( )	(✓)
	ii) Strong seismic ground shaking?	( )	( )	( )	(✓)
	iii) Seismic-related ground failure, including liquefaction?	( )	( )	( )	(✓)
	iv) Landslides?	( )	( )	( )	(✓)
b)	Result in substantial soil erosion or the loss of topsoil?	( )	(✓)	( )	( )
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	( )	( )	( )	(✓)
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	( )	( )	( )	(✓)
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	( )	( )	( )	(✓)

Comments:

a) A Geotechnical Investigation was prepared (Gorian & Associates, August 22, 2003) that concluded the project is feasible. No known faults pass through the site and it is not in an Earthquake Fault Zone according to the General Plan Exhibit VII-1, and Section 3.2 of the General Plan FEIR. The San Andreas Fault Zone lies approximately 20 miles to the north and is capable of generating up to M_w 8.2 earthquakes. The Sierra Madre Fault zone, passes within 1.2 miles north of the site, and the Cucamonga Fault lies approximately 1 mile north of the site. These faults are both capable of producing M_w 6.5-7.0 earthquakes. Also, there are several inferred faults that cross the city. One of these, the Indian Hill fault, is located approximately 1/8 mile south of site; however, the "exact locations cannot be shown because of the alluvial or soil

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

cover, nor is it known what magnitude this fault has historically produced or is capable of producing " according to the General Plan FEIR. Each of these faults can produce strong ground shaking; however, the potential for ground rupture due to faulting is considered remote. The project site does not have potential for liquefaction based upon the Geotechnical Investigation subsurface exploration. The site is nearly flat; therefore, odes not have potential for landslides. Adhering to the Uniform Building Code will ensure that geologic impacts are less than significant.

The site is not located within an area of potential liquefaction according to the 2004 Natural Hazard Mitigation Plan Map 6-4.

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

1) **A person shall not cause or allow the emissions of fugitive dust from any transport, handling, construction or storage activity so that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source.**

2) **A person shall not cause or allow particulate matter to exceed 100 micrograms per cubic meter when determined as the difference between upwind and downwind samples collected on high volume samplers at the property line for a minimum of five hours.**

3) **The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM_{10} emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible.**

4) **Frontage public streets shall be swept according to a schedule established by the City to reduce PM_{10} emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year of construction.**

5) **Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM_{10} emissions from the site during such episodes.**

6) **Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM_{10} emissions.**

c) The Geotechnical Investigation (Gorian & Associates, August 22, 2003) concluded that the project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project. There are no areas in San Dimas identified as subject to potential subsidence according to the General Plan and General Plan FEIR. Subsidence is generally associated with large decreases or withdrawals of water from the aquifer. The project would not withdraw water from the existing aquifer. The site is not

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

within a geotechnical hazardous area or other unstable geologic unit or soil type according to General Plan Exhibit VI-1 and VII-1. No adverse impacts are anticipated.

d) Approximately 4-6.5 feet of fill soils cover the older alluvium on site according to subsurface exploration of the Geotechnical Investigation (Gorian & Associates, August 22, 2003). The majority of San Dimas, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Soils, geologic and structural evaluation reports are required of all new development prior to issuance of grading and building permits. No adverse impacts are anticipated.

e) The project will connect to, and be served by, the existing local sewer system for wastewater disposal. No septic tanks or alternative wastewater disposal is proposed.

7.	**GREENHOUSE GAS EMISSIONS.** *Would the project:*				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance?	( )	( )	(✓)	( )
b)	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	( )	( )	(✓)	( )

Comments:

a. Neither CEQA nor the CEQA Guidelines mention or provide any methodology for analysis of Greenhouse Gas Gases (GHG), including $C0_2$, nor do they provide any significance thresholds. AB 32 (Global Warming Solutions Act of 2006) requires the State of California to reduce GHG to 1990 levels no later than year 2020. To reach the 2020 goal, SB 375, was adopted with the intent to reduce GHGs and vehicle miles of travel (VMT) by integrating transportation and land use planning. SB375 also aims to intergrate the Regional Housing Needs Assessment into the Regional Transportation Plan by synchronizing their schedules and by requiring that the local government housing elements be consistent with a Sustainable Communities Strategy (SCS). The City of San Dimas is located within the San Gabriel Valley subregion of the Southern California Associated Governments (SCAG). Under SB375, SCAG is unique in that subregions are allowed the option of developing their own SCS.

In January 2009, the Governor's Office of Planning and Research (OPR) released a Preliminary Draft CEQA Guideline Amendments for Greenhouse Gas Emissions, which does not identify thresholds of significance. According to these Preliminary Draft Guidelines, lead agencies are to "make a good-faith effort...to describe, calculate or estimate the amount of greenhouse gas emissions associated with a project." The final version of these Guidelines is not scheduled to be adopted until January 1, 2010 per Senate Bill No. 97. The GHG emission reduction targets being developed by the California Air Resources Board are not scheduled for adoption until January 11, 2011.

The *Air Quality Impact Analysis* prepared by LSA estimates that the project would generate up to 6,600 tons per year of CO_2e; however, evaluation of any potential global warming effects resulting from the project, including modeling and gauging the impacts associated with an increase of trips or generation of new trips, and the effect on the

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

greenhouse effect or global warming would be entirely speculative since no modeling protocol or significance criteria have been established. The project will generate emissions of GHGs primarily in the form of vehicle exhaust and in the consumption of electricity and natural gas for heating. The emissions from vehicle exhaust are controlled by the State and federal governments and are outside the control of project. Emissions from building heating systems will be minimized by compliance with State Title 24 regulations for building energy efficiency. The *Air Quality Impact Analysis* prepared for this project (LSA, March 2009) followed all procedures and requirements of the State CEQA and the SCAQMD CEQA Handbook. Project-related GHGs are not confined to a particular air basin; therefore, project-related GHG emissions are not project-specific impacts to global warming, but are instead the project's contribution this cumulative impact. Further, project-related GHG impacts are less than significant and less than cumulatively considerable because: (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) the net increase in air pollutant emissions would not exceed the SCAQMD thresholds for criteria pollutants.

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

8.	**HAZARDS AND WASTE MATERIALS.** *Would the project:*				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	( )	( )	( )	(✓)
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	( )	( )	( )	(✓)
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)

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

System (NPDES) permit under Section 402 of the Clean Water Act. The General Construction Permit treats any construction activity over 1 acre as an industrial activity, requiring a permit under the State's General NPDES permit. The project site is over 1 acre in size. The State Water Resource Control Board (SWRCB) through the Los Angeles Regional Water Quality Control Board, administers these permits.

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

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

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

- Perform inspections of all BMPs.

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

Hydrology and Water Quality

Construction Activities:

1. A Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall

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

identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less then 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.

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

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

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

Post- Construction Operational:

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

a. Single-family hillside residential

b. 100,000 square foot commercial development

c. Automotive repair shop

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

d. Retail gasoline outlet

e. Restaurants

f. Home subdivisions with 10 or more housing units

g. Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff

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

b) San Dimas overlies three groundwater basins of varying water depth. The Los Angeles County Flood Control District is responsible for groundwater recharge along the San Dimas Canyon wash and Walnut Creek. The proposed project will not deplete groundwater supplies, nor will it interfere with recharge because it is not within an area designated as a recharge basin or spreading ground. The development of the site will require the grading of the site and excavation; however, would not affect the existing aquifer. Continued development citywide will increase water needs and is a significant impact; however, Golden State Water Company has plans to meet this increased need through the construction of future water facilities.

c) The project will not cause significant changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff due to the amount of new building and hardscape proposed on a site because the site is already fully developed with a shopping center, albeit vacant. Essentially, the entire project site is currently covered with impervious surfaces, such as asphalt paving or buildings. An insignificant portion of the site is currently landscaped; whereas, the proposed project includes extensive open space and landscape areas that will reduce runoff from current levels. Further, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, the project will not result in substantial erosion or siltation on- or off-site. The impact is not considered significant.

d) The project will not cause significant changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff due to the amount of new building and hardscape proposed on a site because the site is already fully developed with a vacant shopping center. Essentially, the entire project site was covered with impervious surfaces, such as asphalt paving or buildings before the 2008 demolition. The proposed project includes extensive open space and landscape areas that will reduce runoff from current levels. The project will not alter the course of any stream or river. A Hydrology Study was prepared (Fuscoe Engineering, April 14, 2009). All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes a drainage system that conveys all of the site into an onsite storm drain system, and then released into two bioswales along the north and west property lines. A grading and drainage plan must be approved by the Building Official and City Engineer prior to

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

issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.

e) The project will not cause significant changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff due to the amount of new building and hardscape proposed on a site because the site is already fully developed with a shopping center, albeit vacant. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project will not result in substantial additional sources of polluted runoff. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.

f) Grading activities associated with the construction period could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The project design includes a drainage system that conveys all site water into an onsite storm drain system, and then released into two bioswales along the north and west property lines. The site is for new development or significant redevelopment; therefore, is required to comply with the National Pollutant Discharge Elimination System (NPDES) to minimize water pollution. The project site is over 1 acre in size; therefore, the following mitigation measures would be required to control additional storm water effluent:

7) Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures.

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

g) The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.

h) The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.

i) The San Dimas area is flood protected by an extensive storm drain system designed to convey a 100-year storm event. The system is substantially improved and provides an integrated approach for regional and local drainage flows. This existing system includes several debris dams and levees north of the City, spreading grounds, concrete-lined channels, and underground storm drains. The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.

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

j) There are no oceans, lakes or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated. The San Dimas area sits at the base of the steep eastern San Gabriel Mountains whose deep canyons were cut by mountain streams. Numerous man-made controls have been constructed to reduce the mudflow impacts to the level of non-significance within the City. This existing system includes several debris dams, and spreading grounds along San Dimas Canyon.

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

Comments:

a) The project site is vacant land that was previously a shopping center. The site is located at the northwest corner of East Bonita Avenue and San Dimas Canyon Road and is characterized by apartment development to the north, south, east, and west, and a church to the southeast. The project will become a part of the larger community. No adverse impacts are anticipated.

b) The project site General Plan land use designation is Mixed Use. The proposed project is consistent with the General Plan and does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

c) The project site is not located within any habitat conservation or natural community plan area. According to the General Plan Exhibit II-4.1 the project site is not within an conservation overlay area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals due to the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.

11.	**MINERAL RESOURCES.** *Would the project:*				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	( )	( )	( )	(✓)
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	( )	( )	( )	(✓)

Comments:

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

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

b) The site is not designated by the General Plan Exhibit VI-2, as a valuable mineral resource recovery site; therefore, there is no impact.

12.	**NOISE.** *Would the project result in:*				
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	( )	( )	( )	(✓)
b)	Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	( )	( )	( )	(✓)
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	( )	( )	(✓)
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	( )	(✓)	( )	( )
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)

Comments:

a) The project site is surrounded by homes. Further, the project design proposes new homes on the subject property adjoining the commercial area. The project site is within an area of traffic noise levels exceeding City standards according to General Plan Exhibit VIII-4 in the current condition and Exhibit VIII-5 at build-out. A Noise Impact Analysis was prepared (LSA, May 2009). The study concluded that the proposed retail loading/unloading activities will generate noise levels exceeding city standards. The study also concluded that proposed apartments would be exposed to interior noise levels exceeding city standards. Mitigation measures listed below would reduce exterior and interior noise levels to less-than-significant levels:

Construction Noise Impacts:

1) **During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.**

2) **The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.**

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

3) The construction contractor shall located equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

4) No construction work shall occur within 500 feet of a residential zone between the hours of 8:00 p.m. of one day and 7:00 a.m. of the next day or at any time on Sunday or any public holiday without obtaining a permit from City.

5) Construction or grading noise levels shall not exceed the standards specified in Municipal Code Chapter 8.36. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.

6) If there is a new perimeter block wall, then it shall be constructed as early as possible in first phase.

Traffic Noise Impacts:

7) Mechanical ventilation such as an air conditioning system is required for frontline residential buildings proposed in the following impact zones:

- **Within 214 feet of the centerline of San Dimas Canyon Road**
- **Within 219 feet of the centerline of Bonita Avenue**

b) The Noise Impact Analysis (LSA, May 2009) concluded that construction equipment, such as bulldozers and other heavy-tracked equipment, may result in existing residences to the north or west would be exposed to ground borne vibration between 92 and 80VdB. Ground borne vibration during construction activity is temporary; therefore, impacts would be less than significant.

c) The primary source of ambient noise levels in San Dimas is traffic and, for areas near rail line, train movements along the AT & SF rail line. The proposed activities will not significantly increase traffic; hence, are not anticipated to increase the ambient noise levels within the vicinity of the project.

d) The project site is surrounded by homes. During a construction phase, on-site stationary sources, heavy-duty construction vehicles, and construction equipment, will generate noise exceeding City standards. A Noise Impact Analysis was prepared (LSA, May 2009). The mitigation measures listed above under a) will mitigate the short-term noise impacts.

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

8) Haul truck deliveries shall not take place between the hours of dusk and 7:00 a.m. on weekdays, including Saturday, nor shall take place at any time on Sunday or a city observed holiday. Additionally, if heavy trucks used for

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

hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

e) The site is not located within an airport land use plan and is within 1 mile of Brackett Field, a public airport, and is offset north of the flight path. No impact is anticipated.

f) There are no private airstrips within 5 miles of the City limits. No impact is anticipated.

13.	**POPULATION AND HOUSING.** *Would the project:*				
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	( )	( )	(✓)	( )
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)

Comments:

a) The project is located in a developed area and will not induce population growth. The project would add 156 residential units to the area. Construction activities at the site will be short-term and will not attract new employees to the area. Once constructed, the proposed project will have a limited number of employees; hence, will not create a demand for additional housing as a majority of the employees will likely be hired from within the City or surrounding communities. The impact is less than significant.

b) The project site is vacant land that was previously a shopping center and contains no existing housing units. No adverse impact expected.

c) The project site is vacant land that was previously a shopping center and contains no existing housing units. No impacts are anticipated.

14.	**PUBLIC SERVICES.** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a)	Fire protection?	( )	( )	( )	(✓)
b)	Police protection?	( )	( )	( )	(✓)
c)	Schools?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Parks?	( )	( )	( )	(✓)
e) Other public facilities?	( )	( )	( )	(✓)

Comments:

a) The site, located at the northwest corner of East Bonita Avenue and San Dimas Canyon Road would be served by a fire station located approximately .6 miles from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Standard conditions of approval from the Uniform Building and Fire Codes will be placed on the project so no impacts to fire services will occur. No impacts are anticipated.

b) Additional police protection is not required as the addition of the project will not change the pattern of uses within the surrounding area and will not have a substantial increase in property to be patrolled as the project site is within an area that is regularly patrolled.

c) The Bonita School District serves the project area. The school district has been notified regarding the proposed development. A standard condition of approval will require the developer to pay the school impact fees as prescribed by State law prior to the issuance of building permits. With this standard mitigation, impacts to the School District are not considered significant. No impacts are anticipated.

d) The site is in a developed area, currently served by the City of San Dimas. The nearest park, Marchant Park, is located 1/4 miles from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. A standard condition of approval will require the developer to pay park development fees. No impacts are anticipated.

e) The proposed project will utilize existing public facilities. The site is in a developed area, currently served by the City of San Dimas. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

15. RECREATION. *Would the project:*				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	( )	( )	( )	(✓)
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	( )	( )	( )	(✓)

Comments:

a) The site is in a developed area, currently served by the City of San Dimas. The nearest park, Marchant Park, is located 1/4 miles from the project site. This project is not

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

proposing any new housing or large employment generator that would cause an increase in the use of parks or other recreational facilities. A standard condition of approval will require the developer to pay park development fees. No impacts are anticipated.

b) The project development plans indicate several recreational facilities within the residential portion of the project. No impacts are anticipated.

16.	**TRANSPORTATION/TRAFFIC.** *Would the project:*				
a)	Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	( )	( )	(✓)	( )
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	( )	( )	(✓)	( )
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	( )	( )	( )	(✓)
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	( )	( )	( )	(✓)
e)	Result in inadequate emergency access?	( )	( )	( )	(✓)
f)	Result in inadequate parking capacity?	( )	( )	( )	(✓)
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	( )	( )	( )	(✓)

Comments:

a) Implementation of the proposed 156 unit residential project is estimated to generate 1,048 Average Daily Trips (ADT), and the 19,969 square foot commercial project is estimated to generate 2,419 ADT, according to traffic impact analysis prepared by LSA (March 2009); therefore, for a cumulative total of 3,468 ADT. This is significantly less than the cumulative total of 4,581 ADT estimated for the previously approved project of 120 apartments and 39,889 square foot commercial project. Current traffic volumes are 9,300 ADT and 12,500 ADT on San Dimas Canyon Road and East Bonita Avenue, respectively, according to the most recent traffic counts (Speed Zone Study, January 27, 2004). Both streets are four-lane divided arterials along project frontages. Continued development will contribute to the traffic load in the San Dimas area. The proposed project is consistent with the General Plan for which the FEIR was prepared and impacts evaluated. The project is in an area that is developed with street improvements existing or included in project design. The project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. Full street improvements (curb, gutter and sidewalk) exist along both street frontages of the site per City roadway standards. The project design includes modifications to the medians on both street frontages. This

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

project will be required, as a condition of approval, to install or pay in-lieu fees for off-site street improvements prior to occupancy. The impacts are less than significant.

b) The proposed project will not exceed, either individually or cumulatively, Level Of Service (LOS) E[1] standard established by the congestion management agency, Los Angeles County Metropolitan Transportation Authority (LACMTA), for designated roads or highways. For the City of San Dimas, LACMTA's *2004 Congestion Management Program (CMP)* has designated the 57 and 210 Freeways, Foothill Boulevard and Arrow Highway. The adopted goal of the City of San Dimas General Plan is LOS D. All four designated roads or highways have a Level of Service D or better during morning and evening peak hour levels. The traffic impact analysis prepared by LSA analyzed a worst case scenario of traffic generated by the proposed project added to the cumulative traffic volumes at six key intersections. Cumulative traffic volume includes existing traffic volume plus traffic volume generated by new development that is under construction or expected to be constructed in near term. The two cumulative projects analyzed included the Holiday Inn Express hotel, and the Grove Station mixed use project. Of the six intersections studied, none will experience a lower LOS due to the cumulative impacts of the proposed project and these other two developments. The San Dimas Avenue/Bonita Avenue intersection will improve from LOS B to LOS A during the AM peak hour. The San Dimas Canyon Road/Bonita Avenue intersection will improve from LOSC to LOS B during AM peak hour. Peak hour level of service will not change at any of the other intersections. See summary table below. The project will have a less than significant impact.

	Existing Condition Intersection LOS		**Cumulative Plus Project Intersection LOS**	
Intersection	**AM Peak Hour**	**PM Peak Hour**	**AM Peak Hour**	**PM Peak Hour**
1. San Dimas Ave. & East Bonita Ave.	B	C	A↑	C↑
2. Walnut Ave. & East Bonita Ave.	A	A	A	A
3. San Dimas Canyon Rd. & Gladstone St.	B	B	B	B
4. San Dimas Canyon Rd. & Dickens Ln.	C	C	B↑	C

[1] Level Of Service (LOS) is a scale of measuring traffic congestion. Level of service ranges from A to F, with LOS A representing free-flow conditions and LOS E representing the most vehicles that any particular intersection approach can accommodate. For LOS E, at capacity (Volume/Capacity = 1.00), there may be long queues of vehicles waiting upstream of the intersection and delays may be great (up to several signal cycles). For LOS D, delays to approaching vehicles may be substantial during short peaks within the peak period, but enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive back-ups. Source: Exhibit 2-2 in LACMTA's *2004 Congestion Management Program (CMP)*

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. San Dimas Canyon Rd. & E. Bonita Ave	A	A	A	A
6. San Dimas Canyon Rd. & Arrow Hwy	A	A	A	A
Source: Tables A and F from *Traffic Impact Analysis* prepared by LSA				

The project is in an area that is fully developed and full street improvements (curb, gutter and sidewalk) exist along both street frontages of the site. This project will be required, as a condition of approval, to install or pay in-lieu fees for missing or new frontage improvements prior to occupancy, such as street lights or driveways.

c) The proposed development will not result in a change in air traffic patterns from Brackett Field, a public airport, and will not change air traffic patterns. No impacts are anticipated.

d) The project is in an area that is developed. Full street improvements (curb, gutter and sidewalk) exist along both street frontages of the site. The project design does not include any sharp curves or dangerous intersections or farming uses. The project will, therefore, not create a substantial increase in hazards due to a design feature. No impacts are anticipated.

e) The project will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. No impacts are anticipated.

f) The project design has adequate parking in compliance with standards of the San Dimas Zoning Code and will therefore not create an inadequate parking capacity. No impacts are anticipated.

g) The project design includes, or the project will be conditioned to provide, features supporting transportation and vehicle trip reduction (e.g., bus bays, bicycle racks, carpool parking, etc.).

17. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.?	( )	( )	( )	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	( )	( )	( )	(✓)
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	( )	( )	( )	(✓)
g)	Comply with Federal, State, and local statutes and regulations related to solid waste?	( )	( )	( )	(✓)

Comments:

a) The proposed project is served by the City of San Dimas sewer system (maintenance and treatment by County of Los Angeles). The project is required to meet the requirements of the Los Angeles Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.

b) The proposed project is served by the City of San Dimas sewer system (maintenance and treatment by County of Los Angeles). The project is required to meet the requirements of the Los Angeles Regional Water Quality Control Board regarding wastewater. A Wastewater Study was prepared (DRC, February 18, 2008) to compare sewer line capacities to flows projected at ultimate conditions for the area. The report concluded that the existing sewer system is adequate to carry the future peak flows. No impacts are anticipated.

c) All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A Hydrology Study was prepared (Fuscoe Engineering, April, 2009). The study concluded that the existing off-site storm drain line is adequate to handle the projected 50 year flows based upon the project design on-site drainage system. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. The impact is not considered significant.

d) The project is served by the Golden State Water Company water system. There is currently a sufficient water supply available to the City of San Dimas to serve this project. No impacts are anticipated.

e) The proposed project is served by the Golden State Water Company sewer system. No impacts are anticipated.

f) Solid waste disposal will be provided by the current City contracted hauler who disposes the refuse at a permitted landfill with sufficient capacity to handle the City's solid waste disposal needs.

g) This project complies with Federal, State, and local statutes and regulations regarding solid waste. The City of San Dimas continues to implement waste reduction procedures consistent with AB 939. Therefore, no impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	( )	( )	( )	(✓)
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	( )	( )	( )	(✓)
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	( )	( )	( )	(✓)

Comments:

a) The site is not located in a conservation overlay area of sensitive biological resources as identified on the City of San Dimas General Plan Exhibit II-4.1. Additionally, the area surrounding the site is developed. Based on previous development and street improvements, it is unlikely that any endangered or rare species would inhabit the site.

b) If the proposed project were approved, then the applicant would be required to develop the site in accordance with the City of San Dimas General Plan. The General Plan was adopted along with the certification of a FEIR, and Findings of Fact, in the City and Sphere of Influence. The City made findings that adoption of the General Plan would result in significant adverse effects. Mitigation measures were adopted that reduce impacts to less than significant levels. With these no further discussion or evaluation of cumulative impacts is required.

c) Development of the site under the proposed land use change would not cause substantial adverse effects on human beings, either directly or indirectly. The Initial Study identifies construction-related emissions of criteria pollutants as having a potentially significant impact. Proposed mitigation measures would further reduce emission levels. Additionally, impacts resulting from air quality would be short-term and would cease once construction activities were completed. The Initial Study identified potentially significant impacts associated with the exposure of people to increased noise levels. Mitigation measures contained in this Initial Study will ensure impacts are at less than significant levels.

EARLIER ANALYSES:

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

- General Plan FEIR (SCH#91011017)
- Trip Generation, 6th Edition, by Institute of Transportation Engineers, 1997.
- 2004 Congestion Management Program (CMP) by Los Angeles County Metropolitan Transportation Authority (LACMTA)
- Speed Zone Study, January 27, 2004 adopted by Council Ordinance No. 1124
- Air Quality Impact Analysis by LSA, March 2009
- Arborist Report by Richardson, February 2008
- Geotechnical Investigation by Gorian & Associates, August 22, 2003 (Updated June 9, 2009)
- Hydrology Study by Fuscoe Engineering, April 2009
- Noise Impact Analysis by LSA, May 2009
- Traffic Impact Analysis by LSA, March 2009
- Wastewater Study by DRC, February 2008

APPLICATION CERTIFICATION:

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

Applicant's Signature: _____ Date: 6-17-09

Print Name and Title: BRAD SMITH MNG. MEMBER

GLOSSARY:

EIR – Environmental Impact Report	FEIR – Final Environmental Impact Report
NPDES – National Pollutant Discharge Elimination System	NOx – Nitrogen Oxides
ROG – Reactive Organic Gases	PM_{10} – Fine Particulate Matter
RWQCB – Regional Water Quality Control Board	
SCAQMD – South Coast Air Quality Management District	
SWPPP – Storm Water Pollution Prevention Plan	URBEMIS7G – Urban Emissions Model 7G

MITIGATION MONITORING PROGRAM
Part 3 – Initial Study

Project File No.: Tentative Tract Map 07-01 (69609), DPRB 09-20, DPRB 09-21.
Related Files: Municipal Code Text Amendment 09-01, Precise Plan 09-01

This Mitigation Monitoring Program (MMP) has been prepared for use in implementing the mitigation measures identified in the Mitigated Negative Declaration for the above-listed project. This program has been prepared in compliance with State law to ensure that adopted mitigation measures are implemented (Section 21081.6 of the Public Resources Code).

Program Components - This MMP contains the following elements:

1. Conditions of approval that act as impact mitigation measures are recorded with the action and the procedure necessary to ensure compliance. The mitigation measure conditions of approval are contained in the adopted Resolution of Approval for the project.

2. A procedure of compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.

3. The MMP has been designed to provide focused, yet flexible guidelines. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program.

Program Management - The MMP will be in place through all phases of the project. The project planner, assigned by the Planner Manager, shall coordinate enforcement of the MMP. The project planner oversees the MMP and reviews the Reporting Forms to ensure they are filled out correctly and proper action is taken on each mitigation. Each City department shall ensure compliance of the conditions (mitigation) that relate to that department.

Procedures - The following steps will be followed by the City of San Dimas.

1. A fee covering all costs and expenses, including any consultants' fees, incurred by the City in performing monitoring or reporting programs shall be charged to the applicant.

2. A MMP Reporting Form will be prepared for each potentially significant impact and its corresponding mitigation measure identified in the Mitigation Monitoring Checklist, attached hereto. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported. All monitoring and reporting documentation will be kept in the project file with the department having the original authority for processing the project. Reports will be available from the City upon request at the following address:

City of San Dimas - Lead Agency
Planning Division
245 East Bonita Avenue
San Dimas, CA 91773

3. Appropriate specialists will be retained if technical expertise beyond the City staff's is needed, as determined by the project planner or responsible City department, to monitor specific mitigation activities and provide appropriate written approvals to the project planner.

4. The project planner or responsible City department will approve, by signature and date, the completion of each action item that was identified on the MMP Reporting Form. After each measure is verified for compliance, no further action is required for the specific phase of development.

5. All MMP Reporting Forms for an impact issue requiring no further monitoring will be signed off as completed by the project planner or responsible City department at the bottom of the MMP Reporting Form.

6. Unanticipated circumstances may arise prior to construction completion requiring the refinement of mitigation measure(s). The project planner is responsible for approving any such refinements . An MMP Reporting Form will be completed by the project planner or responsible City department and a copy provided to the appropriate design, construction, or operational personnel.

7. The project planner or responsible City department has the authority to stop the work of construction contractors if compliance with any aspects of the MMP is not occurring after written notification has been issued. The project planner or responsible City department also has the authority to hold certificates of occupancies if compliance with a mitigation measure attached hereto is not occurring. The project planner or responsible City department has the authority to hold issuance of a business license until all mitigation measures are implemented.

8. Any conditions (mitigation) that require monitoring after project completion shall be the responsibility of the City of San Dimas Planning Division. The Division shall require the applicant to post any necessary funds (or other forms of guarantee) with the City. These funds shall be used by the City to retain consultants and/or pay for City staff time to monitor and report on the mitigation measure for the required period of time.

9. In those instances requiring long-term project monitoring, the applicant shall provide the City with a plan for monitoring the mitigation activities at the project site and reporting the monitoring results to the City. Said plan shall identify the reporter as an individual qualified to know whether the particular mitigation measure has been implemented. The monitoring/reporting plan shall conform to the City's MMP and shall be approved by the Planning Manager prior to the issuance of building permits.