EXECUTIVE SUMMARY

This chapter provides a summary of the Environmental Impact Report (EIR) for the implementation of Tentative Tract Map 70583 and associated amendments to the San Dimas General Plan and Specific Plan No. 25, referred to as the Brasada Residential project, which has been prepared in compliance with the California Environmental Quality Act (CEQA). This chapter highlights the major areas of importance in the environmental analysis for the proposed project, as required by CEQA Guidelines Section 15123. It also provides a brief overview of the proposed project and areas of controversy known to the Lead Agency (City of San Dimas). In addition, this chapter provides tables summarizing: 1) the direct and cumulative impacts that would occur from implementation of the proposed project; 2) the level of impact significance before mitigation; 3) the recommended mitigation measures that would avoid or reduce significant environmental impacts; and 4) the level of impact significance after mitigation measures are implemented. A table is also provided which compares the anticipated impacts of the proposed project with those of each project alternative.

Project Location and Description

The proposed project is located in the foothills of the San Gabriel Mountains in the northern portion of the City of San Dimas. This portion of the City is commonly referred to as the Northern Foothills. The project site is located entirely within the City. Generally, the project area lies north of Foothill Boulevard, and is bounded by the corporate boundary of the City of Glendora to the west, with the exception of one portion of the project's western boundary which abuts a private residence and a vacant lot. Properties to the north and east of the project contain a mix of private and public lands, and are largely undeveloped; additionally, further east, residential, agricultural and recreational uses occur (including park and golf course uses). The southern portion of the project site is bounded by single-family residential development.

Currently, the project site is essentially undeveloped and vacant, and is located in hilly terrain that is cut by numerous canyons and drainages. The proposed project would subdivide approximately 270-acres into 61 single-family residential lots (or "numbered lots); seven common area lots (or "lettered lots"), including private roadways; one remainder parcel that is anticipated to remain open space and/or habitat conservation land that would be offered for dedication to the City of San Dimas or a conservancy, and related infrastructure (including entry gates, utilities, water quality control basins and a water storage facility); and an easement for an approximately 2.83-acre portion of property to the south for the purpose of access, drainage, grading, utilities, landscaping and maintenance. The project also includes approximately 0.18 acres to the east of the center of the project site for use as a fire

protection turn-around; this area is located on Los Angeles County Department of Parks and Recreation land. The project site, including the TTM, the 2.83-acre easement area, and the 0.18 acre fire turn-around consists of a total acreage of approximately 273 acres. Total disturbance on the project site resulting from the project would be approximately 90 acres (including the 0.18 acre fire turn-around), of which 10 acres would be short-term, non-permanent disturbance occurring during construction.

The project includes amendments to the existing San Dimas General Plan and Specific Plan No. 25. These amendments may also affect other properties within the Northern Foothills. General Plan Amendment 08-02 and Specific Plan Amendment 08-04 would implement the project under the 2004 Settlement Agreement reached between the project applicant and the City of San Dimas, and accommodate other changes resulting from the proposed project's design. The Settlement Agreement is described in Section 1.2.2, 2004 Settlement Agreement and Release, in Chapter 1, Introduction.

Project Approvals

Approval of the proposed project would require a number of discretionary and agency approvals. The following list indicates the various discretionary actions that the City would be required to undertake to authorize the proposed project.

1. General Plan Amendments
2. Specific Plan Amendments
3. Tentative Tract Map
4. Development Agreement

Future discretionary permits or approvals granted by the City for the proposed project may include:

1. Grading Permits
2. Encroachment Permits
3. Landscape Plans
4. Residential Site Plans
5. Equestrian Site Plans
6. Other approvals desirable or necessary to implement the proposed project.

CEQA Guidelines Section 15381 provides that a responsible agency is defined as a public agency which proposes to carry out or approve a project, including all public agencies other than the lead agency which have discretionary approval power over a project. The following agencies have been identified as responsible agencies in connection with this project:

1. California Department of Fish and Game (Section 1603 Streambed Alteration Agreement)
2. Regional Water Quality Control Board (Section 401 Water Quality Certification)
3. U.S. Army Corps of Engineers (Section 404 Permit)
4. County Sanitation District of Los Angeles County (annexation of the project site)
5. County of Los Angeles Consolidated Sewer Maintenance District (annexation of the project site)
6. Golden State Water Company (tariff line extension)
7. Los Angeles LAFCO (annexation approval of the project site to the sewer districts identified above)
8. California Public Utilities Commission (tariff line extension)

9. California Department of Water Resources, Division of Dam Safety (if required by existing project design, approval of an application for the construction of a dam and reservoir)

Applicable trustee agencies include the California Department of Fish and Game. In addition, the City would be required to consult with a variety of federal, state, regional, and local agencies as part of the environmental review process being undertaken in connection with this project. These agencies could include, but are not limited to, the U.S. Fish & Wildlife Service, the U.S. Forest Service, the Governor's Office of Planning and Research, the Native American Heritage Commission, the California Department of Transportation District 7, the South Coast Air Quality Management District, the City of Glendora, the City of La Verne, and the County of Los Angeles.

Areas of Controversy Known to the Lead Agency

CEQA Guidelines Section 15123(b)(2) requires the EIR summary to identify areas of controversy, including issues raised by the other agencies and the public. Comments on the Notice of Preparation (NOP) prepared for the project were received from the California Department of Transportation, California Energy Commission, County of Los Angeles Department of Public Works, County of Los Angeles Department of Parks and Recreation, Southern California Gas Company, City of Glendora, and South Coast Air Quality Management District. Areas of controversy associated with the proposed project that were identified in these comment letters include:

- Visual impacts from development
- Traffic generation and peak hour average daily trips
- Emergency access through adjacent San Dimas Canyon County Regional Park and City of Glendora properties
- Collection and disposal of wastewater; existing wastewater capacity during peak and wet weather flows
- Impacts to Los Angeles County Flood Control District facilities
- Proposed natural gas utility infrastructure; acquisition of natural gas easements and right of ways; drainage improvements that may increase erosion around natural gas facilities
- Utility service annexations or tariff map line extensions
- Recycling, use of household hazardous waste and presence of underground storage tanks
- Energy Usage
- Landslides, mudflows, debris flow and over excavation of soils
- Impacts to adjacent City of Glendora properties
- Impacts to biological resources
- Flooding during construction and increased flow to downstream stormwater facilities
- Air quality impacts from construction and operation
- Impacts to the adjacent San Dimas Canyon Community Regional Park

All of the issues raised during the NOP comment period have been addressed in Sections 4.1 through 4.12 of the EIR.

Issues to Be resolved by the Decision Making Body

The issues to be resolved by the decision making body include whether and how to mitigate the significant effects of the proposed project; consideration of the various mitigation measures and alternatives recommended in the EIR; whether the benefits of the proposed project outweigh its unavoidable environmental risk; and whether the discretionary approvals required to implement the proposed project and its development components should be granted.

Impact and Alternatives Summary

In accordance with Appendix G of the CEQA Guidelines, the potential environmental effects of the proposed project are analyzed for the following issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Public Services
- Transportation and Traffic
- Utilities, Service Systems and Energy

Table ES-1 summarizes the impacts associated with the proposed project and the mitigation measures required to reduce these impacts. Many impacts would be reduced to a less than significant level with implementation of mitigation measures; however, some impacts would not be reduced to below a level of significance and would remain significant and unavoidable.

Table ES-2 provides a summary of the project alternatives to the proposed project. The four project alternatives that were analyzed in detail in this EIR are the No Project (No Build) Alternative, Reduced Project (38 lots) Alternative, Development Configuration Alternative, and Improved Emergency Access Alternative. Refer to Chapter 6, Alternatives, for a detailed discussion of each project alternative.

Table ES-1 Project Direct and Cumulative Impacts and Mitigation Measures

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
4.1 Aesthetics				
Visual Character and Quality	Implementation of the proposed project would have a substantial adverse effect on a scenic vista and substantially degrade the existing visual character of the site and/or its surroundings.	Significant	***Aes-1A*** Prior to tract map recordation approval, the applicant shall submit architectural guidelines to the City for review and approval. The purpose of the architectural guidelines shall be: a. To provide the City with the assurance that the proposed project will develop in accordance with the City's architectural standards for a residential development, as set forth in Section 18.542.500 et seq. of Specific Plan No. 25; b. To provide guidance to builders, residents, engineers, architects, landscape architects, and other design professionals in order to comply with the City's architectural standards; c. To provide guidance to the City's Development Plan Review Board, Planning Commission and the City Council in the subsequent review of plans. The architecture of the structures on the proposed project shall conform to the architectural guidelines, which will be made part of the Covenants, Conditions and Restrictions (CC&Rs) for the proposed residential development. Architectural review and approval by the Homeowners Association shall precede any review and approval by the City's Development Plan Review Board.	Significant and Unavoidable
Scenic Vistas	Implementation of the proposed project would not have a substantial adverse effect on a scenic vista.	Less than Significant	None Required	Less than Significant
New Sources of Light or Glare	Implementation of the proposed project may create new sources of light and/or glare.	Significant	***Aes-3A*** Lighting for all future development proposals in the Northern Foothills area shall be designed in accordance with all applicable lighting criteria for Visual Intrusiveness for New Development identified in the Northern Foothills Development and Infrastructure Study. ***Aes-3B*** Exterior lighting for buildings shall be the minimum necessary to provide for safety for pedestrians and other non-vehicular uses around the primary building on a parcel. Landscaping shall be used to reduce the long-range visibility of night lighting.	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
			Aes-3C Proper lighting techniques to direct light on site and away from other properties, as determined by the City of San Dimas, shall be required to reduce light and glare (including directional lighting). ***Aes-3D*** Windows with highly reflective treatments shall be avoided and windows shall be located as to avoid highly reflective sun orientations to surrounding properties. ***Aes-3E*** Solar panels, solar water heaters, and other roof-mounted structures proposed or required as part of the development shall be non-reflective and non-glare in their appearance, and shall be designed and installed to blend in with overall roof appearances to the greatest extent feasible.	
4.2 Air Quality				
Consistency with Regional Plans	Implementation of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan.	Less than Significant	None Required	Less than Significant
Conformance to Federal and State Ambient Air Quality Standards	Implementation of the proposed project would violate the air quality standards for NO_x, PM_{10}, and $PM_{2.5}$ during the mass grading phase of construction.	Significant	***AQ-2A*** **Construction Best Management Practices.** During all grading activities for the proposed project, the project applicant shall ensure implementation of the following best management practices (BMPs) to reduce the emissions of NO_x and fugitive dust (PM_{10} to $PM_{2.5}$). Prior to issuance of a grading permit, the City Engineer shall verify that these BMPs are specified on the grading plan. i. All grading equipment shall be EPA rated Tier 2 or above, shall use aqueous diesel fuel, and shall be fitted with a diesel oxidation catalyst that reduces emissions of NO_x by at least 20 percent. ii. All exposed soil areas shall be watered a minimum of three times per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.	Significant and Unavoidable

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
			iii. Graded areas on slopes shall be provided with temporary hydroseeding and areas with cleared vegetation and graded slopes shall be irrigated as soon as possible following grading activities in areas that will remain in disturbed condition (but will not be subject to further construction activities) for a period greater than five days during the construction phase. iv. All transported material shall be securely covered to prevent fugitive dust. v. All vehicles on the construction site shall be operated at speeds less than 15 miles per hour. vi. All non-paved haul roads shall be watered at least three times per day. vii. All stockpiles that will not be utilized within three days shall be covered with plastic or equivalent material, to be determined by the on-site construction contractor, or they shall be sprayed with a non-toxic chemical stabilizer. viii. Soil stabilizers shall be applied to any disturbed area that is to remain inactive for more than five consecutive days. For prolonged periods of inactivity, re-application of soil stabilizer shall be conducted as appropriate to eliminate visible dust from leaving the site. ix. Ground cover in disturbed areas shall be replaced within 30 days of the completion of construction activities. Dust suppression shall be required for all disturbed areas where ground cover has not yet been re-established. x. All soil/debris/fill materials being loaded or unloaded at the site shall be watered down sufficiently within 15 minutes of its loading/unloading. The materials shall be saturated to the point where no visible dust plumes are generated during loading/unloading activities. ***AQ-2B*** During all grading activities for the proposed project, the on-site construction superintendent shall ensure that no unpaved haul roads are utilized on the project site. All unpaved haul roads shall be paved prior to use. The unpaved road shall be watered twice daily prior to paving.	
Impacts to Sensitive Receptors	The proposed project would exceed localized significance thresholds for PM_{10} and $PM_{2.5}$ during the grading phase of construction.	Significant	Mitigation measures AQ-2A and AQ-2B would be required.	Significant and Unavoidable

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Objectionable Odors	The proposed project would not create objectionable odors affecting a substantial number of people.	Less than Significant	None Required	Less than Significant
4.3 Biological Resources				
Candidate, sensitive, or special status plant species	Implementation of the proposed project would result in direct and indirect impacts to special status plant species.	Significant	***Bio-1A*** To prevent impacts to thread-leaved brodiea, the following shall occur: i. Prior to grading, an informal consultation with the USFWS, the CDFG, and a biologist provided by the applicant and approved by the City on the issue of critical habitat for the thread-leaved brodiea shall occur. If determined by the USFWS or CDFG that proposed project impacts would not threaten the long-term survivability of the thread-leaved brodiea species, no further mitigation shall be required. If determined by the USFWS or CDFG that proposed project impacts would threaten the long-term survivability of the thread-leaved brodiea species, avoidance, to the extent possible, of the on-site critical habitat areas shall be required. ii. If thread-leaved brodiaea is observed within the proposed development area prior to project construction, one of the following measures shall be required, as approved by USFWS and CDFG: a. Land shall be purchased in an approved mitigation bank to off-set the loss of this species; or b. A plan shall be developed to relocate the plants and soils to a portion of the preserved project site with adequate light, water and suitable vegetation. Relocation may occur either on a large or small scale, dependent upon the population, but shall include a minimum of 12 inches of soil both in depth and a 12 inch surface radius from the plants to provide the necessary soils for the survival and perpetuation of the species. ***Bio-1B*** Prior to the start of project construction, the on-site construction superintendent and a City-approved biologist provided by the applicant shall ensure the following measures are in place: i. Work areas shall be fenced with highly visible fencing (e.g., orange construction fencing) to ensure impacts do not occur outside of the project footprint identified in the project grading plan. Fencing locations shall be approved by a qualified City-approved biologist and verified in the field.	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
			ii. A City-approved biologist shall conduct a preconstruction education program to be held on site, prior to the beginning of any vegetation or earth-disturbing activities. This education program shall be designed to acquaint project construction personnel and equipment operators with the natural resources in the area and to inform them of the need to comply with avoidance and minimization measures. ***Bio-1C*** During project construction, the construction superintendent and a City-approved biologist shall ensure the following measures are in place: i. Signage shall be placed at the employee parking area, at the equipment office and staging area, and at other points of high visibility instructing construction personnel to remain within the fenced project footprint, to park in designated areas, and not to enter the surrounding natural vegetation areas for rest or lunch periods. ii. Staging areas shall be placed in unvegetated areas within the development footprint. iii. Employee parking and rest/lunch/break periods shall occur in designated locations within the development footprint. No take of additional habitat or communities shall occur for these purposes. iv. A biological mitigation monitor shall be present during vegetation clearing to ensure proper placement and compliance with conditions of approval and the regulatory permits for the project. A mitigation monitor shall make periodic visits to the project site during the construction program to ensure that the avoidance and minimization measures are maintained and in compliance. Monthly, Quarterly and Annual reports shall be issued by the biological monitor to the project applicant indicating compliance. All reports shall be compiled into a final report at the end of the earth moving phase of the construction program. Annual reports shall include percent survival, percent cover of native and non-native species, tree height of select species, overall site condition and required corrective measures to bring the mitigation program into compliance. Corrective measures shall include instructions on weeding, replacement of container materials, reseeding, increased or decreased watering and other measures as determined necessary by the project biologist.	

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
			v. Proper use and disposal of oil, gasoline, diesel fuel, antifreeze and other toxic substances shall be enforced. vi. All heavy equipment shall be washed prior to bringing it onto the project site. vii. All refuse created or brought on site by construction personnel or contractors must be placed in covered containers, removed from the site daily and disposed of at an appropriate disposal site. viii. Active construction areas shall be watered as needed to control dust and minimize effects to adjacent habitat. ix. Crushing and mulching of plant communities with greater than 10 percent weedy annual species shall not occur and any areas/topsoil suitable for crushing, mulching and transplanting shall be selected by the project biologist prior to vegetation disturbance on the property. ***Bio-1D*** To prevent indirect impacts from invasive species, no plant species listed on the California Exotic Pest Plant Council's List of Most Invasive Wildland Pest Plants or the Angeles National Forest's List of Invasive Species shall be used in the project landscaping or revegetation. ***Bio-1E*** Herbicides and pesticides shall not be applied in such a way as to allow overspray or runoff to enter and damage adjacent habitat. The project's Covenants, Conditions and Restrictions (CC&R) and homeowners association (HOA) guidelines shall educate and inform future homeowners of these requirements. Ordinary runoff from landscaped areas shall be treated through the project's water quality/debris detention basins prior to discharge. The detention basins shall be designed with the storage time necessary to allow for pollutant removal. ***Bio-1F*** The HOA guidelines and the CC&Rs shall prevent intrusion by limiting resident use to the development footprint and approved multi-use trails in the area. Informational signs at the edge of the development shall inform residents that recreational activities are restricted to the existing trails and roadways and warn them not to stray into native habitat or allow domestic animals to enter open space habitat. Horseback riding shall be limited to the designated trail system and cross country riding shall not be allowed.	

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Candidate, sensitive, or special status wildlife species	Implementation of the proposed project would result in direct and indirect impacts to special status wildlife species.	Significant	In addition to implementation of Bio-1B, Bio-1C, Bio-1D, Bio-1E, and Bio-1F, the following mitigation measures would be required: ***Bio-2A*** To prevent impacts to nesting raptors, the on-site construction superintendant and a City-approved biologist shall enforce the following: i. All phases of construction, including mass grading and house construction, shall avoid the raptor nesting season (February 1 through August 31) for any raptor species identified in the Migratory Bird Treaty Act and California Department of Fish and Game Code. ii. If construction cannot avoid the raptor nesting season, a pre-construction survey for nesting raptors, including the burrowing owl, shall be conducted prior to any site disturbance or vegetation removal on the project site. This survey shall be conducted within 72 hours prior to the start of construction. iii. In the event that a fully protected species is found to be nesting on the project site, all work in the area shall stop and a consultation with the regulatory agencies shall occur. If nesting raptors, or any migratory bird regulated under the Migratory Bird Treaty Act, are present within or immediately adjacent to the proposed project development footprint, the following shall be required, as approved by the regulatory agencies: a. Temporary avoidance of nests/shrubs/trees/area including the provision of a suitable buffer (300 to 500 linear feet for raptors, 25-500 linear feet for other species as determined by the City-approved biologist) shall be required until such time as the biologist has verified that the young have fledged or the nest has otherwise become inactive and passive relocation (removal of the tree and nest after abandoned) may occur; b. Avoidance of the nest and permanent preservation of the area; or c. Development of an approved alternative nesting site (after the nest is determined to be no longer active).	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
			Bio-2B During construction, lighting shall be limited to daylight hours and directed towards equipment and away from natural areas. Upon project completion and operation, all installed exterior residential lighting shall be directed away from natural areas toward patios, gardens, driveways, recreational sites, or residential structures, garages, or outbuildings so as to prevent spill-over into adjacent natural areas. ***Bio-2C*** Prior to project construction, a preconstruction clearance survey for burrowing owl shall be conducted by a City-approved biologist in compliance with the CDFG's burrowing owl project clearance protocol.	
Riparian habitat or other sensitive natural community	Implementation of the proposed project would result in direct impacts to coastal sage scrub and California walnut woodland habitats.	Significant	In addition to implementation of measures Bio-1B, Bio-1C, Bio-1D, Bio-1E, Bio-1F and Bio-6A, the following mitigation would be required: ***Bio-3A*** To mitigate impacts to coastal sage scrub, the on-site construction superintendant and a City-approved biologist shall ensure that following measures are implemented: i. Coastal sage scrub (CSS) shall be revegetated at a ratio of 2:1, revegetation for CSS and native species integrades (i.e. CSS/chaparral or CSS/elderberry scrub) shall occur at a 1:1 ratio and revegetation for CSS and non-native grasslands/ruderals shall occur at a 0.5:1 ratio. ii. CSS or CSS communities shall be mitigated through the following methods, as approved by the regulatory agencies: a. On-site as restoration of non-native or disturbed/developed areas within avoided and preserved sections of the project; b. On-site as enhancement of CSS/non-native communities; c. Off-site within approved mitigation bank(s) or off-site within other property(ies) (i.e. restoration/enhancement programs) available at the time of grading; or d. A combination of the above. iii. Revegetation shall be implemented in stages. The initial stage shall begin during site grubbing and shall consist of crushing/mulching scrub within areas to be graded with a dozer. The crushed/ mulched material along with the top four to six inches (10 to 15 cm) of topsoil shall then be removed in one operation with a	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
			loader or dozer and stockpiled nearby as directed by the biologist. Soil stockpiles shall be stored at depths no greater than seven feet (2 m) until revegetation sites are prepared and shall be maintained free of contamination (storage depths may require adjustment based upon length of storage). Stockpiles shall be stored no longer than six months. Once a restoration site is prepared the stockpiled soil shall be spread to a depth of approximately one foot (30 cm). Appropriate scrub container stock shall be incorporated into the revegetation areas as outlined in the detailed mitigation/ restoration plan to be developed by the biologist. In addition, container stock consisting of native bunchgrasses shall be incorporated into the planting. The redistributed material, along with the container stock, shall be watered by a temporary irrigation system until established, as determined by the biologist. iv. Crushed plant material and soil to be stockpiled shall be obtained from various locations on site. Areas to be revegetated shall be determined by the City-approved biologist based upon such factors as the configuration of the cut and/or fill slopes and proximity to areas of intact scrub communities. v. The timing of the stockpiling of plant material and topsoil shall be dictated by the grading/construction schedule. Reintroduction of stockpiled material to revegetation sites shall be conducted between September 1 and November 30. Container stock shall be planted during the same time period. vi. Performance standards shall be developed by the City-approved biologist and apply for the revegetation of coastal sage scrub. Generally these standards include 75 percent coverage by redistributed vegetative materials, seeded species, and container stock (whichever of the three or combination is used) at the end of five years. In addition, if a 50 percent survival rate has not been achieved, replanting with appropriate size container stock necessary to achieve this standard shall be performed. vii. Success criteria for any on-site mitigation or enhancement shall be finalized in the mitigation plan after consultation with the regulatory agencies, but shall include no less than a 40 percent survival rate of container plants and a non-native or weedy species component of not more than ten percent after five years as judged by data collected at permanent transect locations, and reported annually in mitigation monitoring reports. While success is difficult to judge in the first three years due to naturally slow growth rates, and success in these years is related primarily to adequate weeding programs and watering	

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
			programs, reasonable progress should be reported in the fourth and fifth year. Thereafter, whole year(s) will be added to the monitoring program until such time as the program meets the success criteria of 50 percent survival and no more than 10 percent weed cover. If success standards are not met, remedial measures, including hand seeding, hydroseeding, or introduction of additional container stock shall be implemented as directed by City staff and the biologist. ***Bio-3B*** The City-approved biologist, provided by the applicant, in coordination with the regulatory agencies, shall determine the best on-site area to be utilized for restoration and enhancement. Selection of specific on or off-site mitigation locations shall be based on an analysis of the availability of space, water, and accessibility as well as appropriate soils and topography. Mitigation areas shall not be placed in areas which are so remote or topographically challenging that maintenance crews cannot reasonably access the area and or provide for the stated success criteria. The final decision for the placement of mitigation (on or off-site) shall be made by the project biologist in consultation with the City and appropriate regulatory agencies and shall be based on a reasonable expectation of success, but in no event shall the ratios fall below those ratios stated above in mitigation measures Bio-3A, Bio-4B and Bio-6A. The biologist shall supervise the installation and establishment of any on-site habitat mitigation area to insure that indirect impacts do not occur to nesting or regulated species within the avoided area of the project or within conservation areas.	
Wetlands	Implementation of the proposed project would result in impacts to six acres of drainages under the jurisdiction of the ACOE and CDFG.	Significant	In addition to implementation of measures Bio-1B, Bio-1C, Bio-1D, Bio-1E, and Bio-1F, the following mitigation would be required: ***Bio-4A*** Impacts to wetlands and/or riparian habitats shall be mitigated as part of the mitigation required for any CDFG Section 1600 Streambed Alteration Agreement and/or ACOE 404 Permit that may be processed for future development projects. As part of the permit/agreement, a conceptual streambed/riparian related mitigation plan shall be developed. The objective of the mitigation is to ensure that there is no net loss of habitat values from the project. The mixed willow riparian forest and coast live oak riparian forest are vegetation types that would be impacted by future development projects within the project area and shall require permitting. The mitigation plan for impacts to these communities shall include the following elements:	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
			i. Responsibilities and qualifications of the personnel to implement/supervise the plan; ii. Plant material and seed mixes; iii. Site preparation and planting implementation; iv. Performance criteria; v. Monitoring and maintenance plan; vi. Long-term preservation of the site; vii. Agency coordination; and viii. Construction document preparation. ***Bio-4B*** As approved by the regulatory agencies, prior to project construction mitigation for project impacts to all jurisdictional drainages/streambeds and "waters of the U.S." shall occur: i. On-site as restoration within avoided and preserved areas of the project site; ii. On-site as enhancement of native communities; iii. Off-site within approved mitigation bank(s); iv. Off-site within other properties (i.e. restoration/enhancement programs) available at the time of grading; or v. A combination of the above. ***Bio-4C*** Ratios for wetland/riparian jurisdictional drainages shall occur at a 2:1 ratio as measured from streambed top of bank to opposite top of bank, or bed and bank to bed and bank. Riparian or wetland trees shall be mitigated on a 2:1 ratio under the mature significant tree mitigation program as discussed in Bio-6A. Unvegetated or upland vegetated drainages shall be mitigated at a 1:1 basis and temporary drainage impacts shall be mitigated at a 0.5:1 ratio. Success criteria for any on-site mitigation or enhancement shall be finalized in the mitigation plan after consultation with the regulatory agencies but shall include no less than a 40 percent survival rate of container plants and a non-native or weedy species component of not more than 10 percent after five years as judged by data collected at permanent transect locations, and reported annually in mitigation monitoring reports. While	

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
			native tree success is difficult to judge in the first three years due to naturally slow growth rates and success in these years is related primarily to adequate weeding and watering programs, reasonable progress should be reported in the fourth and fifth year. Thereafter, whole year(s) shall be added to the monitoring program until such time as the program meets the success criteria of 50 percent survival and no more than 10 percent weed cover. ***Bio-4D*** During project construction, the construction superintendent and a City-approved biologist shall ensure that the following measures are implemented: i. No unauthorized activity shall occur in drainages. ii. The project applicant shall employ all standard best management practices to ensure that toxic materials, silt, debris, or excessive erosion do not enter waters of the United States during project construction. The use of silt fencing and other measures shall be required adjacent to any protected (jurisdictional) drainage. iii. Staging areas shall be placed in such a way as to prevent contaminated runoff into waters of the U.S. ***Bio-4E*** Invasive species shall be removed from the drainage areas, including any eucalyptus or pepper tree species that are within a drainage system, or that is in a tributary area to a drainage.	
Wildlife Movement Corridor	Implementation of the proposed project would not interfere with wildlife movement corridors.	Less than Significant	None Required	Less than Significant
Local policies or ordinances and Habitat Conservation Plans	Implementation of the proposed project would conflict with the San Dimas Mature Tree Ordinance.	Significant	***Bio-6A*** To off-set impacts to on-site mature significant trees, the construction superintendant and a City-approved biologist shall ensure implementation of the following measures: i. A minimum of two 15-gallon native trees shall be planted on site as a replacement for every one mature and significant tree removed. Trees shall be replaced within landscaped areas of the project, within avoided open space areas where natural water is available or within preserved mitigation areas for impacts to jurisdictional drainages.	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
			ii. The landscape architect/designer for the project shall design replacement trees into landscape plans which shall be subject to review by the City. iii. Planting specifications shall consider the following: a. The newly planted trees shall be planted high, as much as 0.75 foot above the new adjacent grade. b. Amend the backfill soil with wood shavings. However, it is not recommended when existing soil is high in natural organic matter with a sandy loam texture. c. In regard to the need of planting amendments and drainage systems, recommendations shall be based on soil tests on the project site and approved by the City. iv. Any City-approved work within the driplines of saved trees, including branch removal or any modification necessary to comply with fuel modification requirements, shall be under the inspection of a qualified arborist. v. Copies of the "Tree Report," the Mature Tree Preservation Ordinance and the City-approved grading plans shall be maintained on site during all site construction. vi. Impacts to mature trees shall be monitored by a project biologist and shall be counted and compared to the pre-project tree inventory. The project biologist shall verify the number of replacement trees and this number shall be reported in a mitigation monitoring report. The success criteria for mature trees shall be fully developed in the mitigation monitoring plan, but shall include survival standards of not less than 50 percent after 5 years and not more than a 10 percent weedy species cover in the mitigation/landscape areas.	

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
4.4 Cultural Resources				
Historical Resources	Project grading or excavation associated with the proposed project could damage or destroy unrecorded historical resources consisting of archaeological resources that are determined to be eligible for inclusion in the CRHR.	Significant	***Cul-2A*** Prior to land clearing, grading, excavation, or project-related land development activities, the project applicant shall retain a qualified archaeologist (and, if necessary, a culturally-affiliated Native American) to monitor these activities. Project applicant shall provide documentation to the City of San Dimas that all necessary monitors have been retained. In the event of an unexpected archeological discovery during grading, the on-site construction supervisor shall be notified and shall redirect work away from the location of the archaeological find. A qualified archaeologist shall oversee the evaluation and recovery of archaeological resources, in accordance with the procedures below, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the archaeological find. A record of monitoring activity shall be submitted to the City of San Dimas at the end of monitoring. If the archaeological discovery is determined to be significant, the archaeologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures: i. Perform appropriate technical analyses; ii. File any resulting reports with the South Central Coastal Information Center; and iii. Provide the recovered materials to an appropriate repository for curation, in consultation with a culturally-affiliated Native American, as applicable. Should the qualified archaeologist determine that there are no cultural resources within the impacted areas or should the sensitivity be reduced to low during monitoring, all monitoring should cease.	Less than Significant
Archaeological Resources	Project grading or excavation associated with the proposed project could damage or destroy unrecorded resources that are determined to be significant.	Significant	Mitigation measure Cul-2A would be required.	Less than Significant
Human Remains	Although unlikely, construction activities associated with the proposed project could disturb human remains.	Less than Significant	None Required	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Paleontological Resources	Construction and earthwork activities associated with the proposed project could significantly impact paleontological resources.	Significant	***Cul-4A*** Prior to grading or excavation that would excavate sedimentary rock material other than topsoil and within those areas underlain by the Puente Formation, the project applicant shall retain a qualified paleontologist to monitor these activities. The project applicant shall provide documentation to the City of San Dimas that all necessary monitors have been retained. In the event fossils are discovered during grading, the on-site construction supervisor shall be notified and shall redirect work away from the location of the discovery. The recommendations of the paleontologist shall be implemented with respect to the evaluation and recovery of fossils, in accordance with mitigation measures Cul-4B and Cul-4C, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the fossil discovery. A record of monitoring activity shall be submitted to the City of San Dimas at the end of monitoring. Should the qualified paleontologist determine that there are no fossil resources within the impacted areas, that the lithology of the geologic unit is not conducive to the preservation of fossil resources, or should the sensitivity level be reduced to low during monitoring, all monitoring should cease. ***Cul-4B*** If the fossils are determined to be significant, then mitigation measure Cul-4C shall be implemented. ***Cul-4C*** For significant fossils as determined by mitigation measure Cul-4B, the paleontologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures: i. The paleontologist shall ensure that all significant fossils collected are cleaned, identified, catalogued, and permanently curated with an appropriate institution with a research interest in the materials; ii. The paleontologist shall ensure that specialty studies are completed, as appropriate, for any significant fossil collected; and iii. The paleontologist shall ensure that curation of fossils are completed in consultation with the City of San Dimas. A letter of acceptance from the curation institution shall be submitted to the City of San Dimas.	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
4.5 Geology and Soils				
Exposure to Seismic-Related Hazards	Implementation of the proposed project would result in significant impacts associated with seismically related fault rupture, groundshaking and landslides.	Significant	***Geo-1A*** Prior to the issuance of a grading permit, the applicant shall demonstrate, to the satisfaction of the City of San Dimas City Engineer, implementation of all mitigation measures provided in the Geotechnical Investigation prepared for the proposed project site: Geotechnical Investigation Tentative Tract No. 70583 by CHJ Incorporated dated July 13, 2010. Mitigation measures shall be implemented to reduce the following potentially significant geologic conditions to a less than significant level: seismicity and groundshaking, slope stability, debris flow, erosion, expansive and corrosive soils, and settlement of exiting fill and proposed deep fill. Mitigation measures may include, but not be limited to, the following: seismic design considerations; general site grading; initial site preparation; removal and re-compaction of existing soils; preparation of fill areas; preparation of footing areas; compacted fills; oversized material; slope construction; slope creep; slope protection; subdrains; settlement monitoring; foundation design; post-tensioned slab foundations; slabs-on-grade; expansive soils; concrete flatwork; lateral loading; earth pressures; seismic earth pressure; trench excavation; trench bedding and backfills; shoring design parameters; potential erosion; chemical/corrosivity testing; and construction observation.	Less than Significant
Soil Erosion or Topsoil Loss	Implementation of the proposed project would result in substantial soil erosion or topsoil loss.	Significant	In addition to implementation of measures Geo-1A, the following mitigation would be required: ***Geo-2A*** The applicant shall exercise special care during the construction phase of the project to prevent any off-site siltation. The applicant shall provide erosion control measures and shall construct temporary desiltation/detention basins of a type, size and location as approved by the City of San Dimas City Engineer. The basins and erosion control measures shall be shown and specified on the grading plan and shall be constructed prior to the start of any grading operations. Prior to the removal of any basins or erosion control devices so constructed, the area served shall be protected by additional drainage facilities, slope erosion control measures and other methods as may be required by the City Engineer. The applicant shall maintain the temporary basins and erosion control devices until the City Engineer approves the removal of the temporary facilities.	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Soil and Slope Instability	The proposed project would be located on a geologic unit susceptible to debris flow, subsidence and slope instability.	Significant	In addition to implementation of measures Geo-1A and Geo-2A, the following mitigation would be required: ***Geo-3A*** Prior to the issuance of a grading permit, the applicant shall submit a grading, drainage and retaining wall plan, in compliance with City standards, for review and approval by the City of San Dimas City Engineer. All grading work must be done in compliance with the approved plan and completed to the satisfaction of the City Engineer. All slopes within the project shall be graded no steeper than a 2:1 slope, excluding slopes with retaining walls, unless otherwise approved by the City Engineer. ***Geo-3B*** Prior to the issuance of a grading permit, the applicant shall enter into a slope maintenance agreement with the City of San Dimas City Engineer. The slope maintenance agreement shall be subject to and consistent with the conditions identified in Sections 18.542.240 and 18.542.310(E) of Specific Plan No. 25, as amended.	Less than Significant
Expansive Soils	Expansive soils occur in areas of the proposed project site where development is proposed.	Significant	In addition to implementation of measures Geo-1A, Geo-2A, Geo-3A and Geo-3B, the following mitigation would be required: ***Geo-4A*** Under the supervision of a qualified City-approved geologist, expansive soils and nonexpansive soils shall be mixed so that soils reach an expansive rating of less than 20 which would make them suitable for use on the project site. The depth of removal and replacement or mixing of the expansive soils below any proposed structures shall be approved and monitored by a qualified City-approved geologist to ensure constant moisture content in the remaining fill.	Less than Significant
4.6 Greenhouse Gas Emissions				
Greenhouse Gas Emissions and Conflicts with Adopted Plans	Implementation of the proposed project would not result in significant GHG emissions during construction and operation.	Less than Significant	None Required	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Hazards Related to Climate Change	Implementation of the proposed project would result in increased exposure to potential adverse effects of global warming related to public health, ecosystems, fire risk, and electricity shortages.	Significant	Implementation of the site-specific Fire Protection Plan and mitigation measures **Bio-1A** through **Bio-1F**, **Bio-2A**, **Bio-2B**, **Bio-3A**, **Bio-4A** through **Bio-4C**, and **Bio-6A.**	Less than Significant
4.7 Hazards and Hazardous Materials				
Impacts Related to Hazardous Materials	The proposed project site is not included on any hazardous materials database lists.	Less than Significant	None Required	Less than Significant
Emergency Response Plans and Routes	Implementation of the proposed project would have the potential to conflict with local emergency access routes.	Significant	Mitigation measure **Tra-3A** would be required.	Significant and Unavoidable
Wildland Fire Hazards	Implementation of the proposed project would place structures and people at risk of wildland fire.	Significant	***Haz-3A*** Prior to tract map recordation for the proposed project, a comprehensive Fire Protection Plan must be approved by the City of San Dimas Development Services Department. This plan must be compliant with applicable City regulations and fire codes in place at the time of approval. At a minimum, the plan must contain the following: 1) specific requirements for suitable building materials and methods; 2) prescriptions for fuel modification zones and vegetation restrictions; 3) covenants, deeds, and restrictions for the maintenance of fuel modification zones, landscaping, and building restrictions on individual properties within the development; 4) the provision of suitable infrastructure as required by applicable codes including water supply, pipelines and hydrants; 5) the provision of suitable access and emergency access to the project site; and 6) any other applicable requirements as determined by the City of San Dimas.	Less than Significant
4.8 Hydrology and Water Quality				
Drainage Alteration, Erosion and Siltation	The proposed project would not substantially alter existing drainage patterns which would result in erosion or siltation on or off site.	Less than Significant	None Required	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Groundwater Supply and Recharge	The proposed project would not substantially deplete supplies of groundwater resources or interfere substantially with groundwater recharge.	Less than Significant	None Required	Less than Significant
Surface Water Quality	The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality.	Less than Significant	None Required	Less than Significant
Flood Hazard	Implementation of the proposed project would not substantially alter the existing drainage patterns of the site in a manner which would result in flooding on or off site or place housing or structures within a 100-year flood hazard area.	Less than Significant	None Required	Less than Significant
4.9 Land Use				
Applicable Land Use Plans, Policies, and Regulations	With the adoption of the proposed General Plan and Specific Plan Amendments, the proposed project would not conflict with any applicable land use plan, policy or regulation.	Less than Significant	None Required	Less than Significant
4.10 Public Services				
Fire Protection	The proposed project would be served with adequate fire response times and would not require the provision of new or altered fire facilities.	Less than Significant	None Required	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Police Protection	The proposed project would be served with adequate police protection services and would not require the provision of new or altered police facilities.	Less than Significant	None Required	Less than Significant
Public Schools	The proposed project would be served with adequate school services and would not require the provision of new or altered school facilities.	Less than Significant	None Required	Less than Significant
Parks and Trails	Implementation of the proposed project would include construction of new equestrian trail that would have a potentially adverse physical effect on the environment.	Significant	***Pub-4A*** Prior to approval of the Final Tract Map, the applicant shall consult with the City of San Dimas and the Los Angeles County Department of Parks and Recreation to ensure that operation of the proposed project would not result in the degradation of existing equestrian and/or hiking trails maintained by these agencies. If necessary, a trail maintenance plan shall be prepared and signed by all parties to ensure that trail degradation would not occur. ***Pub-4B*** Prior to approval of the Final Tract Map, the project applicant shall submit the proposed equestrian trail and trail linkage plan to the City of San Dimas Equestrian Commission for review and comment.	Less than Significant
4.11 Transportation and Traffic				
Increases in Traffic	Implementation of the proposed project would not result in a substantial increase in traffic.	Less than Significant	None Required	Less than Significant
Transportation Hazards	Implementation of the proposed project may result in visibility hazards for on-site circulation facilities.	Significant	***Tra-2A*** Prior to approval of street improvement plans and/or grading permits, the sight distance at the internal project intersections shall be reviewed and approved by the City Engineer for compliance with acceptable sight distance standards (Section 405 of the California Department of Transportation Highway Design Manual) to ensure that all intersections are constructed to be consistent with these requirements. ***Tra-2B*** Prior to issuance of a grading permit for proposed on-site roadways, project plans shall demonstrate to the satisfaction of the City Engineer that traffic signage and striping are consistent with the standards identified in the County of Los Angeles Traffic Ordinance No. 6544.	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Emergency Access	Implementation of the proposed project would result in inadequate emergency access.	Significant	***Tra-3A*** Prior to the approval of the tentative map, the project applicant shall provide evidence to the City Engineer of receipt of jurisdictional and property owner approvals and necessary map revisions for the improvement of at least one additional off-site emergency access route to City and LACoFD standards to provide secondary access the proposed project site in the event of a wildfire or other emergency situation. These standards generally require the provision of a 24-foot-wide all-weather access road, or the equivalent, as deemed appropriate by the City Engineer.	Significant and Unavoidable
Alternative Transportation Plans, Policies and Programs	The proposed project would not conflict with alternative transportation plans or policies.	Less than Significant	None Required	Less than Significant
4.12 Utilities and Service Systems				
Wastewater Treatment	The project includes annexation of the project site into the service areas of CSD and the CSMD. This action would ensure the proposed project would not exceed wastewater treatment requirements and would have adequate treatment capacity.	Less than Significant	None Required	Less than Significant
New Water or Wastewater Facilities	Implementation of the proposed project would require the construction of new on-site water and wastewater facilities that would result in potentially significant impacts on the environment.	Significant	Applicable mitigation measures in other sections of this EIR (aesthetics, air quality, biological resources, cultural resources and greenhouse gas emissions).	Less than Significant
New Storm Water Facilities	Implementation of the proposed project would create additional runoff which would require the construction of new storm water facilities that may have an adverse physical effect on the environment.	Significant	Applicable mitigation measures in other sections of this EIR (air quality, biological resources, cultural resources, greenhouse gas emissions, and hydrology and water quality).	Less than Significant

Table ES-1. Continued

Issue Area	Significant Impact(s)	Significance before mitigation	Mitigation Measure(s)	Significance of Impact(s) After Mitigation
Water Supply Availability	The proposed project would require a tariff line extension from GSWC, to serve the proposed project site with water. GSWC's 2005 UWMP accounts for future growth in the region; therefore, it is anticipated that GSWC would have adequate water supplies to serve the proposed project.	Less than Significant	None Required	Less than Significant
Landfill Capacity	The proposed project would be served by a landfill with sufficient capacity to accept the project's solid waste disposal needs.	Less than Significant	None Required	Less than Significant
Energy Consumption	Implementation of the proposed project would construct new on-site electrical and natural gas facilities, the construction of which would result in potential impacts on the environment. Additionally, the proposed project would increase electricity and natural gas usage, but not in a wasteful or inefficient way.	Significant	Applicable mitigation measures in other sections of this EIR (air quality, biological resources, cultural resources and greenhouse gas emissions).	Less than Significant

Table ES-2 Summary Comparison of Project Alternatives to the Proposed Project

Issue Areas with Potential for Significant Impacts under the Proposed Project or its Alternatives	Proposed Project			Alternatives to the Proposed Project		
	Proposed Project Without Mitigation	Proposed Project With Mitigation	No Project	Reduced Project (38 lots)	Alternative Development Configuration	Improved Emergency Access
4.1 Aesthetics						
Visual Character and Quality	S	SU	▼	▲	▼	—
Scenic Vistas	LS	LS	▼	▲	▼	—
Lighting and Glare	S	LS	▼	▼	—	—
4.2 Air Quality						
Consistency with Regional Plans	LS	LS	▼	▼	▼	▲
Ambient Air Quality Standards	S	SU	▼	▼	▼	▲
Sensitive Receptors	S	SU	▼	▼	▼	▲
Objectionable Odors	LS	LS	▼	▼	▼	▲
4.3 Biological Resources						
Special Status Plant Species	S	LS	▼	—	—	▲
Special Status Wildlife Species	S	LS	▼	—	—	▲
Riparian Habitat or Other Sensitive Natural Communities	S	LS	▼	—	—	▲
Wetlands	S	LS	▼	—	—	▲
Wildlife Movement Corridors	LS	LS	▼	—	—	—
Local Policies or Ordinances	S	LS	▼	—	—	▲
4.4 Cultural Resources						
Historical Resources	S	LS	▼	—	—	▲
Archaeological Resources	S	LS	▼	—	—	▲
Human Remains	LS	LS	▼	—	—	▲
Paleontological Resources	S	LS	▼	—	—	▲
4.5 Geology and Soils						
Exposure to Seismic-related Hazards	S	LS	▼	—	—	—
Soil Erosion or Topsoil Loss	S	LS	▼	—	—	—
Soil and Slope Instability	S	LS	▼	—	—	—
Expansive Soils	S	LS	▼	—	—	—
4.6 Greenhouse Gas Emissions						
GHG Emissions and Conflict with Adopted Plans	LS	LS	▼	▼	▼	▲
Hazards related to Climate Change	S	LS	▼	▼	▼	▲

Table ES-2. Continued

Issue Areas with Potential for Significant Impacts under the Proposed Project or its Alternatives	Proposed Project			Alternatives to the Proposed Project		
	Proposed Project Without Mitigation	Proposed Project With Mitigation	No Project	Reduced Project (38 lots)	Alternative Development Configuration	Improved Emergency Access
4.7 Hazardous Materials						
Hazardous Materials	LS	LS	▼	—	—	—
Emergency Response Plans and Routes	S	LS*	▼	—	—	▼
Wildland Fire Hazards	S	LS	▼	—	—	—
4.8 Hydrology and Water Quality						
Drainage Alteration, Erosion and Siltation	LS	LS	▼	—	▼	—
Groundwater Supply and Recharge	LS	LS	▼	—	—	—
Surface Water Quality	LS	LS	▼	▼	—	▲
Flood Hazards	LS	LS	▼	—	—	—
4.9 Land Use						
Conflict with Land Use Plans	LS	LS	▼	—	—	—
4.10 Public Services						
Fire Protection	LS	LS	▼	▼	—	—
Police Protection	LS	LS	▼	▼	—	—
Public Schools	LS	LS	▼	▼	—	—
Parks and Trails	S	LS	▼	▼	—	—
4.11 Transportation and Traffic						
Increases in Traffic	LS	LS	▼	▼	—	—
Transportation Hazards	S	LS	▼	—	—	—
Emergency Access	S	LS*	▼	—	—	▼
Alternative Transportation Plans, Policies, and Programs	LS	LS	▼	—	—	—
4.12 Utilities, Service Systems, and Energy						
Wastewater Treatment	LS	LS	▼	▼	—	—
New Water or Wastewater Facilities	S	LS	▼	▼	—	—
Impacts from New Stormwater Facilities	S	LS	▼	▼	—	—
Water Supply Availability	LS	LS	▼	▼	—	—
Landfill Capacity	LS	LS	▼	▼	—	—
Energy	S	LS	▼	▼	—	—

▲ Alternative is likely to result in greater impacts to issue when compared to proposed project
— Alternative is likely to result in a similar impacts to issue when compared to proposed project
▼ Alternative is likely to result in less impacts to issue when compared to proposed project
S Significant Impact
LS Less Than Significant Impact
SU Significant and Unavoidable Impact
* Project impacts related to emergency access would be reduced to a level below significant with implementation of mitigation measure Tra-3A. However, if mitigation measure Tra-3A is found to be infeasible, emergency access impacts would remain significant and unavoidable.