Chapter 4 ENVIRONMENTAL ANALYSIS

Sections 4.1 through 4.12 of Chapter 4 of this EIR contain a discussion of the potential physical environmental effects from implementation of the proposed project, including information related to existing site conditions, analyses of the type and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

Scope of the Environmental Impact Analysis

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 consisting of approximately 83 acres that is anticipated to remain open space and/or habitat conservation land that would be offered for dedication to the city or a conservancy; related infrastructure (including entry gates, utilities, water quality control basins and a water storage facility); a 0.18-acre area east of the property on County land proposed as a fire turn around; and an easement for an approximately 2.83-acre portion of adjacent property to the south for the purpose of access, drainage and water retention, grading, utilities, landscaping and maintenance. As part of the proposed project, the City of San Dimas would be required to amend the existing San Dimas General Plan and Specific Plan No. 25. It is possible that some of the proposed amendments may affect planning standards that apply to other properties within Specific Plan No. 25, however, at this time there are no specific development projects that are proposed elsewhere in the Northern Foothills. As a result, the revised planning standards within the proposed amendments will not generate any significant impacts that can reasonably be identified, analyzed or mitigated until and unless a specific project is applied for and an initial study in compliance with CEQA is conducted to identify any potential impacts. Future projects within Specific Plan No. 25 shall be subject to environmental review, as required under the CEQA, prior to project approval, at which time the identification, analysis and mitigation of potentially significant impacts associated with the development of these off site properties will be addressed. Any discussion of impacts resulting from revision of planning standards in areas other than the project site would therefore be premature. Therefore, the scope of this EIR does not include other properties that may be affected by the proposed revisions to the General Plan and Specific Plan No. 25.

In accordance with Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the potential environmental effects from the proposed project are analyzed for the following environmental issue areas:

- Aesthetics
- Air Quality
- Hazards and Hazardous Materials
- Hydrology and Water Quality

- Biological Resource
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Land Use and Planning
- Public Services
- Transportation and Traffic
- Utilities, Service Systems and Energy

Impacts to recreational facilities are addressed in Section 4.10 (Public Services) of this EIR. Impacts to Agricultural Resources, Mineral Resources, Noise, and Population and Housing were determined to be "Other Effects Found Not Significant" according to Section 15128 of the CEQA Guidelines. These issues are discussed further in Chapter 5 of this EIR.

Format of the Environmental Analysis

Environmental Setting

According to Section 15125 of the CEQA Guidelines, an EIR must include a description of the existing physical environmental conditions in the vicinity of the project to provide the "baseline condition" against which project-related impacts are compared. Normally, the baseline condition is the physical condition that exists when the Notice of Preparation (NOP) is published. The NOP for the proposed project's EIR was published on May 5, 2010. However, the CEQA Guidelines and applicable case law recognize that the date for establishing an environmental baseline cannot be rigid. Physical environmental conditions may vary over a range of time periods; thus the use of environmental baselines that differ from the date of the NOP is reasonable and appropriate when conducting the environmental analysis. The following sections rely on a variety of data to establish an applicable baseline.

Regulatory Framework

The Regulatory Framework provides a summary of regulations, plans, policies, and laws that are relevant to each issue area at the federal, state, and local levels.

Project Impacts and Mitigation

The "Project Impacts and Mitigation" subsection describes the potential environmental impacts of the proposed project and, based upon the standards of significance, concludes whether the environmental impacts would be considered significant, potentially significant, or less than significant. Each resource that is analyzed is divided into issues, based on potential impacts. Each issue is addressed in its own subsection. For each issue, applicable standards of significance are identified and potential impacts are discussed in the impact analysis section. Mitigation measures are also included and discussed when applicable.

Standards of Significance. Standards of significance are criteria used to determine whether potential environmental effects are significant. The standards of significance used in this analysis were primarily based upon Appendix G of the CEQA Guidelines. This subsection defines the type, amount, and/or extent of impact that would be considered a significant adverse change in the environment. Some standards of significance, such as air quality and traffic, are quantitative, while others such as aesthetics are qualitative. The standards of significance are intended to assist the reader in understanding how and why the EIR reaches a conclusion that an impact is significant or less than significant.

Impact Analysis. The analysis of environmental impacts considers both the construction and operational phases associated with implementation of the proposed project. As required by Section 15126.2(a) of the CEQA Guidelines, direct, indirect, short-term, on-site, and/or off-site impacts are addressed, as appropriate, for the environmental issue area being analyzed.

The EIR utilizes the following terms to describe the level of significance of impacts identified during the course of the environmental analysis:

- **Less than Significant**: "Less than significant" is used for referring to two conditions: 1) impacts resulting from implementation of the proposed project that are not likely to exceed the defined thresholds of significance; and 2) potentially significant impacts after implementation of mitigation measures. If implementation of the specified mitigation measures will reduce the potentially significant impact to a level that does not exceed the defined thresholds of significance, the impact is considered less than significant.
- **Significant**: Impacts resulting from implementation of the proposed project that may exceed defined thresholds of significance before mitigation is considered are referred to as significant.
- **Significant and Unavoidable**: Significant impacts resulting from implementation of the proposed project that cannot be eliminated or reduced to below thresholds of significance and a less than significant level through implementation of feasible mitigation measures are referred to as significant and unavoidable.

A "significant effect" is defined by Section 15382 of the CEQA Guidelines as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment… [but] may be considered in determining whether the physical change is significant."

Mitigation Measures. Section 15126.4 of the CEQA Guidelines requires an EIR to "describe feasible measures which could minimize significant adverse impacts." The CEQA Guidelines define feasibility as "capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, legal, social, technological, or other considerations." The Mitigation Measures subsection discusses measures that could reduce the severity of impacts identified in the Impact Analysis section.

Cumulative Impacts and Mitigation

CEQA requires that EIRs discuss cumulative impacts, in addition to project impacts. In accordance with CEQA, the discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. Further, the discussion is guided by the standards of practicality and reasonableness. According to Section 15355 of the CEQA Guidelines:

> "Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changed resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probably future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time."

Section 15130(a) of the CEQA Guidelines further states that a "cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts."

Section 15130(a) of the CEQA Guidelines requires that EIRs discuss the cumulative impacts of a project when the project's incremental effect is cumulatively considerable. Therefore, the discussion of cumulative impacts in an EIR evaluates whether the impacts of the project will be significant when considered in combination with past, present and future reasonably foreseeable projects, and whether the project would make a cumulatively considerable contribution to those impacts. CEQA recognizes that the analysis of cumulative impacts need not be as detailed as the analysis of project-related impacts, but instead should "be guided by the standards of practicality and reasonableness." CEQA Guidelines indicate that where a lead agency is examining a project with an incremental effect that is not cumulatively considerable, it need not consider the effect significant but shall briefly describe the basis for its conclusion. As further clarified by Section 15065 of the CEQA Guidelines, "cumulatively considerable" means that the incremental effects of an individual 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. The CEQA Guidelines allow for the proposed project's contribution to be rendered less than cumulatively considerable with the implementation of project-specific mitigation measures.

The geographic scope of the cumulative impact analysis varies depending upon the specific environmental issue area being analyzed. Table 4.0-1 summarizes the geographic scope of the analyses for the major cumulative issues analyzed in the following sections. The geographic scope defines the geographic area within which projects may contribute to a specific cumulative impact. Therefore, past, present, and future reasonably foreseeable projects within the defined geographic area for a given cumulative issue must be considered.

CEQA Guidelines Section 15130(b) presents two possible approaches for considering past, present, and future reasonably foreseeable projects. It indicates that either of the following could be used:

- A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

This EIR uses the "list" approach. Applicable past projects are considered in this EIR as part of the existing baseline condition used in the assessment of direct project impacts. A list of probable future

projects provided by the cities of San Dimas and Glendora was considered to be part of the cumulative (future) baseline used in the assessment of cumulative impacts. The cumulative projects are identified in Table 4.0-2 and their locations are shown on Figure 4.0-1. The cumulative impact analysis for each environmental topic addressed in Chapter 4 of this EIR considers a unique set of cumulative projects from Table 4.0-2 that occur within the specific geographic areas described in Table 4.0-1.

Issues with No Potential to Have a Significant Effect on the Environment

Certain environmental impacts were determined to be "Issues with No Potential to Have a Significant Effect on the Environment." These impacts are summarized in this subsection.

References

This section identifies sources relied upon for each environmental topic area analyzed in this document (Sections 4.1 through 4.12).

Table 4.0-1 Geographic Scope of Cumulative Impact Analyses

Environmental Issue	Geographic Scope of Cumulative Impact Analyses
Aesthetics	Immediate vicinity of view corridor or viewshed.
Air Quality	Area included within the South Coast Air Basin.
Biological Resources	Varies depending on species or habitat. Geographic scope can be the entire area that the species or habitat is known to occur or a specific area within the Los Angeles region.
Cultural Resources	Varies depending on type of resource with potential to be impacted. Geographic scope can be the entire area that the resource has potential to occur.
Geology and Soils	Limited to the immediate area of the geologic constraint with the exception of some geologic impacts that are regional, such as regional earthquake risk.
Greenhouse Gas Emissions	Global Climate change is a phenomenon which is cumulative by nature (regional and global in scope) due to the fact that it is the result of combined worldwide contributions of greenhouse gases to the atmosphere over many years.
Hazards	Limited to the immediate area of the hazard.
Hazardous Materials	Immediate surrounding area, depending where the hazardous materials are transported and disposed of.
Hydrology and Water Quality	Drainage basin, watershed, or waterbody, depending on where the potential impact is located and its tributary area.
Land Use and Planning	San Dimas General Plan, Specific Plan No. 25, Glendora General Plan.
Public Services	Extent of local area served by fire, police, school and recreation provider.
Transportation and Traffic	Proposed project site and affected roadways.
Utilities, Service Systems, and Energy	Extent of local area served by utility, service system, or energy provider.

Table 4.0-2 Past, Present and Probable Future Cumulative Projects

Number	Cumulative Project	Description
City of San Dimas		
1.	220 West Baseline Road	Seven lot subdivision, including remodel of existing house and construction of six new single-family residences.
2.	359 East Baseline Road	Two lot subdivision.
3.	NWC Bonita Avenue and San Dimas Canyon Road	156-unit Loma Bonita apartment complex.
4.	510 East Arrow Highway	24,122 square foot warehouse, with 2,848 square feet of office and 2,848 square feet of mezzanine.
5.	1404 West Gladstone Street	7,728 square foot gym addition to an existing church site.
6.	1359 West Arrow Highway	6,100 square foot medical office building.
7.	671 East Bonita Avenue	10,550 square foot Fresh-n-Easy Market and 7,843 square foot shop building for Bonita Canyon Gateway project.
8.	650 Cliffside Drive	Tenant improvement to existing building to relocate part of manufacturing process.
9.	SEC Lone Hill and Gladstone Street	Costco building pads.
10.	405 West Gladstone Street	Four lot single-family subdivision.
11.	309 North Lonehill Avenue	18 lot single-family subdivision.
12.	Terminus of Valley Center	18 lot single-family subdivision.
13.	627 West Allen Avenue	10,000 square foot office/storage building.
14.	818 West Gladstone Street	12,000 square foot church and day care building.
15.	155 North Eucla Avenue	9,500 square foot of service buildings, including repair shop and storage.
16.	800 West Cienega	3,000 square foot truck repair service bay.
17.	186 Village Court	Cell site designed as a water tower.
18.	211 West Allen Avenue	Cell site designed as a water tower.
19.	Grove Station	110 units residential, including seven live-work units.
20.	320 Covina Boulevard	Industrial building with 13,880 square feet of warehouse and 8,997 square feet of office space.
21.	1100 Covina Boulevard	Wireless facility alteration.
22.	121, 125 and 129 Puddingstone	Three lot single-family development.
23.	Cannon Avenue	Three lot single-family development.
24.	245 East Bonita Avenue	Renovation of City Hall with 10,900 square feet of additional city offices and a 3,707 square foot addition to Plummer Community Building.
City of Glendora		
25.	Diamond Ridge	6,500 square foot restaurant and 30,000 square foot office.
26.	Cataract Glendora	17 condominium units.
27.	JPI Sevilla Project	161 condominium units and 11,900 square foot professional office.
28.	Glendora Station Project	87 unit condominium project and 4,800 square foot commercial.
29.	Bonnie Cove/Gladstone Assisted Living Facility	125 bed facility.
30.	Tract 46680	14 single-family hillside estate lots.
31.	Tract 46916	16 single-family hillside estate lots.
32.	Glendora Commons	52,000 square foot shopping center redevelopment.

Table 4.0-2. Continued

Number	Cumulative Project	Description
33.	Tract 45858	19 undeveloped single-family hillside estate lots
34.	Monrovia Nursery	124 lot specific plan for single-family estate development.
35.	Grand Avenue Retail	14,000 square foot retail with 4,200 square foot restaurant.
36.	Citrus Valley Association of Realtors Office	15,000 square foot office.
37.	Gold Line Extension	Gold Line crossing at Lone Hill Avenue.
38.	Glendora Promenade	85,000 square foot retail center.
39.	Wal-Mart Expansion	20,000 square foot retail

Source: City of San Dimas Planning Department 2010; City of Glendora Planning Department 2010

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Source: ESRI 2010

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CUMULATIVE PROJECTS MAP
FIGURE 4.0-1