

APPENDIX A

Notice of Preparation and Comment Letters Received on the NOP

NOTICE OF PREPARATION

To: Responsible and Trustee Agencies & Other Interested Agencies
(Distribution List is attached to this notice)

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:

Agency Name: City of San Dimas
Mailing Address: 245 East Bonita Ave., San Dimas, CA 91773
Business Address: Temporary City Hall, 186 Village Court, San Dimas, CA 91773
Contact: Larry Stevens, AICP
Consulting Firm: TBD

The City of San Dimas will be the Lead Agency for an environmental impact report to be prepared for the proposed project described in the attachments to this Notice of Preparation. The City needs to know the views of your agency regarding the scope and content of the environmental information that should be included in this EIR. The document to be prepared by the City should include any information necessary for your agency to meet any statutory responsibilities related to the proposed project. Your agency will need to use the EIR prepared by the City when considering any permit or other approvals necessary to implement the project. An Initial Study has been completed by the City for this project. It is available in electronic form at www.cityofsandimas.com. If the topics of concern to your agency have already been identified for analysis, your agency need not provide a response to this notice.

The project description, location, and the environmental issues to be addressed in the EIR are contained in the attached materials. **Due to the time limits mandated by State law, your response must be sent to the City at the earliest possible date but not later than 30 days after receipt of this notice. Please send your response to Larry Stevens, Assistant City Manager for Community Development, Community Development Department, City of San Dimas, 245 East Bonita Ave, San Dimas, California 91773.** Agency responses to this NOP should include the name of a contact person within the commenting agency.

Project Title: General Plan Amendment 08-02
Specific Plan Amendment 08-04
Tentative Tract Map 70583
Development Agreement

Project Location: City of San Dimas, County of Los Angeles

Project Description (brief):

The proposed project consists of: (1) Amendments to the City's General Plan and Specific Plan No. 25 to implement obligations contained in the Settlement Agreement and to enable approval of the tentative tract map (described below). (2) A tentative tract map to subdivide approximately 270 acres located in the western portion of the Northern Foothills into 61 single-family residential lots, 7 on-map common area lots (or "lettered lots") including private roadways, 1 remainder parcel that is anticipated to remain open space/habitat conservation and which will 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), 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 site, including the Tentative Map and the 2.83-acre easement area, consists of a total acreage of approximately 273 acres.

The Tentative Map consists of 61 single-family residential lots, with an average lot size of 2 acres. The residential lots range in size from approximately ½ acre to 17.81 acres. Pad sizes on the residential lots average 25,204 square feet, with a range of 13,485 to 70,559 square feet. Some residential lots include designated "no build areas. Nine of the residential lots are designated as "equestrian lots." Sixteen lots are designated for construction of two-story structures. Residential lots are planned to have setbacks of 25 feet (front yard, from curb), 25 feet combined (side yard) and 20 feet (rear). Parking is intended to be accommodated on each individual lot. The proposed single-family residences will range in size between approximately 4,000 - 14,999 square feet, with the average home size estimated to be between approximately 5,000-6,000 square feet. The project proponent anticipates that the residential lots will be offered for sale to the general public as executive level home sites.

Primary access to the project site will be taken from a gated entryway to a private road beginning at the northern terminus of Cataract Avenue (a paved public street). The project site's residential circulation consists of 26-foot-wide paved private roads. Emergency access to and from the project site would be taken from Cataract Avenue and up to four other access points. Two proposed emergency access points are along the western boundary of the project site and lead into Glendora via the project applicant's adjacent property. The other two proposed emergency access points are located on the eastern side of the project site.

Date: May 5, 2010

Signature:



Larry Stevens, AICP

Title: Assistant City Manager for Community Development

Telephone: (909) 394-6250

Reference: California Administrative Code, Title 14 (CEQA Guidelines), Sections 15082(a), 15103, 15375.

PROJECT LOCATION

As shown in **Figure 1**, the project site is within eastern Los Angeles County. More specifically, it is located in the San Gabriel Valley within the City of San Dimas. The site itself is located within the approved Specific Plan No. 25 area, which is located in the Northern Foothills of the City near the Angeles National Forest.

Figure 2 depicts the existing character of the general area and surrounding land uses. As shown, the project site is presently undeveloped. Aside from care-takers quarters, existing water tanks, stables, corrals, several barns, fencing and a leach field, the project site is vacant. The project site is primarily accessible from Cataract Avenue, a paved public road; additionally, several unpaved motorways and fire-roads provide limited access to the project site and to the surrounding foothill areas. A number of unpaved motorways, including Wildwood Motorway, Ferguson Motorway and Sycamore Canyon Road, transect portions of the project site. The topography of the project site consists of rolling hills, steep hill and valley areas and a significant lower-lying bowl area that is relatively flat.

PROJECT BACKGROUND

In 1999, the City of San Dimas approved a General Plan Amendment 99-1 and Specific Plan No. 25 for a 972 acre portion of the City known as the “Northern Foothills.” At that time, the City also certified the Northern Foothills Implementation Project – Program Environmental Impact Report. The 972 acre Northern Foothills are generally located north of Foothill Boulevard between the boundaries of adjoining Glendora and La Verne. It is bounded on the north by the Angeles National Forest.

General Plan Amendment 99-1 and Specific Plan No. 25 revised underlying land use designations and densities. As analyzed in the NF-PEIR, General Plan Amendment 99-1 and Specific Plan No. 25 could (depending on a number of design factors) lead to a range of 45-198 lots in the Northern Foothills, with lot sizes ranging between 5 and 80 acre. However, due to the implementation of development criteria, these land use documents concluded that actual lot count could be less. The minimum density of the Northern Foothills was expressed as at least one dwelling unit on each of the forty-seven undeveloped assessor’s parcels described in the Northern Foothills documents, assuming those were legal parcels. These documents further emphasized the need for equestrian lots and trails, limited residential development to single story structures and limited grading and infrastructure (including prohibiting development grading in areas over 35% and all development in areas over 50% and near or on certain “primary” and “secondary” ridges).

Shortly thereafter, the project proponent (NJD) filed a legal challenge in Los Angeles County Superior Court against the City’s approval of General Plan Amendment 99-1 and Specific Plan No. 25. On March 4, 2002, the trial court dismissed the case, holding that the project proponent must first present an actual application to the City for a decision under General Plan Amendment 99-1 and Specific Plan No. 25 before seeking further judicial relief. That decision was appealed unsuccessfully and later an appeal with the California Supreme Court was also filed. The project proponent and the City entered into a Settlement Agreement and Release in 2004 which dismissed the project

proponent's claims and litigation in exchange for allowing the City, while retaining its final discretionary and legislative authority, to approve or deny a project.

The Settlement Agreement established a framework and a set of standards for this process. Some of these standards and framework consist of: (1) promoting open space and the natural setting for residentially zoned property by offering the project proponent's property to various conservancies, (2) providing the project proponent with a concurrent right or the City with an obligation to process amendments to General Plan Amendment 99-1 and Specific Plan No. 25 (to recognize the unique features of the project proponent's property), (3) providing for cooperative CEQA and entitlement processing, (4) increasing the range of dwelling unit densities on the project proponent's then-held property of 202 acres per an exhibit entitled "San Dimas Lotting Concept Plan" showing approximately 38 large private lots and (5) allowing for a limited number of two story dwelling units. The Settlement Agreement discussed access, inclusion of dwelling units consolidated from adjoining properties acquired by the project applicant, or transfers of development rights purchased from other property owners in the Northern Foothills.

PROJECT CHARACTERISTICS

Proposed Project Actions

At this time, the City of San Dimas has identified the following actions that will need to be taken by the City, acting as lead agency for this project. The City believes the project may require actions by a Responsible Agency. Additional actions may be identified as a result of consultation facilitated by the environmental review process.

The ***City of San Dimas*** would be responsible for the following actions:

- Approve an Amendment to the Land Use Element of the General Plan
- Approve an Amendment to Specific Plan No. 25
- Approve a Tentative Tract Map.
- Approve a Development Agreement

Figure 1

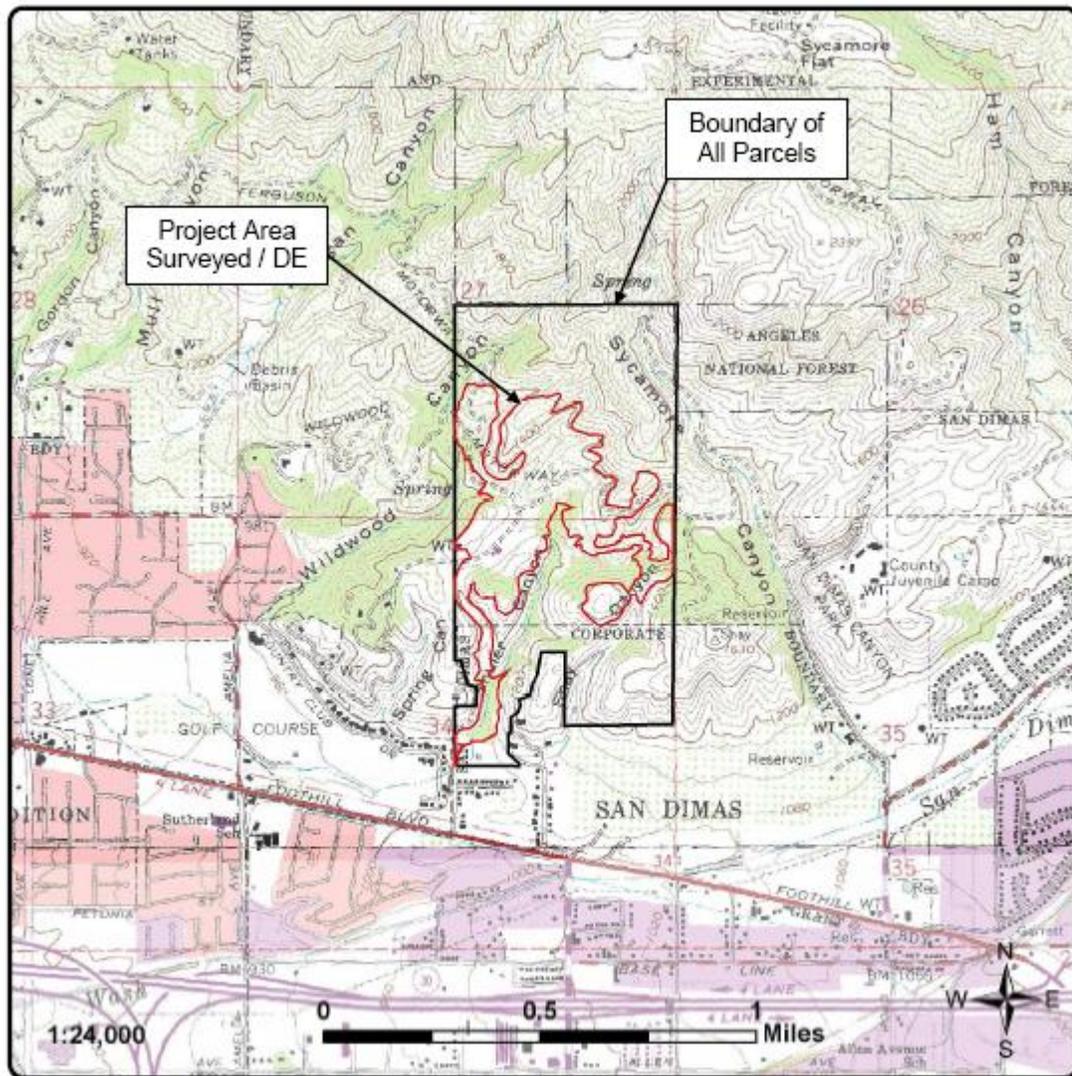
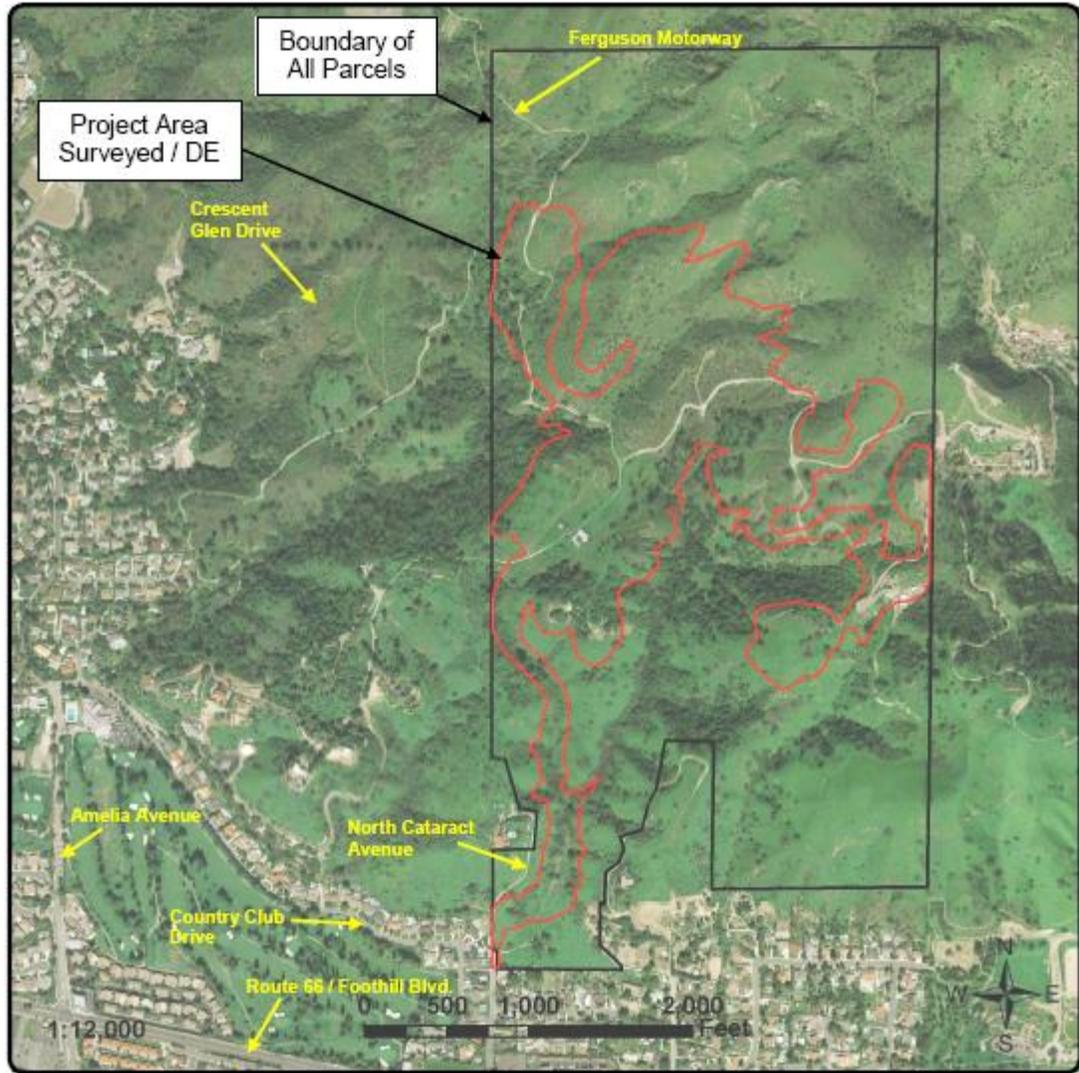


Figure 2



Probable Environmental Effects

The City of San Dimas has completed a preliminary review of the applications for this project, as described in Section 15060 of the CEQA Guidelines, and has determined that an EIR should be prepared for the project. Based on the characteristics of the project, the City intends to prepare a Project EIR on the proposed general plan amendment, specific plan amendment and tentative tract map. The scope of work for this EIR will involve research, analysis, and study of the following issues and concerns. The City is planning to address the following environmental topics (identified by an “x”) in the EIR for this project:

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology & Soils
<input type="checkbox"/> Hazards & Waste Materials	<input checked="" type="checkbox"/> Hydrology & Water Quality	<input checked="" type="checkbox"/> Land Use & Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population & Housing
<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Utilities & Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance	<input checked="" type="checkbox"/> Greenhouse Gas Emissions

If you require additional detail regarding these topics, please refer to the Initial Study which is available on the City website at www.cityofsandimas.com.

The City of San Dimas will consider the comments received in response to this Notice of Preparation in determining the scope and content of the EIR for this project. Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

Please provide your comments in writing to:

Larry Stevens, AICP
Assistant City Manager for Community Development
City of San Dimas
Community Development Department
245 East Bonita Ave.
San Dimas, CA 91773

Thank you for your participation in the environmental review of this project.



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

May 10, 2010

To: Reviewing Agencies

Re: General Plan Amendment 08-02, Specific Plan Amendment 08-04, Tentative Tract Map 70583
Development Agreement
SCH# 2010051020

Attached for your review and comment is the Notice of Preparation (NOP) for the General Plan Amendment 08-02, Specific Plan Amendment 08-04, Tentative Tract Map 70583 Development Agreement draft Environmental Impact Report (EIR).

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

Please direct your comments to:

Larry Stevens
City of San Dimas
245 East Bonita Avenue
San Dimas, CA 91773

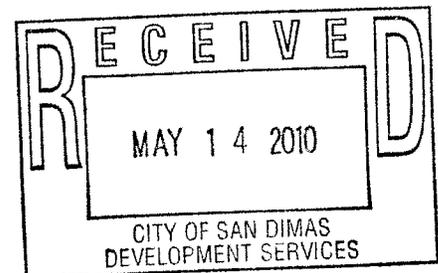
with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

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

Sincerely,

Scott Morgan
Acting Director

Attachments
cc: Lead Agency



**Document Details Report
State Clearinghouse Data Base**

SCH# 2010051020
Project Title General Plan Amendment 08-02, Specific Plan Amendment 08-04, Tentative Tract Map 70583 Development
Lead Agency Agreement
 San Dimas, City of

Type NOP Notice of Preparation

Description The proposed project consists of: (1) Amendments to the City's General Plan and Specific Plan No. 25 to implement obligations contained in the Settlement Agreement and to enable approval of the tentative tract map. (2) A tentative tract map to subdivide approximately 270 acres located in the western portion of the Northern Foothills into 61 single-family residential lots, 7 on-map common area lots (or "lettered lots") including private roadways, 1 remainder parcel that is anticipated to remain open space/habitat conservation and which will 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), 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 site, including the Tentative Map and the 2.83-acre easement area, consists of a total acreage of approximately 273 acres.

Lead Agency Contact

Name Larry Stevens
Agency City of San Dimas
Phone 909 394-6250 **Fax**
email
Address 245 East Bonita Avenue
City San Dimas **State** CA **Zip** 91773

Project Location

County Los Angeles
City San Dimas
Region
Cross Streets Cataract Avenue
Lat / Long
Parcel No.

Township	Range	Section	Base
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Proximity to:

- Highways**
- Airports**
- Railways**
- Waterways**
- Schools**
- Land Use**

Project Issues Aesthetic/Visual; Biological Resources; Archaeologic-Historic; Geologic/Seismic; Landuse; Public Services; Other Issues; Traffic/Circulation; Water Quality

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

Date Received 05/10/2010 **Start of Review** 05/10/2010 **End of Review** 06/08/2010

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Mike Sotelo
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Gerald R. Zimmerman
- Dept. of Conservation
Rebecca Salazar
- California Energy Commission
Eric Knight
- Cal Fire
Allen Robertson
- Central Valley Flood Protection Board
James Herola
- Office of Historic Preservation
Wayne Donaldson
- Dept. of Parks & Recreation
Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Dept. of Water Resources
Resources Agency
Nadell Gayou
- Conservancy
- Fish and Game
- Dept. of Fish & Game
Scott Flint
Environmental Services Division
- Fish & Game Region 1
Donald Koch

- Fish & Game Region 1E
Laurie Harnsberger
- Fish & Game Region 2
Jeff Drongesen
- Fish & Game Region 3
Charles Armor
- Fish & Game Region 4
Julie Vance
- Fish & Game Region 5
Don Chadwick
Habitat Conservation Program
- Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program
- Fish & Game Region 6 I/M
Brad Henderson
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

- Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture
- Dept. of General Services
Public School Construction
- Dept. of General Services
Anna Garbeff
Environmental Services Section
- Dept. of Public Health
Bridgette Binning
Dept. of Health/Drinking Water
- Independent
- Commissions/Boards
- Delta Protection Commission
Linda Flack
- Cal EMA (Emergency Management Agency)
Dennis Castrillo
- Governor's Office of Planning & Research
State Clearinghouse

- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Leo Wong
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Marina Brand
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans. & Housing

- Caltrans - Division of Aeronautics
Sandy Hesnard
- Caltrans - Planning
Terri Pencovic
- California Highway Patrol
Scott Loetscher
Office of Special Projects
- Housing & Community Development
CEQA Coordinator
Housing Policy Division
- Dept. of Transportation
- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Bruce de Terra
- Caltrans, District 4
Lisa Carboni
- Caltrans, District 5
David Murray
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Elmer Alvarez

- Caltrans, District 8
Dan Kopulsky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Chris Herre

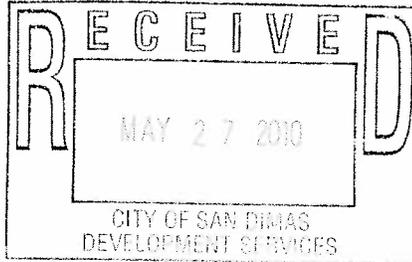
Cal EPA

- Air Resources Board
- Airport Projects
Jim Lemer
- Transportation Projects
Douglas Ito
- Industrial Projects
Mike Tollstrup
- State Water Resources Control Board
- Regional Programs Unit
Division of Financial Assistance
- State Water Resources Control Board
- Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board
Steven Herrera
Division of Water Rights
- Dept. of Toxic Substances Control
CEQA Tracking Center
- Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
120 SO. SPRING ST.
LOS ANGELES, CA 90012
PHONE (213) 897-6536
FAX (213) 897-1337
E-Mail: NersesYerjanian@dot.ca.gov



*Flex your power!
Be energy efficient!*

Mr. Larry Stevens
City of San Dimas
245 East Bonita Ave.
San Dimas, CA. 91773

IGR/CEQA #100503/NY
NOP/61 Single Family Homes
SCH#2010051020
LA - 210 - 44.40

May 24, 2010

Dear Mr. Stevens:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 61 Single Family Development Project.

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

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

1. Traffic impacts on SR-210 and all significantly impacted ramps, streets, crossroads and controlling intersections, as well as analysis of existing and future conditions.
2. Traffic volume counts to include anticipated AM and PM peak-hour volumes.
3. Level of service (LOS) before and after development.
4. Future conditions, which include both, project and project plus cumulative traffic generated up to the completion year.
5. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts, including sharing of mitigation costs.

If you have any questions regarding this response, please call the Project Engineer/Coordinator Mr. Yerjanian at (213) 897-6536 and refer to IGR/CEQA # 100503/NY.

Sincerely,

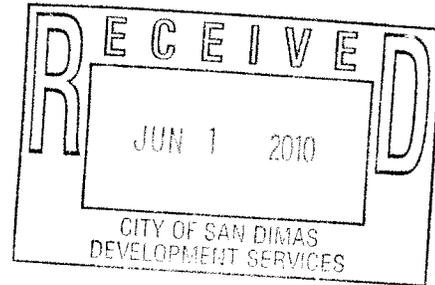

Nerses Yerjanian
Project Engineer
Regional Transportation Planning
Caltrans, District 7

CALIFORNIA ENERGY COMMISSION

1516 NINTH STREET
SACRAMENTO, CA 95814-5512
www.energy.ca.gov



May 28, 2010



Larry Stevens
City of San Dimas
245 East Bonita Avenue
San Dimas, CA 91773

Dear Mr. Stevens:

The California Energy Commission has received the City of San Dimas' Notice of Preparation titled General Plan Amendment 08-02, Specific Plan Amendment 08-04, Tentative Tract Map 70583 Development Agreement, SCH 2010051020 that was submitted on 5/10/2010 for comments due by 6/8/2010. After careful review, the Energy Commission has found the following:

We would like to assist in reducing the energy usage involved in your project. Please refer to the enclosed Appendix F of the California Environmental Quality Act for how to achieve energy conservation.

In addition, the Energy Commission's *Energy Aware Planning Guide* is also available as a tool to assist in your land use planning. For further information on how to utilize this guide, please visit www.energy.ca.gov/energy_aware_guide/index.html.

Thank you for providing us the opportunity to review/comment on your project. We hope that our comments will be helpful in your environmental review process.

If you have any further questions, please call Gigi Tien at (916) 651-0566.

Sincerely,

A handwritten signature in black ink that reads "Bill Pfanner".

BILL PFANNER
Supervisor, Local Energy & Land Use Assistance Unit
Special Projects Office
Fuels and Transportation Division
California Energy Commission
1516 Ninth Street, MS 23
Sacramento, CA 95814

Enclosure

Appendix F

ENERGY CONSERVATION

I. Introduction

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

- (1) decreasing overall per capita energy consumption,
- (2) decreasing reliance on natural gas and oil, and
- (3) increasing reliance on renewable energy sources.

In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.

Energy conservation implies that a project's cost effectiveness be reviewed not only in dollars, but also in terms of energy requirements. For many projects, lifetime costs may be determined more by energy efficiency than by initial dollar costs.

II. EIR Contents

Potentially significant energy implications of a project should be considered in an EIR. The following list of energy impact possibilities and potential conservation measures is designed to assist in the preparation of an EIR. In many instances, specific items may not apply or additional items may be needed.

A. Project Description may include the following items:

1. Energy consuming equipment and processes which will be used during construction, operation, and/or removal of the project. If appropriate, this discussion should consider the energy intensiveness of materials and equipment required for the project.
2. Total energy requirements of the project by fuel type and end use.
3. Energy conservation equipment and design features.
4. Initial and life-cycle energy costs or supplies.
5. Total estimated daily trips to be generated by the project and the additional energy consumed per trip by mode.

B. Environmental Setting may include existing energy supplies and energy use patterns in the region and locality.

C. Environmental Impacts may include:

1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, opera-

tion, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.

2. The effects of the project on local and regional energy supplies and on requirements for additional capacity.
3. The effects of the project on peak and base period demands for electricity and other forms of energy.
4. The degree to which the project complies with existing energy standards.
5. The effects of the project on energy resources.
6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

D. Mitigation Measures may include:

1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. The discussion should explain why certain measures were incorporated in the project and why other measures were dismissed.
2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy.
3. The potential for reducing peak energy demand.
4. Alternate fuels (particularly renewable ones) or energy systems.
5. Energy conservation which could result from recycling efforts.

E. Alternatives should be compared in terms of overall energy consumption and in terms of reducing wasteful, inefficient and unnecessary consumption of energy.

F. Unavoidable Adverse Effects may include wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated.

G. Irreversible Commitment of Resources may include a discussion of how the project preempts future energy development or future energy conservation.

H. Short-Term Gains versus Long-Term Impacts can be compared by calculating the energy costs over the lifetime of the project.

I. Growth Inducing Effects may include the estimated energy consumption of growth induced by the project.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 9, 2010

IN REPLY PLEASE
REFER TO FILE: LD-1

Mr. Larry Stevens, AICP
Assistant City Manager for Community Development
City of San Dimas
186 Village Court
San Dimas, CA 91773

Dear Mr. Stevens:

**INITIAL STUDY/NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR
BRASADA RESIDENTIAL PROJECT
TENTATIVE TRACT NO. 70583
CITY OF SAN DIMAS**

Thank you for the opportunity to review the Initial Study/Notice of Preparation for the Brasada Residential project. The project is an application for a General plan Amendment, Specific Plan Amendment, and Tentative Tract and Development Agreement to seek approval to develop approximately 280 acres within the northern foothills of San Dimas into 61 single-family residential lots, 7 on-map common area lots including private roadways.

The following comments are for your consideration and relate to the environmental document only.

Other-Environmental Safety

1. Hazardous Waste

The proposed project may generate household hazardous waste, which could adversely impact existing Hazardous Waste Management infrastructure. This issue should be addressed and mitigation measures provided. Mitigation measures may include, but are not limited to, providing new homeowners with educational materials on the proper management and disposal of household hazardous waste. The project proponent may contact the County of Los Angeles Department of Public Works for available educational materials by calling 1(888) CLEAN LA.

2. Storage Space for Recyclables

The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. The environmental document should include/discuss standards to provide adequate recyclable storage areas for collection/storage of recyclable and green waste materials for this project.

3. Underground Storage Tanks

Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.

If you have any questions regarding the environmental safety comments, please contact Mr. Corey Mayne at (626) 458-3524 or by e-mail at cmayne@dpw.lacounty.gov.

Utilities-Sewer

1. The DEIR should discuss the collection and disposal of wastewater that would be generated within the proposed project area, especially its potential impact on the available capacity in the existing local sewer lines for both peak dry and wet-weather flows, pursuant with the Statewide General Waste Discharge Requirement (Order No. 2006-003).
2. Public Works' Consolidated Sewer Maintenance District is responsible for the maintenance of the local sewer within the City of San Dimas. Therefore new sewer projects will be required to be annexed to the Consolidated Sewer Maintenance District. We will also require that the proposed sewer construction comply with the Public Works' sewer design standards.

If you have any questions regarding the sewer comments, please contact Ms. May Hong at (626) 300-3388 or by e-mail at mahong@dpw.lacounty.gov.

Mr. Larry Stevens
June 9, 2010
Page 3

Hazards-Flood/Water Quality

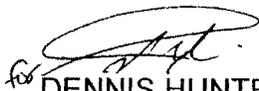
1. Discuss whether any encroachments, connections, or alterations to Los Angeles County Flood Control District facilities are proposed. If so, contact Public Works' Construction Division for permitting requirements.
2. Discuss whether any proposed drainage facilities are intended to transfer to the Los Angeles County Flood Control District for operation and maintenance. If so, please contact Public Works' Land Development Division for facility transfer requirements.

If you have any questions regarding the flood/water quality comments, please contact Ms. Lizbeth Cordova at (626) 458-4921 or by e-mail at lcordova@dpw.lacounty.gov.

We welcome the opportunity to review and comment on future DEIRs as they become available. If you have any other questions or require additional information, please contact Mr. Toan Duong at (626) 458-4945 or by e-mail at tduong@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works



DENNIS HUNTER, PLS PE
Assistant Deputy Director
Land Development Division

JY:ca

P:\dpublic\CEQA\CDM\ CITY OF SAN DIMAS_ BRASADA RESIDENTAIL PROJECT_ IS-NOP.doc

cc: City of Glendora (Jerry Burke)



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

June 9, 2010

Sent via email: lstevens@ci.san-dimas.ca.us

Mr. Larry Stevens, Assistant City Manager
City of San Dimas Community Development
245 East Bonita Avenue
San Dimas, CA 91773

Dear Mr. Stevens:

**NOTICE OF PREPARATION (NOP)
OF AN DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
FOR GENERAL PLAN AMENDMENT 08-02/SPECIFIC PLAN AMENDMENT 08-04/
TENTATIVE TRACT MAP 70583/ DEVELOPMENT AGREEMENT**

The Department has reviewed the NOP of a Draft EIR for the subject project. The proposed project boundary is bordering the northwest boundary of San Dimas Canyon Community Regional Park and Nature Center (Park) (1628 North Sycamore Canyon Road, San Dimas, CA 91773), which is under the jurisdiction of this Department. The area of the Park adjacent to the project is heavily forested and primarily used as a corridor and habitat for wildlife. There are no County trails in the vicinity. The EIR should analyze direct and indirect impacts to the Park.

The project proposes to create an emergency access road through the park which will cross the northwest area of the park parcel. If the developer intends to acquire a portion of the parkland for emergency access use, the developer must comply with the State Park Preservation Act. Please contact Patrick Campbell at (213) 351-1980 or pcampbell@parks.lacounty.gov for land acquisition inquiries.

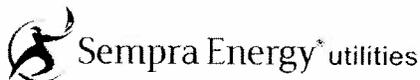
Thank you for including this Department in the environmental review process. If we may be of further assistance, please contact me at (213) 351-5129 or jchien@parks.lacounty.gov.

Sincerely,

Jui Ing Chien
Park Planner

JC:tls/response to TTM70583

c: Parks and Recreation (N. E. Garcia, L. Hensley, J. Rupert, P Campbell)



Kevin Kuennen
Environmental Specialist

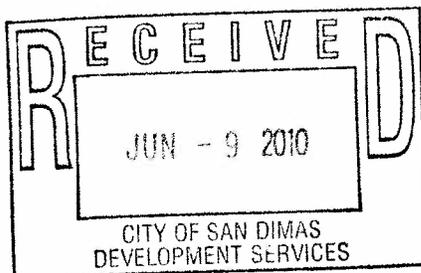
Environmental Services
1981 W. Lugonia Avenue
SC8031
Redlands, CA 92374-9796

Tel: 909.335.7737
Fax: 909.335.7527

E-mail: KKuennen@semprautilities.com

6-4-2010

Larry Stevens
Assistant City Manager
San Dimas Community Development
245 E. Bonita Ave.
San Dimas, CA 91773



**Re: General Plan Amendment 08-02
Specific Plan Amendment 08-04
TTM 70583
Development Agreement**

Dear Mr. Stevens:

Southern California Gas Company (SCG) appreciates the opportunity to review and respond to the Project's Notice of Preparation of a Draft Environmental Impact Report (DEIR).

SCG recommends that the DEIR include a discussion of following:

- The presence and condition of existing utility infrastructure on the project site, including right-of-ways and/or easements.
- The number and description of any new natural gas facilities that will have to be constructed or installed, in order to provide natural gas service to the proposed project.
- Identification and description of any temporary areas required for construction and/or staging of material related to new gas service construction.
- Identification of any actions that would require permitting or acquisition of new right-of-way or easements for natural gas service to the project.
- Any proposed grading and/or drainage improvements that would redirect drainage in a manner that would increase the potential for erosion around SCG facilities.

The DEIR should also recognize that, in order to provide service, natural gas lines may have to be extended from existing off-site locations to the project site. A discussion of these issues with appropriate diagrams, including specific environmental impact analyses related to these activities, if necessary, may help to reduce the time and cost associated with the extension of new natural gas service to the project.

If you have any questions, please feel free to contact me at (909) 335-7737 or KKuennen@semprautilities.com.

Best Regards,

Kevin Kuennen
Environmental Specialist
Southern California Gas Company



CITY OF GLENDORA CITY HALL

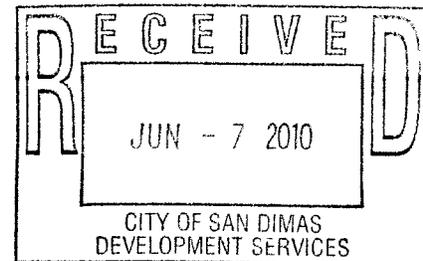
(626) 914-8200

116 East Foothill Blvd., Glendora, California 91741
www.ci.glendora.ca.us

June 4, 2010

Delivered Via U.S. Mail

Mr. Larry Stevens
Assistant City Manager for Community Development
City of San Dimas
245 East Bonita Avenue
San Dimas, CA 91773



Re: Response to NOP for TTM 70583

Dear Larry:

The City of Glendora has completed a cursory review of plans and studies related to the referenced project in response to the NOP. Although the City of Glendora is neither a trustee agency nor a responsible agency under the proposed EIR, the city offers the following responses for the City of San Dimas to consider in contemplating the scope of the project EIR.

Aesthetics

The City of Glendora supports the inclusion of a visual impacts analysis in the EIR for the purpose of public dialogue and the ability to apply appropriate mitigation.

Geology & Soils

The EIR should discuss impacts associated with the remediation of an identified landslide area over Lots 49-53 and the Lot G. The geotechnical investigation anticipated removal of soils up to a depth of 35 feet but also deferred the actual determination of the potential hazard and method of mitigation to the time of grading. The EIR should identify the types of mitigation possible, and their impacts in Glendora, if any. The EIR should also evaluate what implications the development of the potentially unsafe portion of the site may have on future development of the Glendora side.

The EIR should also evaluate proposed debris flow mitigation to deal with hazards identified in the geotechnical investigation. No specific mitigation was recommended other than to consider the potential effects of debris flow to downstream properties. Diversion of mudflows onto the Glendora side could have a significant effect on future

Mr. Larry Stevens
Tr. 705863 NOP Response
June 4, 2010

Page 2 of 3

development on the Glendora side, and result in impacts to sensitive habitat, rare, threatened or endangered flora and fauna.

Although not described in any significant detail in the geotechnical investigation, the EIR should identify any impacts associated with over-excavation of soils required to support the development of roads, manufactured slopes, building pads near the Glendora boundary. Proposed improvements which require off-site over-excavation should be redesigned to avoid impacts to Glendora.

Hydrology & Water Quality

The EIR should adequately evaluate the conclusion of June 12, 2009 Canyon Oaks Hydrology Report which indicates that the project will not result in increased flows to downstream facilities. Increased flows could significantly impact downstream properties adjacent to Wildwood Canyon and Cataract Avenue located in the City of Glendora. Of particular concern is that drainage for the entire development will use existing catch basins which are in a sump condition, eventually outletting on to the Glendora Country Club.

The EIR should also evaluate flooding potential during grading and construction and recommend mitigation to ensure no-off-site flooding occurs during project construction. The City of Glendora recommends that permanent flood control and water quality improvements be installed prior to the issuance of mass grading permits as appropriate mitigation. These conditions should be fully analyzed in the EIR

Transportation & Circulation

Elements of the project's proposal for emergency access may fall under the City of Glendora's independent zoning and CEQA authority if road widening and grading is required to satisfy access requirements of the Los Angeles County Fire Department (LACFD) or the City of Glendora. For the purposes of complying with the technical aspects of CEQA (both the Statutes and the Guidelines), the EIR should evaluate direct, indirect, cumulative impacts, or growth inducing impacts associated with any anticipated road improvements a subsequent subdivider may need to construct on the Glendora side of applicant's property. Any road-widening to meet LACFD or City of Glendora requirements could involve landform alteration where road grades and widths are altered. The alterations could result in impacts to sensitive habitat, rare, threatened or endangered flora and fauna, short-term noise increase during construction and create water quality issues. Appropriate mitigation would be to find alternative access solutions through San Dimas.

Therefore as a project alternative, it would be appropriate for the EIR to evaluate other means of emergency access, eliminating the Glendora access. The ability of the applicant to widen existing access roads beyond its own parcel boundaries has never been proven.

Mr. Larry Stevens
Tr. 705863 NOP Response
June 4, 2010

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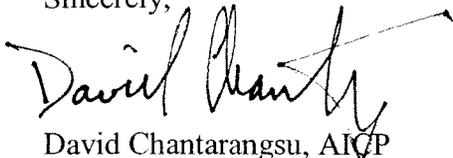
For example the proposed southern emergency access connection depicted on Sheet 11 of the TTM ultimately crosses over up to seven parcels beyond the applicant's ownership, including three parcels under the ownership of the City of Glendora. While existing easements are in place they may not convey rights for emergency access or provide the widths needed to meet City or LACFD requirements. The northern emergency access connection depicted on Sheet 9 of the TTM is an existing dirt fire road which would likely require substantial alteration to meet City and LACFD all-weather access requirements to address steep road grades and inadequate width.

The City of San Dimas should take note of Government Code Section 66462.5 which waives requirements for off-site improvements by subdividers under certain conditions. The lack of adequate emergency access should be evaluated in the EIR.

In addition to addressing the access requirements, the administrative record concerning statements made in the initial study regarding ADT and peak hour traffic should be supported.

Should you have any questions considering these comments, please do not hesitate to contact the appropriate staff person. Please keep the City of Glendora informed concerning future meetings regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "David Chantarangsu". The signature is stylized and includes a long horizontal stroke extending to the right.

David Chantarangsu, AICP
Assistant Director of Planning

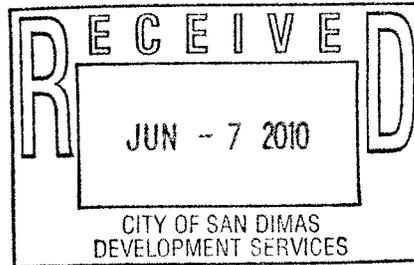


South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

June 4, 2010

Mr. Larry Stevens, Assistant City Manager
Community Development Department
City of San Dimas
245 East Bonita Avenue
San Dimas, CA 91773



Dear Mr. Stevens:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the GPA 08-02, SPA 08-04, TTM 70583 and Development Agreement

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Electronic files include spreadsheets, database files, input files, output files, etc., and does not mean PDF files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

SCAQMD staff notes that the Lead Agency tentatively has determined that air quality will not be analyzed in the Draft EIR. Due to the potential for air quality impacts associated with the scale of the proposed development, SCAQMD staff recommends that the Lead Agency evaluate potential air quality impacts in the Draft EIR.

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for

calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address:
http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

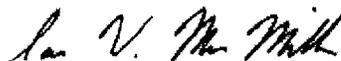
Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>). The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources