



Planning Division  
245 East Bonita Avenue  
San Dimas CA 91773  
(909) 394-6250

### **BACKGROUND:**

1. **Project File:** Tentative Tract Map 15-01 (73711), General Plan Amendment 15-01, Zone Change 15-01, Development Plan Review Board 15-32 and Tree Removal Permit 15-37
3. **Project Sponsor's Name and Address:**  
  
MJW Investments, LLC  
Attn: Matt Waken  
1278 Gleneyre Street, Suite 439  
Laguna Beach, CA 92651
4. **General Plan Designation:**  
  
Single Family Very Low
5. **Zoning:**  
  
Single Family Agriculture 20,000 & Light Agriculture
6. **Lead Agency Name and Address:**  
  
City of San Dimas  
Community Development Department  
245 East Bonita Avenue  
San Dimas, CA 91773
7. **Contact Person and Phone Number:**  
  
Luis Torrico, 909.394.6255  
ltorrico@ci.san-dimas.ca.us
8. **Description of Project:** The Project Area is bounded by Allen Avenue on the north, Cataract Avenue on the west, San Dimas Avenue on the East and Gladstone Street on the south. The Project Area is located approximately 0.5 mile southeast of the intersection of the State

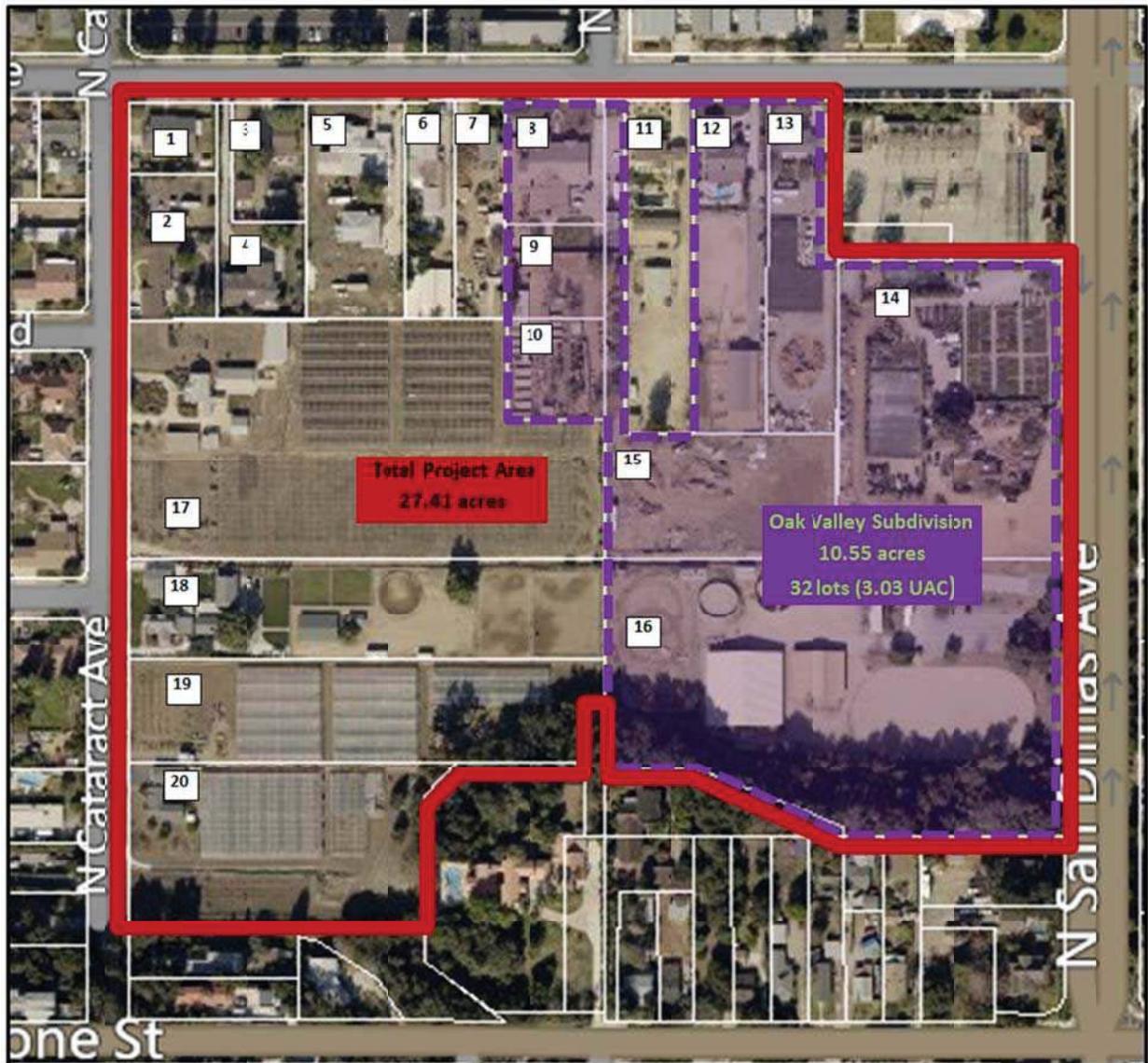
Route 57 Freeway and Interstate 210 Freeway. The regional location of the Project Area is shown in **Figure 1, Regional Vicinity**.



***Exhibit 1 - Regional Vicinity***

The Project Area is approximately 27.41 comprised of 20 parcels, as shown on **Exhibit 2 – Project Area and Table 1 – Properties within the Project Area**, with a current General Plan land use designation Single Family Very Low which allows a density of 2.1-3 dwelling units per acres. The site is currently zoned Single Family Agriculture zone allowing a maximum of 1.0 dwelling unit per lot and Light Agriculture that allows one unit per parcel.

The General Plan Amendment proposes to amend the General Plan Land Use Designation from Single Family Very Low to Single Family Low which allows a density of 3.1-6.0 dwelling units per acre and a change to zoning land use classification from Single Family Agriculture zone to Single Family that requires a minimum lot size of 7,500 square feet. The rezoning could accommodate up 78 units within the project area as shown on **Exhibit 3, Conceptual Lot Pattern and Master Utility Plan**.



**Exhibit 2 - Project Area by Parcel**

**Table 1  
 List of Properties within Project Area**

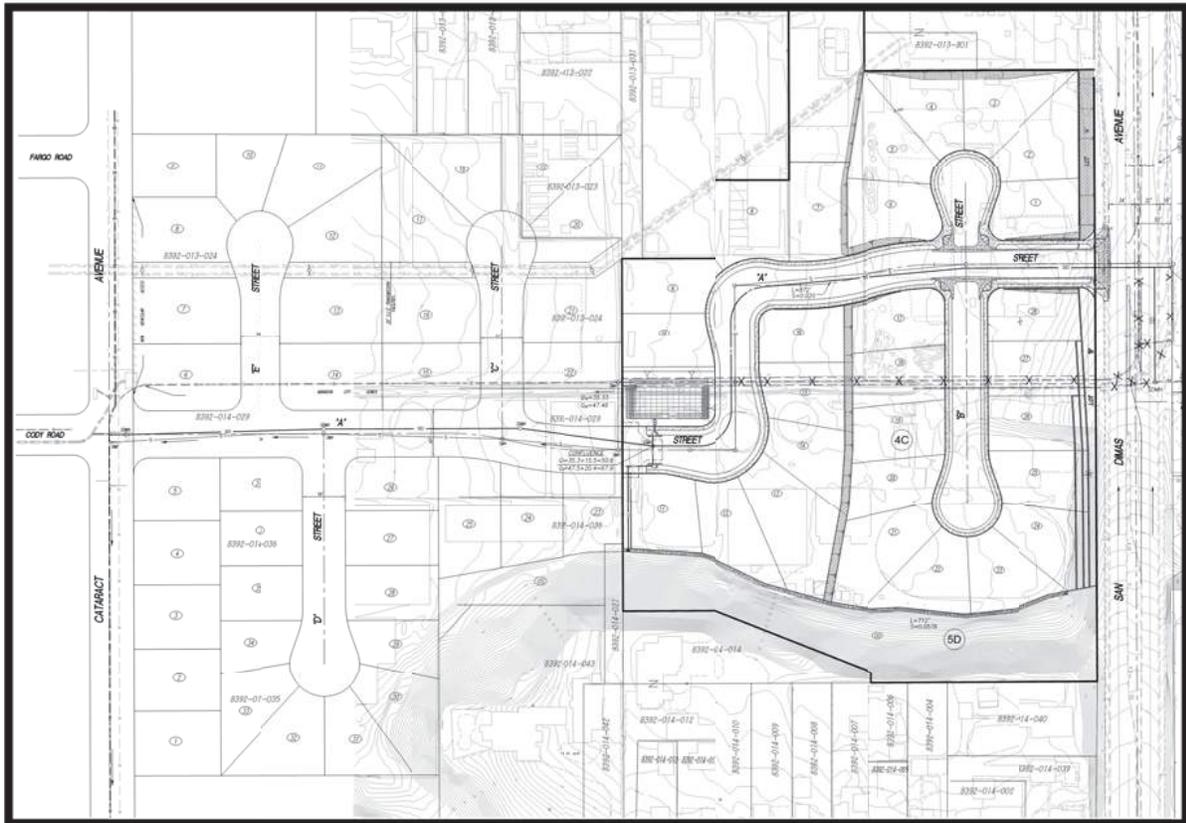
Lot No.	Address	Assessor's Parcel No.	Lot Size In Acres
1	248 W. Allen Avenue	8392-013-016	0.26
2	834 N. Cataract Avenue	8392-013-015	0.52
3	234 W. Allen Avenue	8392-013-033	0.38
4	240 W. Allen Avenue	8392-013-034	0.45
5	226 W. Allen Avenue	8392-013-018	0.91

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Lot No.	Address	Assessor's Parcel No.	Lot Size In Acres
6	216 W. Allen Avenue	8392-013-019	0.45
7	210 W. Allen Avenue	8392-013-020	0.45
<b>8</b>	<b>200 W. Allen Avenue</b>	<b>8392-013-021</b>	<b>0.52</b>
<b>9</b>	<b>200 W. Allen Avenue</b>	<b>8392-013-022</b>	<b>0.39</b>
<b>10</b>	<b>200 W. Allen Avenue</b>	<b>8392-013-023</b>	<b>0.40</b>
11	144 W. Allen Avenue	8392-013-027	0.98
<b>12</b>	<b>136 W. Allen Avenue</b>	<b>8392-013-028</b>	<b>0.99</b>
<b>13</b>	<b>130 W. Allen Avenue</b>	<b>8392-013-029</b>	<b>0.99</b>
<b>14</b>	<b>200 W. Allen Avenue</b>	<b>8392-013-031</b>	<b>1.5</b>
<b>15</b>	<b>811 N. San Dimas Avenue</b>	<b>8392-013-032</b>	<b>2.87</b>
<b>16</b>	<b>741 N. San Dimas Avenue</b>	<b>8392-014-037</b>	<b>4.83</b>
17	818 N. Cataract Avenue	8392-013-024	4.31
18	738 N. Cataract Avenue	8392-014-029	2.01
19	724 N. Cataract Avenue	8392-014-036	1.96
20	724 N. Cataract Avenue	8392-014-035	2.24

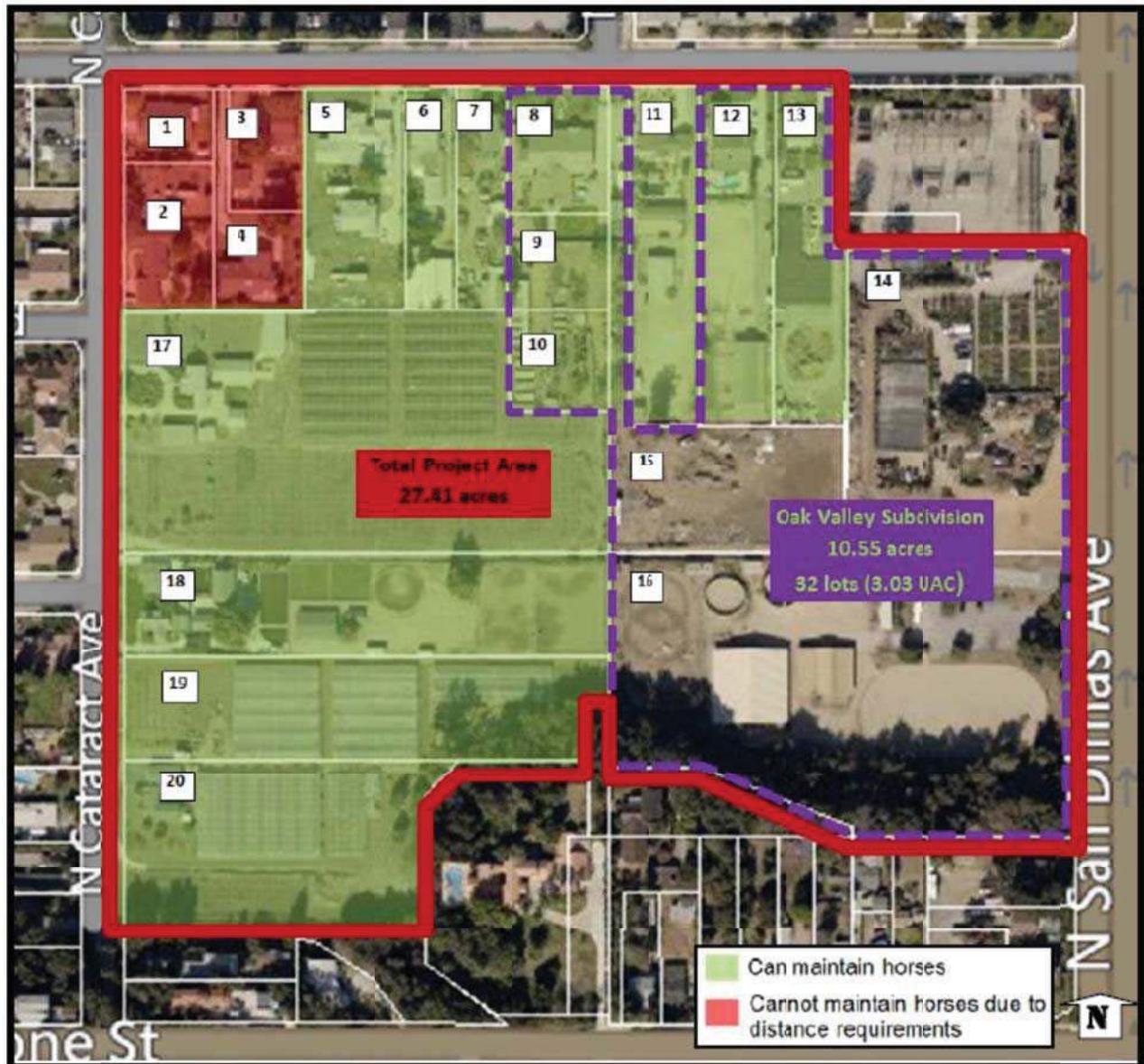
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**Bold Text - Parcels within the Live Oak Subdivision**



**Exhibit 3- Conceptual Lot Pattern and Master Utility Study**

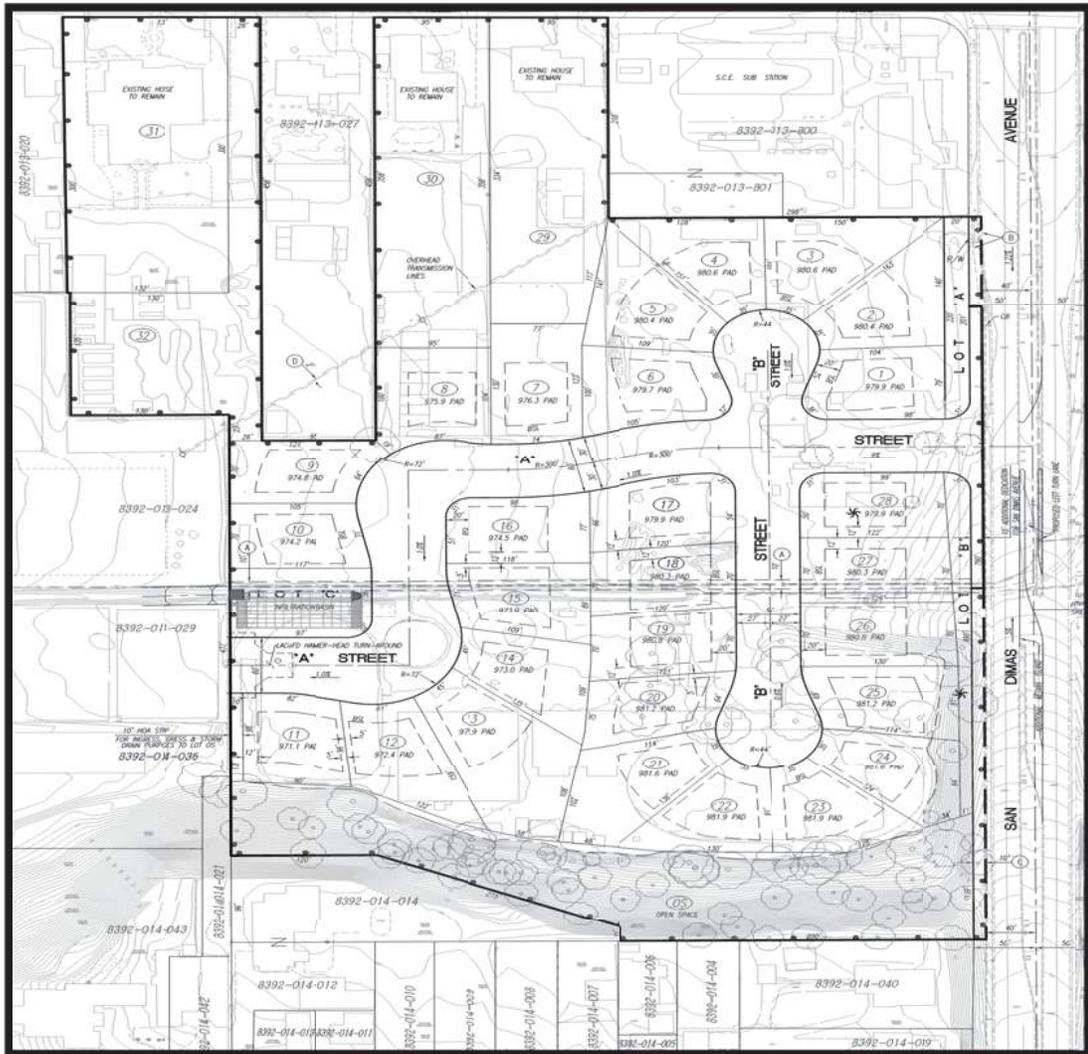
The Project Area is comprised of large lots that vary in size as shown on **Table 1**. Most of the lots are developed with single family dwelling units and accessory structures related to horse boarding, equestrian uses and agricultural activities. The Project Area includes the Oak Valley Equestrian Center and the Twins Nursery Garden Center that are both located along San Dimas Avenue. Other large lots within the Project Area are located along Cataract Avenue. The parcels along Allen Avenue are the smaller lots within the Project Area, which are one acre or less in area. All the parcels within the Project Area are allowed to maintain horses provided that each parcel meets the requirements of the San Dimas Municipal Code Section 18.28.040. An Overlay Zone would be adopted to protect the agricultural uses and horse keeping on the remaining parcels within the Project Area and to ensure that the new development is carefully designed to be compatible with those existing uses to the west of the proposed Oak Valley Subdivision as shown on **Exhibit 4 – Horse Keeping Area**. The overlay zone will also facilitate coordination of infrastructure for future development at different times.



**Exhibit 4 – Horse Keeping Area**

A shallow tributary drainage of the San Dimas Wash traverses a portion of the Project Area from east to west and consists of an unimproved channel with a storm drain outlet and its adjacent sewer line along its north side. This private tributary drainage channel feeds into a City owned storm drain system east of Cataract Avenue. Additionally, the developer proposes to reroute an existing City maintained storm drain system. The sewer line that will service the development falls under the jurisdiction of the Los Angeles County Sanitation District.

### Oak Valley Subdivision



**Exhibit 5 – Oak Valley Tract Map**

The project also proposes Tract Map No. 73711 (Oak Valley Subdivision). The subdivision boundary includes a total of eight (8) parcels representing 12.65 acres of the Project Area, as shown on **Table 1, Bold Text**, which will be subdivided into 32 parcels. Three of these parcels are currently developed with homes that will remain (Lots 29, 30 and 31). As part of the subdivision, a new flag lot is proposed (Lot 32). Future development is anticipated in lots 1 through 28. Lots 1 through 28 are being formed by combining two existing lots, 741 and 811 N. San Dimas Avenue, and a portion of 130 W Allen Avenue (approximately 12,530 square feet) and 136 W. Allen Avenue (approximately 9,294 square feet) corresponding to Lot 7 and 8 of the proposed subdivision, and most of an existing undeveloped flag parcel (approximately 53,246 square feet of APN 8392-013-031), except for the narrow strip of land. The remaining strip of

land would become part of the proposed flag lot (Lot 32). The overall gross density of the subdivision, including the existing homes to be preserved, is 3.03 units per acre.

The proposed subdivision is bounded by San Dimas Avenue to the east, single family residential homes to the south, an electrical Southern California Edison substation to the north, and residential and agrarian developments to the west as provided in **Exhibit 2, Project Area by Parcel** – lots 12 through 16.

The project site is accessed from San Dimas Avenue. The project site is presently occupied by the Twins Nursery Garden Center located at 811 N. San Dimas and Oak Valley Equestrian Center located at 741 N. San Dimas Avenue. The proposed subdivision includes the demolition of all existing structures on lots 13 and 15, and portion of lot 11 that will become part of the subdivision development as provided in **Exhibit 2, Project Area by Parcel**. Lots 29, 30 and 31 are currently developed with homes and accessory structures that will remain, as shown on **Exhibit 5, Live Oak Subdivision**. Lots 1 through 28 within the Oak Valley Subdivision will range from 7,664 to 14,523 square feet and the average lot size is 8,633 square feet.

A shallow tributary drainage of the San Dimas Wash traverses a portion of the project site from east to west and consists of an unimproved channel with a storm drain outlet and adjacent sewer line along its north side. This tributary drainage channel and sewer line falls under the jurisdiction of Los Angeles County. The subdivision proposes to relocate the existing sewer line within the public right-of-way.

The project includes public streets with access from San Dimas Avenue to serve the proposed project. Street “A” would provide a 60-foot right-of-way that includes a 5-foot wide sidewalk and a 6-foot wide parkway on both side of the street. Street “B” would provide a 54-foot right-of-way that includes a 5-foot wide sidewalk and a 4-foot wide parkway on both side of the street. The public street “A” is being designed to accommodate a future extension to serve the parcels to the west of the subdivision that are part of the Project Area. This will facilitate the orderly development and access to those parcels on Cataract Avenue if development occurs in the future.

Access to the site will require an existing center median on San Dimas Avenue to be extended northward to allow for a turning lane into the proposed project. This will require the existing southbound left-turn lane to be eliminated, which serves a four-unit residential development. That development will only be accessible from northbound San Dimas Avenue.

The project site contains various mature trees. Most of these mature trees are located along the southern boundary, just south of the equestrian center. A total of 90 mature Significant Trees were identified at the project site. A total of nineteen (19) are coast live oaks and fifteen (15) other tree species exist within the project site. A total of 34 mature Significant Trees are planned for removal as part of the proposed project. Existing trees shall be removed in accordance with the tree survey and as approved by the City. For each Mature Significant Tree removed, the applicant will replace at a ratio of 2:1 within the project site. The exiting narrow band of closed-canopy coast live oak woodland that is present along southern boundary, just south of the equestrian center will be preserved in place as shown in **Exhibit 5, Live Oak Subdivision**. Future development of the subdivision with single-family dwelling units would be subject to review and approval of the City’s Development Plan Review Board (DPRB). In

addition, future development would be required to be designed with new landscaping that is compatible with the neighboring residential community, meeting all development standards for the zoning classification as set forth in the San Dimas Municipal Code (i.e., setbacks, height, wall and fences.)

The project requires the granting of the following requests:

1. General Plan Amendment
2. Zone Change
3. Overlay Zone
4. Tentative Tract Map approval
5. Development Plan Review Board
6. Tree Removal Permit

**9. Surrounding Land Uses and Setting (Briefly describe the project's surroundings):**

The Project Area is bounded by Allen Avenue on the north, Cataract Avenue on the west, San Dimas Avenue on the East and Gladstone Street, approximately 100 – 300 feet south of the project site.

The project site is surrounded by residential uses to the east, west and south. Manufacturing uses and office uses are located to the north across from Allen Avenue, including chaparral High School. The project site includes an equestrian facility and a nursery that will cease operation as part of the proposed development.

The project site includes an equestrian facility, a nursery, single family residential and one vacant residential lot. The site is bounded by residential uses to the west and south, an Edison substation adjacent to the northeast corner (Allen Avenue and San Dimas Avenue) of the site, Chaparral High School and manufacturing uses to the north and San Dimas Avenue to the east.

**10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

Los Angeles County Sanitation District

**11. Other reviewing agencies may include, but are not limited to:**

South Coast Air Quality Management District  
Regional Water Quality Control Board

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION - On the basis of this initial evaluation:**

- I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: \_\_\_\_\_

Date: 9/11/16

Reviewed By: \_\_\_\_\_

Date: 9/11/16

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

**Responses:**

- a) **Less Than Significant Impact.** Scenic vistas in the City include views of the San Gabriel Mountains to the north and northeast, views of Mount Baldy to the northeast, and views of the National Angeles Forest to the northwest. The Project Area is currently developed with single-family dwelling units and agricultural uses. Project Area is comprised of approximately 27.41 acres. The Project Area and surrounding area contains a variety of mature trees that are taller than 35 feet in height. The existing trees partially obscure views of the San Gabriel Mountains, Mount Baldy, and the National Angeles Forest.

The San Dimas Municipal Code allows dwelling units with a maximum height of 35 feet. However, due to the height of the mountain range, partial view of the San Gabriel Mountains, Mount Baldy, and the National Angeles Forest from the project would still be available once the area is developed. The proposed zone change and future development of the area would not block or otherwise impede and existing view of a scenic vista. Impacts would be less than significant and no further analysis is required.

- b) **No impact.** No highways or roads within or adjacent to the project site are designated as state scenic highways. Therefore, no impacts would occur and no further analysis is required<sup>1</sup>.
- c) **Less than significant impact.** It is anticipated that the Project Area will change in future years to solely residential uses. The proposed Oak Valley Subdivision proposes the subdivision of 12.65 acres into 32 parcels. A portion of these 12.65 acres are currently occupied with an equestrian facility and a nursery that contains a variety of trees including coast live oak trees, California sycamore, soapberry, mulberry, weeping fig, Brazilian pepper, Mexican fan palm, and other palm species and unidentified ornamental or exotic species. This area contains a total of 90 Mature Significant Trees. A total of 34 trees would be removed by the proposed subdivision. The remaining trees will be preserved and incorporated into design of any future development. While at least 34 trees would need to be removed to accommodate the proposed project, in total, 56 trees will be preserved; the remaining 34 trees will be replaced on site at a ratio of 2:1 and a tree maintenance agreement will be required per Section 18.162.030 of the San Dimas Municipal Code.

Future development of the Project Area as well as the Oak Valley Subdivision would be required to be reviewed and approved by the Development Plan Review Board. All future development would need to be designed to be compatible and to respect the existing neighborhood fabric. Any future development within the Project Area would be compatible with the overall character of the surrounding area. Impacts would be less than significant and no further analysis is necessary.

- d) **Less than significant impact.** The Project Area is located in an urban environment characterized by high levels of ambient nighttime illumination. While future development of the area would introduce new on-site lighting compared to existing conditions, the design and placement of light fixtures will require review for consistency with City standards, which requires shielding, diffusing, or indirect lighting to avoid glare. Lighting will be selected and located to confine the area of illumination to within the project site.

Glare is the result of sunlight reflected off expanses of highly reflective surfaces. The intensity of glare and reflectivity will depend on the types of building materials used in construction and the ultimate design of any future construction. Future development of the area is not expected to create unusual or isolated glare impacts because as part of the review for any new construction, City staff would require that structures be constructed of non-reflective materials such as stucco, wood siding and ledge stone. Therefore, impacts associated with illumination and glare would be less than significant. No further analysis is necessary.

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<sup>1</sup> California Scenic Highway Mapping System, Los Angeles County, [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/scenic_highways/), 2016.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>2. AGRICULTURAL AND FOREST RESOURCES.</b> <i>Would the project:</i></p> <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>				✓
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>			✓	
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>			✓	
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>			✓	
<p>e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>			✓	

**Responses:**

- a) **No impact.** The California Department of Conservation, Division of Land Protection, lists Prime Farmland, Unique Farmland, and Farmland of Statewide Importance under the general category of “Important Farmland.” The Extent of Important Farmland Map Coverage maintained by the Division of Land Protection indicates that the project site is not included in the Important Farmland category<sup>2</sup>. The Project Area, including the Oak Valley Subdivision, is located within an urbanized area of the City of San Dimas. Furthermore, portions of the Project Area are currently developed with single-family dwelling units. No impact on farmland or agricultural resources would occur. No further analysis is required.

<sup>2</sup> Source: State of California Department of Conservation, Division of Land Resource Protection, *Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland Map, 2012, Map.*

**b-e) Less than Significant.** The project site is located in the Single Family Agricultural (SF-A) zone. The SF-A zone allows a variety of uses including wholesale nurseries, orchards, the raising of field crops agriculture crops, animal keeping such as horses, goats, sheep, and chickens.

The Project Area includes a variety of uses. The Project Area along Allen Avenue is developed with single-family dwelling units. The parcels along San Dimas Avenue and Cataract are currently being use for agricultural uses and horse keeping. No forest land, timberland, or Timberland Production areas (as defined in California Public Resources Code Section 12220(g), 4526, or 51104 (g)) are located within or adjacent to the Project Area or project site. Therefore, the proposed project would not conflict with existing zoning for forest land, timberland or Timberland Production areas, or result in the loss or conversion of forest lands to non-forest uses, as not exist. Development within the Project Area is currently zoned for single-family residential uses that allow agricultural activities. Therefore, No impact to forest land or timberland would occur as a result of the rezoning of the Project Area. Impacts would be less than significant and no further analysis is needed.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY. <i>Would the project:</i></b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors?)			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?		✓		
e) Create objectionable odors affecting a substantial number of people?			✓	

**Responses:**

**a) Less than significant.** The proposed project is located within the South Coast Air Basin (SoCAB) and, therefore, falls under the jurisdiction of the South Coast Air Quality Management District

(SCAQMD). In conjunction with the Southern California Association of Governments (SCAG), the SCAQMD is responsible for formulating and implementing air pollution control strategies. The SCAQMD's most recent Air Quality Management Plan (AQMP) was adopted in 2012 and establishes a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SoCAB, which is in non-attainment for ozone (O<sub>3</sub>), coarse, or respirable particulate matter (PM<sub>10</sub>), and fine particulate matter (PM<sub>2.5</sub>). The AQMP also addresses the requirements set forth in the state and federal Clean Air Acts. Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SCAQMD thresholds as a result of the nature and small scale of the proposed project. Implementation of the proposed project would fall below the SCAQMD significance thresholds for both short-term construction and long-term operational emissions, as discussed below. Because construction and operation of the project would not exceed the SCAQMD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality violations, and neither cause or contribute to new air quality violations, nor delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

Projects that are consistent with growth forecasts identified by SCAG are considered consistent with the AQMP growth projections. This is because the growth projections by SCAG form the basis of the land use and transportation control portions of the AQMP. Development of the proposed project would result in minimal population growth and would not have a substantial impact on growth projections. Therefore, the proposed project would not increase population figures over those that have been planned for the area, would be consistent with the AQMP forecasts for this area, would be considered consistent with the air quality related regional plans, and would not jeopardize attainment of state and federal ambient air quality standards in the SoCAB.

Therefore, for these reasons, the proposed project would be consistent with the AQMP. Based on the above discussion, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be less than significant. No further analysis is needed.

- b) Less than significant with mitigation incorporated.** The project includes a General Plan Amendment and Zone change for the Project Area, which is approximately 27.41 acres.

In addition, a subdivision of approximately 12.65 acres within the Project Area, proposes to subdivide these 12.65 acres into 32 parcels. The project does not include entitlements to build new dwelling units but the impacts of future development are analyzed as part of the environmental analysis. It is anticipated that Lots 1 through 28 will be developed in the foreseeable future.

The SCAQMD has divided the SoCAB into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The City of San Dimas is located in the Source receptor Area (SRA) 10, Pomona/Walnut Valley<sup>3</sup>. The closest air monitoring station located at 924 N. Garey Avenue, Pomona. The closest air monitoring station is the Pomona monitoring station (924 N. Garey Avenue, Pomona), which is approximately five miles northeast of the

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<sup>3</sup> California Air Resources Board (CARB), Quality Assurance Air Monitoring Site Information, Glendora-Laurel Site, 2013.

project site. This station monitors ambient concentrations of ozone, nitrogen dioxide, carbon monoxide. East San Gabriel Valley monitoring station (840 Laurel Avenue, Glendora) is approximately five miles northwest of the project site and monitors PM<sub>10</sub> and PM<sub>2.5</sub>. The nearest monitoring station for SO<sub>2</sub> and sulfate is the Fontana Monitoring Station, which is located at 14360 Arrow Highway, in Fontana, approximately 23 miles east of the project site. It is anticipated construction of Lots 1 through 28 within the Oak Valley Subdivision and remaining Project Area has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the project site. In addition, fugitive dust emissions would result from demolition and construction activities.

A project may have a significant impact if project-related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation. To address potential impacts from construction and operational thresholds outlined in **Table 2** be considered significant.

**Table 2**  
**SCAQMD'S Significant Emissions Thresholds**

<b>Pollutant</b>	<b>Construction Threshold (lbs/day)</b>	<b>Operational Threshold (lbs/day)</b>
Volatile Organic Compounds (VOC)	75	55
Nitrogen Oxides (NO <sub>x</sub> )	100	55
Carbon Monoxide (CO)	550	550
Sulfur Oxides (SO <sub>x</sub> )	150	150
Respirable Particulate Matter (PM <sub>10</sub> )	150	150
Fine Particulate Matter (PM <sub>2.5</sub> )	55	55

*Note: lbs = pounds*

*Source: South Coast Air Quality Management District, Air Quality Significance Thresholds, website: [www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2) <http://aqmd.gov/ceqa/handbook/signthres.pdf>, accessed March 16, 2016*

Construction activities associated with new development occurring in the Project Areas would temporarily increase localized PM<sub>10</sub>, PM<sub>2.5</sub>, volatile organic compound (VOC), nitrogen oxides (NO<sub>x</sub>), sulfur oxides (SO<sub>x</sub>), and carbon monoxide (CO) concentrations in the project vicinity and regional emissions within the SoCAB. The primary source of construction-related CO, SO<sub>x</sub>, VOC, and NO<sub>x</sub> emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM<sub>10</sub> and PM<sub>2.5</sub> emissions would be clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

Construction activities have the potential to cause short-term significant impacts with respect to air quality standards. According to the SCAQMD, a project's construction emissions are considered to

cause a significant impact to air quality if they would exceed the SCAQMD thresholds of significance for VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM10, and PM2.5. The construction emissions associated with the proposed project were estimated using the California Emissions Estimator Model (CalEEMod). CalEEMod is a program that calculates air pollutant emissions from land use sources and incorporates the California Air Resources Board EMFAC2007 model for on-road vehicle emissions and the OFFROAD2007 model for off-road vehicle emissions. The model also incorporates factors specific to the project region, such as vehicle fleet mixes. During project construction, the model can analyze emissions that occur during different phases, such as grading and building construction, concurrently or separately. Other site-specific or project-specific data were used in the CalEEMod model where available. Construction is anticipated to take place over approximately 2 years, beginning mid-year 2017. The number and types of construction equipment, vendor trips (e.g., transport of building materials), and worker trips were based on values provided in the CalEEMod model. Construction activities would generate dust and equipment exhaust from demolition, grading, and building construction. Demolition includes removal of two single-family residences, 200 W. Allen Avenue (2,100 sf) and 741 N. San Dimas Avenue (1,710 sq) and two barns with a total area of approximately 10,490 square feet. A total of 18,710 square feet would be demolished. Dust is typically the primary concern during grading associated with the construction of new buildings. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive dust emissions.” Fugitive dust includes larger dust particles that settle out near the source, as well as smaller particles that remain suspended indefinitely.

In order to account for dust suppression in the CalEEMod model, it was assumed that the project contractor would comply with SCAQMD Rule 403 (Fugitive Dust) by applying water a minimum of three times per day for dust suppression. The emission reduction percentage association with Rule 403 dust suppression was based on data from the SCAQMD. **Table 3, Estimated Construction Emissions**, shows the construction emissions that would occur from construction of the proposed project. As shown in **Table 3**, construction emissions would not exceed SCAQMD’s thresholds of significance. Mitigation Measure **MM-AQ-1** would reduce the impact to less than significant. Therefore construction-related impacts would be less than significant. No further analysis is required.

**Table 3**  
**Estimated Construction Emissions (Oak Valley Subdivision)**

Construction Daily Maximums	Maximum Emissions in Pounds Per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM10 <sup>1</sup>	PM2.5 <sup>1</sup>
2017	4.91	51.84	40.52	0.04	21.55	12.57
2018	20.02	23.52	18.37	0.03	1.62	1.44
SCAQMD Threshold:	75	100	550	150	150	55
Exceeds Threshold?	NO	NO	NO	NO	NO	NO

Source: Entech Consulting Group (2016). Emissions calculations are provided in **Appendix A**.

Totals in the table may not appear to add exactly due to rounding in the computer model calculations.

<sup>1</sup> Unmitigated emissions represent emissions in compliance with Rule 403.

Operational emissions would be generated by both area sources and mobile sources as a result of normal day-to-day activities on the project site after occupation. Area source emissions would be generated by the consumption of natural gas for space and water heating devices (including residential water heater and boilers), fuel combustion from landscaping equipment, and the application of architectural coatings. Mobile emissions would be generated by motor vehicles traveling to, from, and within the project site.

The proposed project would result in additional vehicle trips to and from the site. According to SCAQMD, a project’s operational emissions are considered to cause a significant impact to air quality in the region if they would exceed the SCAQMD thresholds of significance for VOC, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM10, and PM2.5. The operational emissions associated with the proposed project were estimated using CalEEMod. CalEEMod can estimate mobile and area source emissions associated with land uses specific to a given operational year and location. For the purposes of this analysis, the buildout year of 2018 was used to estimate operational emissions. **Table 4, Estimated Operational Emissions**, shows the pollutant emissions associated with operation of the proposed project.

As shown in **Table 4**, operational emissions associated with implementation of the proposed project would not exceed the SCAQMD thresholds for significance for any pollutant. Projects that generate emissions below the thresholds of significance would not be considered to contribute a substantial amount of air pollutant to regional air quality. Therefore, operational-related impacts would be less than significant.

**Table 4**  
**Estimated Operational Emissions (Oak Valley Subdivision)**

Emissions Source	Maximum Emissions in Pounds per Day					
	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM10	PM2.5
<b>Summertime Emissions</b>						
Mobile Sources	3.04	2.81	11.35	0.03	2.16	0.57
Energy	0.03	0.22	0.09	0.00	0.01	0.01
Area Sources	8.81	0.02	16.99	0.02	2.22	2.22
<b>Total Operational Emissions</b>	<b>11.89</b>	<b>3.25</b>	<b>28.43</b>	<b>0.06</b>	<b>2.11</b>	<b>2.28</b>
<b>SCAQMD Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Threshold?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>
<b>Wintertime Emissions</b>						
Mobile Sources	1.01	3.21	12.45	0.02	1.97	0.56
Energy	0.02	0.02	0.09	0.03	0.01	0.01
Area Sources	1.20	0.02	2.34	.04	0.04	0.04
<b>Total Operational Emissions</b>						
<b>SCAQMD Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Threshold?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: Entech Consulting Group. (2016). Emissions calculations are provided in **Appendix A**. Totals in table may not appear to add exactly due to rounding in the computer model calculations.

c) **Less than significant impact.** The SCAQMD’s *California Environmental Quality Act (CEQA) Air Quality Handbook* identifies methodologies to determine the cumulative significance of land use projects. These methods differ from the methodology used in other sections in which all foreseeable future development within a given service boundary or geographical area is predicted and its impacts measured. The SCAQMD has not identified thresholds to which the total emissions of all cumulative development can be compared. Instead, the SCAQMD’s methods are based on performance standards and emission reduction targets necessary to attain the federal and state air quality standards identified in the AQMP. According to the SCAQMD’s *CEQA Air Quality Handbook*, projects that are within the emission thresholds identified above for construction and operation should be considered less than significant on a cumulative basis.<sup>4</sup> As shown in Table 3, emissions associated with construction activities of the proposed project would not exceed any of the SCAQMD-recommended construction thresholds of significance and therefore would not cause an individually significant impact. Likewise, as shown in Table 4, emissions associated with the operation of the proposed project would not exceed any of the SCAQMD-recommended operational thresholds of significance and therefore would not cause an individually significant impact. Since both construction and operational emissions are below the thresholds of significance, the proposed project would not result in a cumulatively considerable impact. No further analysis is necessary.

**Cumulative impacts at build out year 2035.** In addition, emissions at build out year 2035 have been analyzed using the CalEEMod model that takes into the account the development of up 78 new residential units within the Project Area and related projects within the area. As shown below in **Table 5** and **Table 6**, the combined construction and operational emissions of future projects in 2035 would not exceed SCAQMD’s applicable thresholds and together would not substantially contribute to emissions concentrations that would exceeds the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). Therefore, impacts would be less than significant.

**Table 5**  
**2035 Peak-Day Construction Emissions (lbs/day)**

Construction Season	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Summer	57.75	5.00	42.61	0.081	5.08	2.71
Winter	57.75	5.01	42.66	0.081	5.09	2.71
<b>SCAQMD Significance Threshold</b>	75	100	550	150	150	55
Exceed Significance?	No	No	No	No	No	No

Source: Entech Consulting Group. (2016). Emissions calculations are provided in **Appendix A**.

Totals in table may not appear to add exactly due to rounding in the computer model calculations

<sup>4</sup> South Coast Air Quality Management District, *CEQA Air Quality Handbook*, (1993) 9–12.

**Table 6**  
**Total Estimated Cumulative Operational Emissions in 2035 (lbs/day)**

Source	ROG	NOx	CO	SO2	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	25.56	0.16	13.90	0.007	0.27	0.27
Energy	0.04	3.43	2.40	0.02	0.27	0.27
Mobile	23.34	52.02	237.54	1.03	65.30	18.43
Total Emissions	49.19	55.62	253.84	1.05	65.84	18.96
<b>SCAQMD Significance Thresholds</b>	<b>75</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
Exceed thresholds?	No	No	No	No	No	No

Source: Entech Consulting Group. (2016). Emissions calculations are provided in **Appendix A**. Totals in table may not appear to add exactly due to rounding in the computer model calculations.

- d) **Less than significant impact with mitigation incorporated.** The project site is surrounded by residences to the south, east and west. The SCAQMD also recommends the evaluation of localized air quality impacts to sensitive receptors in the immediate vicinity of the project site. The evaluation is based on SCAQMD’s *Final Localized Significance Threshold Methodology*<sup>5</sup> (LST Methodology), which recommends that anticipated ambient air concentrations of CO, NO<sub>x</sub>, PM10, and PM2.5, determined using a computer-based air quality dispersion model, be compared to the localized significance thresholds. The thresholds are based on the difference between the maximum monitored ambient pollutant concentrations and the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS). Therefore, the thresholds depend upon the concentrations of pollutants monitored locally with respect to a project site. For pollutants that already exceed the CAAQS or NAAQS (e.g., PM10 and PM2.5), the thresholds are based on standards established by the SCAQMD. The significance threshold for PM10, which is 10.4 micrograms per cubic meter (µg/m<sup>3</sup>), represents compliance with SCAQMD Rule 403 (Fugitive Dust). The thresholds for nitrogen dioxide (NO<sub>2</sub>) and CO represent the allowable increase in concentrations above background levels in the vicinity of the project that would not cause or contribute to an exceedance of the relevant ambient air quality standards. The significance threshold for PM2.5, which is also 10.4 µg/m<sup>3</sup>, is intended to constrain emissions to aid in progress toward attainment of the ambient air quality standards. The SCAQMD’s Localized Significance Thresholds (LST) Methodology includes screening tables that can be used for projects less than 5 acres in size to determine the maximum allowable daily emissions that would satisfy the LSTs (i.e., not cause an exceedance of the applicable concentration limits). The allowable emission rates depend on (1) the SRA in which the project is located, (2) the size of the project site, and (3) the distance between the project site and the nearest sensitive receptor (e.g., residences, schools, hospitals).

The project site is located in the City of San Dimas, which is in the area designated by the SCAQMD as SRA 10 (Pomona/Walnut Valley). The project site is approximately 5 acres and the nearest sensitive receptors are residences less than 25 meters east and west of the project.

<sup>5</sup> South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, (2008).

According to the LST Methodology, “projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.”<sup>6</sup> The LSTs for the proposed project are shown in **Table 5, Localized Significance Thresholds Analysis**, and are compared with the maximum daily on-site construction and operational emissions.

The LSTs are not applicable to off-site mobile sources (e.g., on-road motor vehicles); therefore, off-site mobile source emissions are not included in the analysis.<sup>7</sup>

As indicated in **Table 7**, on-site construction and operational emissions would not exceed the LST screening thresholds at nearby sensitive receptors for PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>x</sub>, and CO. Therefore, localized impacts would be less than significant, and no further analysis is required. Nonetheless, Mitigation Measures **AQ2** through **AQ12** have been included to control fugitive dust emissions. The proposed project would result in a less-than-significant impact related to localized construction emissions

**Table 7**  
**Localized Significance Thresholds Analysis**

Pollutant	Maximum On-Site Emissions (Pounds per day)	LST Thresholds <sup>1</sup> (Pounds per day)	Exceeds LST?
<b>Project Construction</b>			
Respirable Particulate Matter (PM <sub>10</sub> )	1.63	12	Yes
Fine Particulate Matter (PM <sub>2.5</sub> )	0.88	7	NO
Nitrogen Oxides (NO <sub>x</sub> )	11.42	236	NO
Carbon Monoxide (CO)	20.37	1,566	NO
<b>Project Operation</b>			
Respirable Particulate Matter (PM <sub>10</sub> )	1.97	3	NO
Fine Particulate Matter (PM <sub>2.5</sub> )	0.55	2	NO
Nitrogen Oxides (NO <sub>x</sub> )	3.20	236	NO
Carbon Monoxide (CO)	12.45	1,566	NO

Source: Entech Consulting Group. (2016).

<sup>1</sup> South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, (2008).

In addition to criteria pollutants, the SCAQMD assesses levels of toxic air contaminants (TACs) in the SoCAB. This section evaluates potential impacts to off-site sensitive populations that may result from TAC emission associated with long-term operation of the project. The proposed project includes 28 residences which are unlikely to emit TACs (unlike industrial facilities). Based on the lack of toxic air contaminant sources to be constructed as part of the proposed project,

<sup>6</sup> South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, (2008). 3-3.

<sup>7</sup> South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, (2008). 1-4.

detailed health risk assessment is not warranted. Therefore, the project's impact on human health would be less than significant. No further analysis is required.

### ***CO Hotspots***

Motor vehicles are a primary source of pollutants within the project vicinity. Traffic congested roadways and intersections have the potential to generate localized high levels of CO. Localized areas where ambient concentrations exceed state and/or federal standards are termed CO "hotspots." Such hotspots are defined as locations where the ambient CO concentrations exceed the state or federal ambient air quality standards. CO is produced in greatest quantities from vehicle combustion and is usually concentrated at or near ground level because it does not readily disperse into the atmosphere. As a result, potential air quality impacts to sensitive receptors are assessed through an analysis of localized CO concentrations. Areas of vehicle congestion have the potential to create CO hotspots that exceed the state ambient air quality 1-hour standard of 20 ppm or the 8-hour standard of 9.0 ppm. The federal levels are less stringent than the state standards and are based on 1- and 8-hour standards of 35 and 9 ppm, respectively. Thus, an exceedance condition would occur based on the state standards prior to exceedance of the federal standard.

The project was evaluated to determine if it would cause a CO hotspot utilizing a simplified CALINE4 screening model developed by the Bay Area Air Quality Management District (BAAQMD). The simplified model is intended as a screening analysis that identifies a potential CO hotspot. If a hotspot is identified, the complete CALINE4 model is then utilized to determine precisely the CO concentrations predicted at the intersections in question. This methodology assumes worst-case conditions (i.e., wind direction is parallel to the primary roadway and 90 degrees to the secondary road, wind speed of less than 1 meter per second and extreme atmospheric stability) and provides a screening of maximum, worst-case, CO concentrations. This method is acceptable to the SCAQMD as long as it is used consistently with the *BAAQMD Guidelines*. This model is utilized to predict future CO concentrations 0 and 25 feet from the intersections in the study area based on projected traffic volumes from the intersections contained in the project traffic study.<sup>8</sup> Intersections operating at level of service (LOS) between A through D are determined to not have the potential to create a CO Hotspot and are therefore not included in the analysis. Intersections operating at an LOS of E or F are considered have to have the potential to create a CO hotspot. Post project maximum future CO concentrations were calculated for peak-hour traffic volumes for both am and pm peak hours. The results of these CO concentration calculations are presented in **Table 8, Carbon Monoxide Concentrations – With Cumulative and Project Traffic**, to present the worst-case scenario the determination of significance is based on representative receptors located 0 feet from the intersection. Receptors further from an intersection would experience lower concentrations and therefore were not calculated. The intersection of Gladstone Street and San Dimas Avenue was estimated in the traffic study to experience an LOS of E under cumulative plus project conditions.

In addition to criteria pollutants, the SCAQMD assesses levels of toxic air contaminants (TACs) in the SoCAB. This section evaluates potential impacts to off-site sensitive populations that may result from TAC emission associated with long-term operation of the project. The proposed

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<sup>8</sup> Linscott Law & Greenspan Engineering, Oak Valley Residential Project Traffic Study, October 2015.

project includes 48 residences which are unlikely to emit TACs (unlike industrial facilities). Based on the lack of toxic air contaminant sources to be constructed as part of the proposed project, detailed health risk assessment is not warranted. Therefore, the project’s impact on human health would be less than significant. No further analysis is required.

**Table 8**  
**Carbon Monoxide Concentrations – With Cumulative and Project Traffic**

Intersection	1-Hour	8-Hour
Gladstone Street and San Dimas Avenue	2.1	2.1
<b>Exceeds state 1-hour standard of 20 ppm?</b>	NO	—
<b>Exceeds federal 1-hour standard of 35 ppm?</b>	NO	—
<b>Exceeds state 8-hour standard of 9.0 ppm?</b>	—	NO
<b>Exceeds federal 8-hour standard of 9 ppm?</b>	—	NO

*Source: Entech Consulting Group. Emissions calculations are provided in **Appendix A**.*

As shown, the CALINE4 screening procedure predicts that, under worst-case conditions, future CO concentrations at the intersection would not exceed the state 1-hour and 8-hour standards with the operation of the proposed project. No significant CO hotspot impacts would occur to sensitive receptors in the vicinity of the intersection. As a result, no significant project-related impacts would occur relative to future carbon monoxide concentrations.

- e) **Less than significant impact.** A project-related significant adverse effect could occur if construction or operation of the proposed project would result in generation of odors that would be perceptible in nearby sensitive areas.

Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project consists of rezoning 27.41 acres to allow a minimum lot size of 7,500 square feet instead of 16,000 square feet. Residential uses are not typically associated with odor complaints. As the proposed project involves no elements related to industrial projects, no objectionable odors are anticipated. Therefore, impacts associated with objectionable odors would be less than significant.

**MITIGATION MEASURES**

The following mitigation measures are required to reduce potential impacts related to Air Quality to a less than significant level.

- MM-AQ-1** The construction contractor shall utilize super-compliant architectural coatings as defined by the SCAQMD (VOC standard of less than ten grams per liter).
- MM-AQ-2** Water or a stabilizing agent shall be applied to exposed surfaces at least two times per day to prevent generation of dust plumes.

- MM-AQ-3** The construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road:
- Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long;
  - Pave the surface extending at least 100 feet and at least 20 feet wide;
  - Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or
  - Install a wheel washing system to remove bulk material from tires and vehicle undercarriages.
- MM-AQ-4** All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).
- MM-AQ-5** Construction activity on unpaved surfaces shall be suspended when wind speed exceed 25 miles per hour (such as instantaneous gusts).
- MM-AQ-6** Ground cover in disturbed areas shall be replaced as quickly as possible.
- MM-AQ-7** Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM<sub>10</sub> generation.
- MM-AQ-8** Apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
- MM-AQ-9** Traffic speeds on all unpaved roads to be reduced to 15 mph or less.
- MM-AQ-10** Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.
- MM-AQ-11** Heavy-duty equipment operations shall be suspended during first and second stage smog alerts.
- MM-AQ-12** Grading activity shall be limited to five (5) acres per day.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES.</b> <i>Would the project:</i> a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?				✓

**Comments:**

**a-d, f) No impact.** The Project Area as well as the project site is located in an urbanized area of the City of San Dimas. Two of the larger parcels within the project site currently support two single-family residences, associated outbuildings (barns), concrete pads and walkways, fencing, and trees. No Threatened, Endangered, or Rare species or their habitats, locally designated species, locally designated natural communities, wetland habitats, or wildlife corridors exist on this site.

The site is not within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or similar plan. The site is neither within nor proximate to any Significant Ecological Area, Land Trust, or Conservation Plan.

- e) **Less than significant impact with mitigation incorporated.** San Dimas Municipal Code Chapter 18.162 relates to the protection of trees that are mature significant trees, as well as other trees which are determined to be desirable, growing within the city. Such trees are natural aesthetic resources which help define the character of the city and are worthy of protection in order to preserve the natural environment and to protect the City's native plant life heritage for the benefit of all citizens. Mature significant trees, and other desirable trees, are unique because of their size and beauty, and their abundance adds distinction and character to the natural beauty of the community.

The City requires permits for the removal of mature trees. Mature significant trees may be removed from developed property with the approval of the director of development services or development plan review board. A Mature Significant Tree is determined by the following:

- A tree within the City of an oak genus that measure eight inches or more in trunk diameter;
- Any other species of trees which measure ten inches or more in trunk diameter;
- Any other species of trees that is a multi-trunk tree having a total circumference of thirty-eight inches or more; the multi-trunk tree shall include at least one trunk with a diameter of a minimum of four inches'
- The trunk diameter must be measured at a point thirty-six inches above the ground at the base of the tree.

L & L Environmental Inc. conducted a General Biological and Tree Survey Report for the project site (Oak Valley Development) on August 2015. The report can be found in **Appendix B**. The report only evaluated the project site because it is the portion of the Project Area that will be disturbed with development following approval of the General Plan, Zone Change and Tentative Tract Map.

The report states that most of the site contains no natural habitat due to various past and ongoing anthropogenic disturbances in association with an equestrian center, an active nursery, and residential land uses. The exception is a narrow band of closed-canopy coast live oak woodland that is present along the southern boundary, just south of the equestrian center. Trees suitable for raptor and migratory bird nesting are present within and around the site.

A total of 103 trees were inventoried. A total 90 met the criteria for Mature Significant Trees. Based on the development envisioned for the project site, a total of 34 Mature Significant Trees are within the development limits. These Mature Significant Trees include nineteen (19) coast live oak trees measuring between 8 to 34 inches in diameter. The remaining trees consist of fifteen (15) other species measuring between 10 inches to 21 inches in diameter.

Implementation of all conditions set forth in the Municipal Code Chapter 18.162 and mitigation measures MM-BIO 1 and MM-BIO 2 would reduce potential impacts to significant trees to a less than significant level.

### **Mitigation Measures**

The following mitigation measures are required to reduce potential impacts related to biological resources to a less than significant level.

**MM-BIO-1** Pursuant to the City's Municipal Code Section 18.162.030 the applicant shall mitigate the removal of existing Mature Significant Trees by planting new trees at a ratio of 2:1 within the project site.

**MM-BIO-2** Prior to the issuance of a grading permit or any construction activity on the site, the developer shall install an orange construction fence around tree to be protected five (5) feet away from the tree driplines. The location of the construction fencing shall be provided on the grading plan. Any excavation within the driplines shall be done with hand tools when feasible to protect the tree. The fences shall be left in place until construction is complete, per the approval of the Development Services Department. No parking of vehicles or operation of vehicles or equipment is permitted within the dripline of any trees to be retained. The applicant and subsequently the Homeowner's Association shall monitor the trees' health for five (5) years after the completion of the project. If necessary, the City has the right to require an evaluation from an arborist at the expense of the Homeowner's Association to evaluate the condition of the trees. The loss of any of these trees shall be mitigated at a ratio of 2:1.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. CULTURAL RESOURCES.</b> <i>Would the project:</i> a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓		
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?		✓		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

**Comments:**

- a) **Less than significant with mitigation incorporated.** A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.<sup>9</sup> Section 15064.5 of the *State CEQA Guidelines* defines an historical resource as (1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or (3) an object, building, structure, site, area, place, record or manuscript that a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency’s determination is supported by substantial evidence in light of the whole record.

The following analysis is summarized from the cultural resources report prepared by L & L Environmental, Inc.<sup>10</sup>

**Records Search.** Lead staff Researched for the South Central Coast Information Center (SCCIC) conducted a records search to identify cultural resources within or near the project area; a one mile search radius was used. The results of the records indicated that no cultural resources have been recorded within the Project Area and that a total of 39 cultural resources have been recorded within the one mile search radius. A detailed list of the previously recorded cultural

<sup>9</sup> California Public Resources Code Section 21084.1

<sup>10</sup> L & L Environmental Inc., *Cultural Resources Assessment, Oak Valley Development, August 2015.*

resources located within one mile of the Project Area can be found in **Appendix C**, Table 1, pages 27-38.

**Additional Research.** Records and maps available from the Bureau of Land Management (BLM), General Land Office (GLO) and the South Central Coastal Information Center (SCCIC) were reviewed to provide information about historic era land use and development within the Project Area. Additional archival topographic maps were reviewed, dating between 1897 and 1984, along with archival aerial photographs dating between 1948 and 2012. The results of the review indicated that the Project Area was planted in citrus by at least 1948 and that the last groves were removed by at least 1978. Between 1978 and 2012, development increases in the Project Area to include the equestrian facility, nursery property, and residential uses that are present at this time.

**Field Survey.** During the field survey, two historic resources were identified and are described below.

Topographic maps dating between 1894 and 1946 do not depict structures or any other development within the Project Area. In 1956, one (1) structure appears in the east-central portion of the Project Area and the remainder of the project areas is shown as a citrus grove. This development pattern is consistent until 1967, when an additional structure is depicted in the northern extension of the Project Area, along modern West Allen Avenue, and only the eastern and southern edges of the Project Area remain planted in citrus. By 1975, the two (2) structures remain within the Project Area and all the citrus groves appear to have been removed. This development pattern is consistent with the most recent map dating to 1984.

Based on the review of aerial photographs dating between 1948 and 2012, the majority of the property was planted as a citrus grove in 1948 to 1953. One (1) structure or structure complex is present within the east-central portion of the Oak Valley Subdivision during these years. This structure or portions of this structure complex are observable in aerial photographs dating from 1848 to 2012. This structure complex appears to correspond to **811 North San Dimas Avenue**. By 1964, the western-central portion of the proposed subdivision is no longer planted with citrus trees and the central portion and northern extension of the proposed subdivision area exhibit a variety of structures. One (1) of these structures is situated along west Allen Avenue and is observable in aerial photographs dating from 1964 to 2012. This structure appears to correspond to **130 West Allen Avenue**. The remaining structures in the central and northern extension of the project areas were removed by 1966. By 1972, only the southern-most portion of the project area remained planted in citrus and the grove was entirely removed by 1978. In 1978, several new buildings are observable within the area of the proposed subdivision, along the southern boundary. These buildings appear to be associated with the equestrian facility and are present in aerial photographs dating from 1978 to 2012. Between 1978 and 2012, the development increases in the project areas to exhibit the equestrian facility, nursery property, and residential uses that are present at this time.

### **Evaluation of Significance**

**California Register of Historical Resources.** The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

**California Register Criterion 1.** Structures on both properties do not rise to the level of significance required for listing in the California Register under Criterion 1.

**811 North San Dimas Avenue** is not recommended eligible for the NRHP under any of the criteria. No historic district was identified within which 811 North San Dimas Avenue would be a contributor. While the property is related to the historic themes of Agriculture specifically the citrus industry, and Early Community Development of San Dimas (1887-1940), this property is not a good representation of these themes as an individual building. Further in comparison to other better examples of residences in San Dimas associated with the citrus agriculture industry and Early Community Development, such as 525 North San Dimas Canyon Road, 705 North San Dimas Avenue, and 218 E. Arrow Highway.

**130 West Allen Avenue** is not recommended eligible for the NRHP under any of the criteria. No historic district was identified within which 130 W. Allen Avenue would be a contributor. The building is not associated with any significant historic themes under Criterion 1.

**California Register Criterion 2.**

**811 North San Dimas Avenue and 130 West Allen Avenue.** Extensive research has been completed for both structures. No persons associated with any individuals important to history were found and are therefore not eligible for listing in the California Register under Criterion 2.

**California Register Criterion 3.**

**811 N. San Dimas Avenue and 130 West Allen Avenue.** The structures and its accompanying historic-period structures represent simple and ubiquitous designs and as such do not embody distinctive characteristics of type, period, or method of construction; are not the work of a master architect; nor do they possess high artistic values. Therefore, the historic-period elements that comprise 811 N. San Dimas) are not eligible for listing in the California Register under Criterion 3.

**California Register Criterion 4.** Extensive research has been conducted for 811 North San Dimas and 130 West Allen Avenue and there is no evidence to suggest that the property or any of its historic-period components has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

- b) **Less than significant with mitigation incorporated.** Section 15064.5 of the *State CEQA Guidelines* defines significant archaeological resources as resources that meet the criteria for historical resources, as discussed above, or resources that constitute unique archaeological resources. As the southern and western portions of the project site have been subject to past subsurface disturbance associated with grading and foundations, it is unlikely that undisturbed unique archeological resources exist in these areas. However, the northern portion of the project site remains undisturbed with only trees and small vegetation. Thus, unanticipated discovery of unique archeological resources is possible during grading activities, construction of building pads and foundations, and other earthmoving activities. In the event of an unexpected disturbance, significant impacts to archaeological resources could occur. However, implementation of required **Mitigation Measure MM-CR-1** would reduce potentially significant impacts to a less than significant level. No further analysis is necessary.
- c) **Less than significant with mitigation incorporated.** As discussed above, portions of the site have been previously disturbed and, therefore, it is unlikely that undisturbed paleontological resources or unique geologic features are present in these areas of the site. Grading on the project site would cause new subsurface disturbance and therefore, unanticipated discovery of unique paleontological resources is possible.

Pursuant to Public Resources Code §21073 et seq., (AB 52), the City notified the American Native Tribes that have requested consultation under AB 52. The Gabrieleno Band of Mission Indians – Kizh Nation and the Soboba Band of Luisieño Indians both responded to the letter sent to them by the City. The Gabrieleno Band of Mission Indians – Kizh Nation requested that a certified American Monitor to be on site during any and all ground disturbances (including but not limited to pavement removal post holding, auguring, boring, grading, excavation and trenching) to protect any cultural resources which may be affected during effected during construction or development. The Soboba Band of Luisieño Indians indicated that they are agreeable in deferring monitoring to the Gabrieleno Band of Mission Indians – Kizh Nation. With implementation of **Mitigation Measure MM-CR-2 and 3**, the potential impacts of the project on paleontological resources would be reduced to a less than significant level, and no further analysis is necessary.

- d) **Less than significant with mitigation incorporated.** No formal cemetery exists on-site or in the vicinity of the proposed project. As portions of the project site have been subject to past subsurface disturbance associated with grading and foundations, it is unlikely that intact human remains are present beneath the site. However, the unanticipated discovery of intact human remains is possible, specifically on the northern undisturbed portion of the project site. In the event of an unexpected disturbance, significant impacts to archaeological resources and human remains could occur. However, implementation of required **Mitigation Measure MM-CR-4** would reduce potentially significant impacts to less than significant levels. No further analysis is necessary.

## Mitigation Measures

The following mitigation measures are required to reduce potential impacts related to archaeological and paleontological resources to a less than significant level.

- MM-CR-1** In the event that archaeological resources are uncovered on the project site during grading or other construction activities, the developer must notify the San Dimas Development Services Department immediately and work must stop within a 100-foot radius until a qualified archeologist to be approved by the City, has evaluated the find. Construction activity may continue unimpeded on other portions of the project site. If the find is determined by the qualified archeologist to be a unique archeological resource, as defined by Section 2103.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code. If the find is determined not to be a unique archeological resource, no further action is necessary and construction may continue. The applicant shall bear the cost of implementing this mitigation.
- MM-CR-2** A certified Native American Monitor approved by the Gabrieleno Band of Mission Indians – Kizh Nation, shall be retained and be on site during any and all ground disturbances, including but not limited to pavement removal, post holding, auguring, boring, grading, excavation and trenching. The applicant/develop shall bear all cost.
- MM-CR-3** If paleontological resources are uncovered during excavation of the project site, the City of San Dimas Planning Division shall be notified immediately and work must stop within 100 feet of the find to allow a qualified paleontologist to appropriately remove the find. The applicant shall bear the cost of implementing this mitigation.
- MM-CR-4** If during excavation of the project site human remains are discovered, the steps described in *State CEQA Guidelines* Section 15064.5(e) shall be followed. The applicant shall bear the cost of implementing this mitigation.
- (1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
- (A) The coroner of the County in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
- (B) If the coroner determines the remains to be Native American:
1. The coroner shall contact the Native American Heritage Commission within 24 hours.
  2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
- (2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. The applicant shall bear the cost of implementing this mitigation.
    - (A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
    - (B) The descendant identified fails to make a recommendation; or
    - (C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. GEOLOGY AND SOILS.</b> <i>Would the project:</i> a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
ii) Strong seismic ground shaking?		✓		
iii) Seismic-related ground failure, including liquefaction?		✓		

iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?		✓		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓

**Comments:**

a) i, ii **Less than significant with mitigation incorporated.** According to the Geotechnical Investigation conducted by CHJ Consultants (August, 2015), no faults are known to pass through or immediately adjacent to the Project Area (**Appendix D**).

As indicated in the Geotechnical Investigation, the Project Area is not located within the boundaries of an Earthquake Fault Zone identified for fault-rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act.<sup>11</sup> The Sierra Madre fault is mapped along the southern margin of the San Gabriel Mountains foothills approximately 1 mile north of the site that extend from the San Monica Mountains in the west the Cucamonga fault zone and eastern San Gabriel Mountains known as the Transverse Ranges Frontal Fault system (TRFFS). The San Jose fault is located approximately 3-1/2 miles south-southwest of the site and trends from the southwestern San Jose Hills northeastward to the Upland-Claremont regions. The Cucamonga fault is located approximately 7-1/2 miles east-northeast of the site. The Cucamonga fault is part of a series of east-west. Other faults in the southern California region with a potential for producing seismic shaking at the site include the Chino-Central Avenue, Puente Hills blind thrust and Raymond faults, located 11 miles southeast, 14 miles southwest and 17 miles west of the site, respectively. Thus, the potential for surface ground rupture at the project site is considered low.

Since the site is located within the seismically active Southern California region, there is some possibility that there could be (a) trace(s) of (a) previously unidentified fault(s) on the project site. If evidence of faulting were to be discovered during the grading phase, potential building hazards would be mitigated to a level of less than significant, through application of already-required provisions of the California Building Code (CBC), which sets construction design standards that can reduce potential impacts related to seismic activity, including fault rupture.

<sup>11</sup> California Department of Conservation and California Geologic Survey, Alquist-Priolo Earthquake Fault Zones. <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>, 2016.

**Mitigation Measure MM-GEO-1** below is required to ensure compliance with applicable City and state building codes and requirements. Therefore, with incorporation of MM-GEO-1 below, potential impacts associated with the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault would be reduced to less than significant levels.

- a) iii **Less than significant with mitigation incorporated.** Liquefaction is a seismic phenomenon in which loose, saturated, fine-grained granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: (1) shallow groundwater; (2) low-density, fine, clean sandy soils; and (3) high intensity ground motion. Studies indicate that saturated, loose and medium dense, near-surface cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential.

According to the geotechnical investigation prepared by CHJ Consultants (2015), the potential for liquefaction at the Project Site is very low. There must be a relatively shallow groundwater table (within approximate 40 to 50 feet below ground surface (bgs)) or completely saturated soil conditions for soils to liquefy during an earthquake.

The northwestern portion of the site is included within a State-designated Seismic Hazard Zone for Liquefaction as depicted in the California Geological Survey (CGS, 1999). The historic groundwater depth for the site area is depicted by CGS (1998) as 30 to 50 bgs. Consistent with the information above, none of the exploratory borings completed on the project site to date have encountered groundwater to the maximum depth explored of 30 feet below existing ground surface (CHJ Consultants, August 2015). Further, the project applicant will be required by the City as part of the approval process to incorporate the specific recommendations for mitigating potential settlement for building and engineering specifications. **Mitigation Measures MM-GEO-1 and MM-GEO-8** will ensure impacts would be less than significant. No further analysis is necessary.

- a) iv **No impact.** Landslides and other types of slope failures, such as lateral spreading, can result in areas with varying topography in the event of an earthquake. According to the CDC San Dimas Quadrangle the site is not located in a State Seismic Hazard Zone for landslides<sup>12</sup>. Further, no significant ground slopes exists in the vicinity of the project site. Therefore, the likelihood of seismically induced landslides affecting the project site is considered to be remote. No impact would occur. No further analysis is necessary.
- b) **Less than significant with mitigation incorporated.** Construction associated with site development would result in ground surface disruption during site clearance, which would temporarily expose soils, allowing for possible erosion. A grading plan will be submitted to the San Dimas Department of Public Works for review and approval prior to grading activities. Because the total Project Area is over 1 acre in size, the project applicant would obtain a General Permit for Discharges of Storm Water Associated with Construction Activity to comply with the National Pollution Discharge Elimination System (NPDES), to control erosion and pollution during construction of the project. The permit requires the project applicant to

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<sup>12</sup> California Department of Conservation and California Geologic Survey, Landslide/Liquefaction Map, San Dimas Quadrangle, [http://gwm.consrv.ca.gov/shmp/download/quad/SAN\\_DIMAS/maps/ozn\\_sdim.pdf](http://gwm.consrv.ca.gov/shmp/download/quad/SAN_DIMAS/maps/ozn_sdim.pdf), 2016.

prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout project construction. The SWPPP must list Best Management Practice (BMP) features that the discharger (project applicant) will use to protect storm water runoff.

Under regulations adopted by the Los Angeles Regional Water Quality Control Board (RWQCB), projects are required to implement a Low Impact Development Standards (LID), during the operational life of the project to ensure that storm water pollution is addressed by incorporating BMP features into the design of the project.

With implementation of **Mitigation Measures MM-GEO-1** through **MM-GEO-7**, potentially significant impacts related to soil erosion and loss of topsoil would be reduced to a less than significant level. No further analysis is necessary.

- c) **Less than significant with mitigation incorporated.** Potential impacts with regard to liquefaction and landslide potential are evaluated above. The proposed project would be designed and constructed in conformance with the California Building Code, and the requirements of the San Dimas Public Works Department and the San Dimas Municipal Code. Compliance with these codes and requirements would assure safe construction practices and avoid any potentially significant impacts associated with lateral spreading, subsidence, or collapse. **Mitigation Measure MM-GEO-8**, provided below, would ensure that impacts related to the project site's potential for compressible soils would not pose a geologic hazard to future residents. With implementation of mitigation, potentially significant impacts would be reduced to a less than significant level. No further analysis is necessary.
- d) **Less than significant with mitigation incorporated.** Portions of the project site have been previously disturbed by development activity. As described above, the proposed project would be designed and constructed in conformance with the California Code of Regulations, Title 24, Part 2, Volume 2, and would be subject to the requirements of the San Dimas Public Works Department and the San Dimas Municipal Code. In the event that expansive soils are encountered during project construction, compliance with these codes and regulations would avoid potentially significant impacts associated with expansive soils. Nonetheless, **Mitigation Measure MM-GEO-1** is required to ensure compliance with these standard regulations. With implementation of mitigation, potentially significant impacts would be reduced to a less than significant level. No further analysis is necessary.
- e) **No impact.** Project implementation would not use septic tanks or alternative wastewater disposal systems. The proposed project would be connected to existing City of San Dimas wastewater conveyance systems. Therefore, no impact would occur, and no further study is required.

### Mitigation Measures

The following mitigation measures are required to ensure impacts related to geology and soils would remain less than significant.

- MM-GEO-1** The project shall be designed and constructed in accordance with the requirements of Chapter 16 (Structural Design) of the 2010 California Code of Regulations, Title 24, Part 2,

Volume 2 (based on the International Building Code, Chapter 16, Section 1613 – Earthquake Loads), the San Dimas Municipal Code, and accepted engineering practices.

- MM-GEO-2** Prior to start of soil-disturbing activities at the site, the project applicant shall obtain a General Permit for Discharges of Storm Water Associated with Construction Activity to comply with the National Pollution Discharge Elimination System (NPDES), to control erosion and pollution during construction of the project. The project applicant shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout project construction. The SWPPP must list Best Management Practice (BMP) features that the discharger (project applicant) will use to protect storm water runoff. Prior to issuance of any grading or building permits, the City of San Dimas Department of Public Works shall approve the SWPPP.
- MM-GEO-3** The project applicant shall prepare and implement a Low Impact Development Mitigation Plan (LID) in accordance with the requirements of the San Dimas Municipal Code to ensure that storm water runoff is managed for water quality concerns through implementation of appropriate and applicable best management practices (BMPs). Prior to issuance of any grading or building permits, the City of San Dimas Department of Public Works shall approve the LID.
- MM-GEO-4** All unpaved demolition and construction areas shall be wetted during excavation, grading, and construction, and temporary dust covers shall be used to reduce dust emissions and meet South Coast Air Quality Management District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- MM-GEO-5** The project applicant or general contractor shall keep the construction area sufficiently damped to control dust caused by construction, hauling and at all times provide reasonable control of dust caused by wind.
- MM-GEO-6** All materials transported off-site shall either be sufficiently watered or securely covered to prevent excessive amounts of dust and spillage.
- MM-GEO-7** All clearing, earthmoving, or excavation activities shall be discontinued during period of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of fugitive dust.
- MM-GEO-8** Prior to issuance of grading permits, the project applicant shall submit to the Engineering Division detailed plans demonstrating that all earthwork and grading, structural foundations, on-grade slabs, retaining walls, paving, temporary excavations and backfill, and surface drainage shall be designed and constructed consistent with the recommendations provided in the project geotechnical study.