

# 1. Executive Summary

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## 1.1 INTRODUCTION

This draft environmental impact report (DEIR; State Clearinghouse No. 2022020137) addresses the environmental effects associated with the implementation of the proposed La Puerta School Site Specific Plan (Specific Plan). The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An environmental impact report (EIR) analyzes potential environmental consequences in order to inform the public and support informed decisions by local and state governmental agency decision makers. An EIR does not recommend either approval or denial of a project; rather it is intended to provide a source of independent and impartial analysis of the foreseeable environmental impacts of a proposed course of action. This DEIR focuses on impacts determined to be potentially significant in the Notice of Preparation completed for the Specific Plan (Appendix A).

This DEIR has been prepared pursuant to the requirements of CEQA and the City of Claremont's CEQA procedures. The City of Claremont, as the lead agency, has reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment, including reliance on the City's technical personnel from other departments and review of all technical subconsultant reports.

Data for this DEIR derives from onsite field observations; discussions with affected agencies; analysis of adopted plans, policies, and programs; review of available studies, reports, data and similar literature; and specialized environmental assessments (air quality, biological resources, cultural resources, energy, geological resources, hazards and hazardous materials, hydrology and water quality, noise, transportation, tribal cultural resources, and utilities and service systems).

## 1.2 ENVIRONMENTAL PROCEDURES

This DEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the Specific Plan, as well as anticipated future discretionary actions and approvals. CEQA established six main objectives for an EIR:

1. Disclose to decision makers and the public the significant environmental effects of proposed activities.
2. Identify ways to avoid or reduce environmental damage.
3. Prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
4. Disclose to the public reasons for agency approval of projects with significant environmental effects.

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5. Foster interagency coordination in the review of projects.
6. Enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation in CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project with the potential to result in significant, adverse environmental impacts.

An EIR is one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed project, the lead agency must consider the information in the EIR; determine whether the EIR was prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and adopt a statement of overriding considerations if significant impacts cannot be avoided.

### 1.2.1 EIR Format

**Chapter 1. Executive Summary:** Summarizes the background and description of the proposed project, the format of this EIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

**Chapter 2. Introduction:** Describes the purpose of this DEIR, background on the project, the notice of preparation, the use of incorporation by reference, and Final EIR certification.

**Chapter 3. Project Description:** A detailed description of the project, including its objectives, its area and location, approvals anticipated to be required as part of the project, necessary environmental clearances, and the intended uses of this EIR.

**Chapter 4. Environmental Setting:** A description of the physical environmental conditions in the vicinity of the project as they existed at the time the notice of preparation was published, from local and regional perspectives. These provide the baseline physical conditions from which the lead agency determines the significance of the project's environmental impacts.

**Chapter 5. Environmental Analysis:** Each environmental topic is analyzed in a separate section that discusses: the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the proposed project; the level of significance after mitigation is incorporated; and the potential cumulative impacts of the proposed project and other existing, approved, and proposed development in the area.

**Chapter 6. Significant Unavoidable Adverse Impacts:** Describes the significant unavoidable adverse impacts of the proposed project.

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**Chapter 7. Alternatives to the Proposed Project:** Describes the alternatives and compares their impacts to the impacts of the proposed project. Alternatives include the No Project/No Development Alternative and No Project/Existing General Plan Alternative.

**Chapter 8. Impacts Found Not to Be Significant:** Briefly describes the potential impacts of the project that were determined not to be significant by the Initial Study and were therefore not discussed in detail in this DEIR.

**Chapter 9. Significant Irreversible Changes Due to the Proposed Project:** Describes the significant irreversible environmental changes associated with the project.

**Chapter 10. Growth-Inducing Impacts of the Project:** Describes the ways in which the proposed project would cause increases in employment or population that could result in new physical or environmental impacts.

**Chapter 11. Organizations and Persons Consulted:** Lists the people and organizations that were contacted during the preparation of this DEIR.

**Chapter 12. Qualifications of Persons Preparing EIR:** Lists the people who prepared this DEIR for the proposed project.

**Chapter 13. Bibliography:** The technical reports and other sources used to prepare this DEIR.

**Appendices:** The appendices for this document comprise these supporting documents:

- Appendix A: Notice of Preparation (NOP) and NOP Comment Letters
- Appendix B: Air Quality, GHG, and Energy Modeling Data
- Appendix C: Biological Resources Technical Report
- Appendix D: Cultural Resources Assessment
- Appendix E: Preliminary Soils and Engineering Geologic Investigation
- Appendix F1: Phase I Environmental Site Assessment
- Appendix F2: Revised Work Plan, Preliminary Endangerment Assessment,
- Appendix F3: Removal Action Closure Report
- Appendix F4: Limited Phase II Environmental Site Assessment
- Appendix F5: Stockpile Sampling Results
- Appendix G1: Preliminary Hydrology Report
- Appendix G2: Preliminary Low Impact Development Plan
- Appendix H: Noise Background and Modeling
- Appendix I: Traffic Impact Analysis
- Appendix J1: Sewer Analysis
- Appendix J2: Statement of Water Availability

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### 1.2.2 Type and Purpose of This DEIR

This DEIR has been prepared as a “Project EIR,” defined by Section 15161 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). This type of EIR examines the environmental impacts of a specific development project and should focus primarily on the changes in the environment that would result from the development project. This EIR examines all phases of the project including planning, construction, and operation.

## 1.3 PROJECT LOCATION

The development area covered by the La Puerta School Site Specific Plan (Project Area) is in the northern region of the City of Claremont. Claremont is in the San Gabriel Valley region and in the eastern portion of Los Angeles County. The city is bordered with San Bernardino County and is surrounded by the cities of Upland and Montclair and unincorporated areas of San Bernardino County to the east; the City of Pomona to the south and southwest; and the City of La Verne and unincorporated area of Los Angeles County to the west and northwest.

The Project Area consists of an approximately 9.58 acre, roughly square-shaped vacant parcel that is bounded by Thompson Creek Trail to the north, Navarro and Lamar Drives to the south, Forbes Avenue to the east, and Indian Hill Boulevard to the west. The current address of the Project Area is 2475 Forbes Avenue, which was associated with the now closed public middle school that operated onsite until closing as a middle school in the late 1970s.

The Project Area does not include the existing and adjacent La Puerta Sports Park, a park facility leased by the Claremont Unified School District to the City of Claremont and operated by the City.

## 1.4 PROJECT SUMMARY

The proposed project includes the adoption of a General Plan amendment and zone change and approval of a specific plan. Specifically, the Claremont General Plan land use map would be amended to change the land use designation from Public to Residential 6 (residential with a maximum density of 6 units per acre), and the City’s zoning map would be amended to change the land use designation from Public to Specific Plan. At the same time, a Specific Plan would be adopted. The La Puerta School Site Specific Plan would permit development of residential uses consistent with the proposed General Plan designation and includes implementation procedures/mechanisms and development and design standards (e.g., building height and setback, density, lot size, design requirements) under which development of the Project Area would be implemented.

Subsequent approvals required to implement the project applicant’s intention to develop the Project Area with residential homes include: a tentative subdivision map, design review of the proposed homes, and compliance with the City’s Inclusionary Housing requirements.

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### 1.5 SUMMARY OF PROJECT ALTERNATIVES

The CEQA Guidelines (Section 15126.6[a]) state that an EIR must address “a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.” The following alternatives have been determined to represent a reasonable range of alternatives that have the potential to feasibly attain most of the basic objectives of the Specific Plan but which may avoid or substantially lessen any of the significant effects of the project. As described in Chapter 7, *Alternatives to the Proposed Project*, the following project alternatives were identified and analyzed for relative impacts as compared to the Specific Plan.

- No Project/No Development Alternative
- No Project/Existing General Plan Alternative

The following presents a summary of each of the alternatives analyzed in this DEIR. Please refer to Chapter 7 for a complete discussion of how the alternatives were selected and the relative impacts associated with each alternative.

#### 1.5.1 No Project/No Development Plan Alternative

Section 15126.6(e) of the CEQA Guidelines requires analysis of the No Project Alternative. In accordance with the CEQA Guidelines, the No Project/No Development Alternative for a development project on an identifiable property consists of the circumstance under which the project does not proceed as provided by Section 15126.6(e)(3)(B) of the CEQA Guidelines. Section 15126.6(e)(3)(B) provides that, “In certain instances, the no project alternative means ‘no build’ wherein the existing environmental setting is maintained.”

Under the No Project/No Development Alternative, the Specific Plan would not be implemented, and no new development would occur; the existing conditions would remain under this alternative. The Project Area would remain vacant land and no improvements would occur on- or offsite. None of the impacts of the Specific Plan, adverse or beneficial, would result under this alternative. Accordingly, the No Project/No Development Alternative provides a comparison between the environmental impacts of the Specific Plan as compared to the environmental conditions, resulting from not approving or denying the Specific Plan.

#### 1.5.2 No Project/Existing General Plan Alternative

Pursuant to CEQA Guidelines Section 15126.6(e)(3)(A), when a project is the revision of an existing regulatory plan, the “no project” alternative assumes continuation of the existing plan, policy, or operation into the future. Therefore, under the No Project/Existing General Plan Alternative, the current general plan land use and zoning designations of the Project Area, which is “Public”, would remain in effect. Development in accordance with the existing general plan and zoning would occur in the Project Area. The Public land use designation provides for a wide range of public uses, including public schools, transportation- related facilities, government uses, public utilities, libraries, museums, cultural facilities, and public service facilities. The Public zoning designation allows the development of public uses, including government agencies, schools, libraries, post

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offices, fire stations, public safety facilities, community centers, museums, theaters, civic center, and similar local, state, or federal uses.

Under this alternative, the Project Area could be developed with any of the permitted uses permitted under the Public land use and zoning designations, subject to City review and approval (with the exception of a new public school or other school-related facility, which could be built subject to review and approval by the Claremont Unified School District). The exact type and size of use(s) is not known as there are no plans (past, present, or future) to develop any of these uses in the Project Area; however, with the exception of new public school facilities, any use(s) would be required to be consistent with the development standards (e.g., setbacks intensity, building heights) permitted under the Public land use and zoning designations. The Claremont Unified School District would have to obtain building permits from the Office of the State Architect, and (as the Lead Agency under CEQA) would perform their own CEQA analysis.

The environmental impacts of developing the Project Area with any of the permitted uses in the Public zoning district could vary substantially, with some uses being more intense than others and having greater impacts than others. Uses permitted in the Public zoning district are:

- Public uses, including government agencies, schools, libraries, post offices, fire stations, public safety facilities, community centers, museums, theaters, civic center, and similar local, state, or federal uses.
- Governmental maintenance yards.
- Utilities structures, substations, and distribution facilities provided all equipment and appurtenances are within an enclosed structure or screened from view.
- Parking facilities.
- Parks.
- Open space and highway landscaping.
- Water treatment, retention, and distribution facilities.
- Wireless communication facilities.

The following uses are considered to be highly unlikely to occur:

- **A public park or a parking area for the existing La Puerta Sports Park.** Although additional park space makes sense since it would be an extension of the adjacent sports park, the City does not currently have the financial means to expand or add new park space; therefore, this use was not included as it is not a realistic use. Similarly, building and maintaining a parking area is considered unlikely; the City would instead build or improve parks elsewhere in the city before building a parking lot for this park.
- **A new public school.** Although a public school is allowed under the existing zoning, it should be noted that the potential to develop a school is unlikely for several reasons: one, the prior school that operated

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onsite ceased operating in 1979 and the Claremont Unified School District (CUSD) has declared the site to be surplus property and has been trying to sell the site for more than a decade and two, attendance for schools within the Claremont Unified School District service area has been declining. As reported in the 2022 City of Claremont Housing Element Update EIR, CUSD is currently experiencing decreasing levels of registration of local students.

- **A new City maintenance yard.** The City recently completed a new, multi-million dollar corporate yard, and is not likely to build another in the foreseeable future.

For the analysis conducted for this alternative and as a hypothetical approach since the range of uses is wide, the uses that could be developed were narrowed down to uses most likely to be developed and those that would be the most compatible with the surrounding existing residential community and the adjacent La Puerta Sports Park. These are:

- Public facilities, with the exception of a public school or public park.
- Utilities structures, substations, and distribution facilities provided all equipment and appurtenances are within an enclosed structure or screened from view.
- Water treatment, retention, and distribution facilities.
- Wireless communication facilities.

### 1.6 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this DEIR adequately describes the environmental impacts of the project.
2. Whether the benefits of the project override those environmental impacts which cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides the Mitigation Measures identified in the DEIR.
6. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic project objectives.

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### **1.7 AREAS OF CONTROVERSY**

Prior to preparation of the DEIR, the City of Claremont circulated a Notice of Preparation (NOP) on February 4, 2022. Comments received during the NOP's public review period, from February 4, 2022, to March 7, 2022, are provided in Appendix A and summarized in Table 2-1, *NOP Written Comments Summary*, of Chapter 2, *Introduction*, of this DEIR. In addition, a public scoping meeting was held during the 30-day public review period, from 6:00 PM to about 7:15 PM on February 16, 2022, via teleconference. Attendees were instructed to provide comments on the proposed project and DEIR in writing; a summary of the comment letters received from attendees are also included in Table 2-1. The environmental issues raised in the NOP and scoping meeting comment letters are fully addressed in Section 5.0 of this DEIR. No other areas of controversy are known to the City.

### **1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION**

Table 1-1 summarizes the conclusions of the environmental analysis contained in this DEIR. Impacts are identified as significant or less than significant, and mitigation measures are identified for all significant impacts. The level of significance after imposition of the mitigation measures is also presented.



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**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>5.1 AESTHETICS</b>			
<b>Impact 5.1-1.</b> Development accommodated by the Specific Plan would not have a substantial adverse effect on a scenic vista.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.1-2.</b> Implementation of the Specific Plan would not alter scenic resources within a state scenic highway.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.1-3.</b> Development accommodated by the Specific Plan would alter the visual appearance of the Project Area, but not in a manner that would conflict with applicable zoning and other regulations governing scenic quality.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.1-4.</b> Development accommodated by the Specific Plan would generate additional light and glare sources in and around the Project Area, but not in a manner that would adversely affect day or nighttime views in the area.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.2 AIR QUALITY</b>			
<b>Impact 5.2-1.</b> Implementation of the Specific Plan would be consistent with the applicable air quality management plan.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.2-2:</b> Construction activities associated with development accommodated by the Specific Plan would not generate short-term emissions in exceedance of South Coast AQMD's threshold criteria.	Less than significant	No mitigation measures are required.	Less than significant

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**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact 5.2-3:</b> Long-term operation of development accommodated by the Specific Plan would not generate additional vehicle trips and associated emissions in exceedance of South Coast AQMD’s threshold criteria.</p>	<p>Less than significant</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>
<p><b>Impact 5.2-4:</b> Development accommodated by the Specific Plan could expose sensitive receptors to substantial pollutant concentrations during construction.</p>	<p>Potentially significant</p>	<p>AQ-1 The construction contractor(s) shall, at minimum, use equipment that meets the United States Environmental Protection Agency’s (US EPA) Tier 4 (Interim) emissions standards for off-road diesel-powered construction equipment with 50 or more horsepower used for the asphalt demolition and rough grading construction activities, unless it can be demonstrated to the City of Claremont Building Division that such equipment is not available. Where equipment is not available, the next available engine Tier (e.g., US EPA Tier 4 Final equipment) shall be used. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by Tier 4 emissions standards for a similarly sized engine, as defined by the California Air Resources Board’s regulations.</p> <p>Prior to the issuance of grading permits, the project construction contractor shall demonstrate to the City that all grading and construction plans clearly show the requirement for EPA Tier 4 emissions standards for construction equipment of 50 horsepower and over for the demolition and rough grading activities stated above. During grading and construction, the construction contractor shall maintain a list of all operating equipment associated with grading in use on the site for verification by the City. The construction equipment list shall state the makes, models, Engine Family Number, Equipment Identification Numbers, and the number of construction equipment on-site. Equipment shall be properly serviced and maintained in accordance with the manufacturer’s recommendations.</p> <p>AQ-2 The construction contractor(s) shall implement the following measures to reduce construction exhaust emissions during demolition and soil hauling activities associated with demolition and rough grading:</p> <ul style="list-style-type: none"> <li>• Hauling of soil generated from demolition activities shall be limited to a maximum of 1,819 miles per day. Air quality modeling conducted for the</li> </ul>	<p>Less than significant</p>

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>La Puerta School Site Specific Plan was based on the assumption that the 1,819 miles per day would consist of 107 one-way haul trips per day (or 53 truckloads per day) with 16 cubic-yard trucks and a one-way haul distance of approximately 17 miles. All grading and construction plans shall identify the disposal site for exported material, the distance to the disposal site, and the number of permitted truck trips to the disposal site to remain under the miles per day limit.</p> <ul style="list-style-type: none"> <li>• During demolition and demolition haul activities, the construction contractor shall water all active demolition sites and disturbed areas a minimum of two times per day.</li> </ul> <p>These requirements shall be noted on all grading and construction plans prior to issuance of any grading or construction permits and verified by the City of Claremont Building Division during the demolition and soil-disturbing phases.</p>	
<p><b>Impact 5.2-5:</b> Implementation of the Specific Plan would not expose sensitive receptors to substantial pollutant concentrations during operation.</p>	<p>Less than significant</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>
<p><b>Impact 5.2-6:</b> Implementation of the Specific Plan would not result in other emissions (such as those leading to odors) that would adversely affect a substantial number of people.</p>	<p>Less than significant</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>
<p><b>5.3 BIOLOGICAL RESOURCES</b></p>			
<p><b>Impact 5.3-1:</b> Implementation of the Specific Plan could have a substantial adverse effect, either directly or through habitat modifications, on a species identified as a candidate, sensitive, or special status species.</p>	<p>Potentially significant</p>	<p>BIO-1 Prior to the initiation of on-site grading activities within any phase of the La Puerta School Site Specific Plan resulting in direct impacts to disturbed habitat, the project applicant shall perform a preconstruction survey for burrowing owls that shall be conducted 14 days prior to construction activities within the disturbed regions of the phased action area. The preconstruction survey shall be conducted by a qualified biologist. If ground-disturbing activities are delayed or suspended for more than 14 days after the preconstruction survey, the proposed area of disturbance shall be resurveyed for burrowing owls.</p>	<p>Less than significant</p>

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**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>If owls are determined to be present within or adjacent to the phased construction footprint, they shall be captured and relocated by a qualified biologist. The preconstruction survey and any relocation activity shall be conducted in accordance with the California Department of Fish and Wildlife (CDFW) Staff Report on Burrowing Owl Mitigation, 2012. According to CDFW guidelines, mitigation actions will be conducted from September 1st to January 31st, which is prior to the nesting season. However, burrowing owl nesting activity is variable, and as such the time frame will be adjusted accordingly. Should eggs or fledglings be discovered in any owl burrow, the burrow cannot be disturbed (pursuant to CDFW guidelines) until the young have hatched and fledged (matured to a stage that they can leave the nest on their own). Occupied burrows shall not be disturbed during the nesting season (February 1st through August 31st) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either:</p> <ul style="list-style-type: none"> <li>• The adult birds have not begun egg-laying and incubation; or</li> <li>• The juveniles from the occupied burrows are foraging independently and are capable of independent survival.</li> </ul> <p>If the biologist is unable to verify one of the above conditions, then no disturbance shall occur within 300 feet of the burrowing owls' nest during the breeding season to avoid abandonment of the young.</p> <p>BIO-2 To avoid impacts to nesting birds (includes burrowing owl and peregrine falcon) and raptors within or adjacent to the development area covered by the La Puerta School Site Specific Plan (Project Area) and to comply with the California Department of Fish and Game (CDFG) Codes 3503 &amp; 3513 and the Migratory Bird Treaty Act (MBTA), clearing shall occur between non-nesting (or non-breeding) season for birds and raptors (generally September 16th to December 31st). If this avoidance schedule is not feasible, the alternative shall be to carry out such activities under the supervision of a qualified biologist. This shall entail the following:</p> <ul style="list-style-type: none"> <li>• A qualified biologist shall conduct a pre-construction nesting bird and raptor survey no more than 14 days prior to initiating ground disturbance activities. The survey shall consist of full coverage of the proposed disturbance limits and up to a 500-foot buffer area, determined by the</li> </ul>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>biologist and considering the species nesting in the area and the habitat present. If no active nests are found, no additional measures are required.</p> <ul style="list-style-type: none"> <li>If occupied nests are found, their locations shall be mapped, species documented, and, to the extent feasible, the status of the nest (e.g., incubation of eggs, feeding of young, near fledging) recorded. The biologist shall establish a no-disturbance buffer around each active nest. The buffer area will be determined by the biologist based on the species present, surrounding habitat, and type of construction activities proposed in the area. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the construction supervisor that activities may resume.</li> </ul>	
<b>Impact 5.3-2:</b> Implementation of the Specific Plan would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.3-3:</b> Implementation of the Specific Plan would not have a substantial adverse effect on state or federally protected wetlands.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.3-4:</b> Implementation of the Specific Plan would not interfere with an established wildlife corridor; however, removal of vegetation on-site during site clearance could impact nesting migratory birds.	Potentially significant	Mitigation Measures BIO-1 and BIO-2 apply here.	Less than significant
<b>Impact 5.3-5:</b> Implementation of the Specific Plan would not conflict with the City of Claremont's tree preservation policies.	Less than significant	No mitigation measures are required.	Less than significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact 5.3-6:</b> Construction and operation of development accommodated by the Specific Plan would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.</p>	Less than significant	No mitigation measures are required.	Less than significant
<b>5.4 CULTURAL RESOURCES</b>			
<p><b>Impact 5.4-1:</b> Development accommodated by the Specific Plan would not result in an impact on historic resource.</p>	Less than significant	No mitigation measures are required.	Less than significant
<p><b>Impact 5.4-2:</b> Development accommodated by the Specific Plan could impact unknown subsurface archaeological resources.</p>	Potentially significant	<p>CUL-1 Prior to the issuance of grading permits, and for any subsequent permit involving excavation to an increased depth, the project applicant shall retain a Los Angeles County-certified archaeologist who shall be on call during all grading and other significant ground-disturbing activities. Additionally, a certified aboriginal tribe of the Los Angeles basin Native American Monitor shall be onsite during any and all ground disturbances (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching). The purpose of the onsite certified Native American Monitor is to protect any cultural resources that may be affected during construction or development. Evidence of the contracted professionals retained by the project applicant shall be provided to the City of Claremont Community Development Department. In the event archeological or Native American resources are discovered during ground-disturbing activities, a professional archeological or Native American monitor shall have the authority to halt any activities adversely impacting potentially significant cultural resources until they can be formally evaluated. Suspension of ground disturbances in the vicinity of the discoveries shall not be lifted until the archaeological or Native American monitor has evaluated discoveries to assess whether they are classified as significant cultural resources, pursuant to the California Environmental Quality Act. If archaeological or Native American resources are recovered, they shall be offered to a repository with a retrievable collection system and an educational and research interest in the materials, such as the Los Angeles County Museum of Natural History or the</p>	Less than significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		University of California at Riverside, or any other local museum or repository willing to and capable of accepting and housing the resource. If no museum or repository willing to accept the resource is found, the resource shall be considered the property of the City of Claremont, and may be stored, disposed of, transferred, exchanged, or otherwise handled by the City at its discretion. The archaeologist or Native American shall prepare a final report describing all identified and curated resources (if any are found) and submit the report to the City's Community Development Department.	
<b>Impact 5.4-3:</b> Grading activities associated with development accommodated by the Specific Plan could potentially disturb unknown subsurface human remains.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.5 ENERGY</b>			
<b>Impact 5.5-1:</b> Implementation of the Specific Plan would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.5-2:</b> The Specific Plan would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.6 GEOLOGY AND SOILS</b>			
<b>Impact 5.6-1:</b> Future project residents [or occupants, visitors, etc.] would be subject to potential seismic-related hazards.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.6-2:</b> Unstable geologic unit or soils conditions, including soil erosion, would not result from development accommodated by the Specific Plan.	Less than significant	No mitigation measures are required.	Less than significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Impact 5.6-3:</b> Soil conditions within the Project Area would not result in risks to life or property.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.6-4:</b> Development accommodated by the Specific Plan would not require the use of septic tanks.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.6-5:</b> Implementation of the Specific Plan would not result in the destruction of a unique paleontological resource or site or unique geologic feature.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.7 GREENHOUSE GAS EMISSIONS</b>			
<b>Impact 5.7-1:</b> Development accommodated by the Specific Plan would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.7-2:</b> Implementation of the Specific Plan would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.8 HAZARDS AND HAZARDOUS MATERIALS</b>			
<b>Impact 5.8.1:</b> Construction and/or operation activities associated with development accommodated by the Specific Plan would not involve the transport, use, and/or disposal of hazardous materials.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.8-2:</b> The Project Area is on a list of hazardous materials sites.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.8-3:</b> The Project Area is not in the vicinity of an airport or within the jurisdiction of an airport land use plan.	Less than significant	No mitigation measures are required.	Less than significant



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**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Impact 5.8-4:</b> Development accommodated by the Specific Plan would not affect implementation of the City's Multihazard Functional Plan.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.8-5:</b> Implementation of the Specific Plan would not expose people or structures directly to a significant risk of loss, injury, or death involving wildland fires; however, the Project Area's adjacency a High Fire Severity Zone could result in indirect impacts.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.9 HYDROLOGY AND WATER QUALITY</b>			
<b>Impact 5.9-1:</b> Construction and operation of development accommodated by the Specific Plan would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.9-2:</b> Construction and operation of the development accommodated by the Specific Plan would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that accommodated development may impede sustainable groundwater management of the basin.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.9-3:</b> Construction and/or operation of the development accommodated by the Specific Plan would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would	Less than significant	No mitigation measures are required.	Less than significant

# 1. Executive Summary

**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
result in a substantial erosion or siltation on- or off-site, flooding on- or offsite, or create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.			
<b>Impact 5.9-4:</b> Construction and/or operation of the development accommodated by the Specific Plan would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.9-5:</b> Construction and/or operation of development accommodated by the Specific Plan would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.10 LAND USE AND PLANNING</b>			
<b>Impact 5.10-1:</b> Development accommodated by the Specific Plan would not divide an established community.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.10-2:</b> Implementation of the Specific Plan would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect.	Less than significant	No mitigation measures are required.	Less than significant

1. Executive Summary

**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>5.11 NOISE</b>			
<p><b>Impact 5.11-1:</b> Construction activities associated with development accommodated by the Specific Plan would result in temporary noise increase in ambient noise levels in the vicinity of the Project Area.</p>	Potentially significant	<p>NOI-1 Prior to the issuance of demolition and grading permits, the project applicant shall conduct a construction noise analysis once the final construction equipment list that will be used for demolition, grading, paving and building construction activities is determined. The construction noise analysis shall be submitted to the City of Claremont Community Development staff for review and approval. If the analysis determines that demolition and grading activities would exceed the City's construction noise standards, as outlined in Subsection 16.154.020.F.4 of the City of Claremont's Municipal Code, then specific measures to attenuate the noise impact and meet the City's noise standards shall be outlined in the construction-noise analysis, reviewed and approved by the City, and implemented by the project applicant. Due to the sensitive nature of the La Puerta Sports Park adjacent to the west and surrounding residential uses near the project site, potential noise-reduction measures to be implemented may include a temporary noise barrier along the western and/or southern boundary of the construction site. The actual height and material of the noise barrier(s), as well as any other type of noise-reduction measure(s) to be implemented, shall be determined by the specific construction noise analyses and designed so as to achieve the aforementioned noise standards. Additionally, the final measures shall be placed on the cover sheet of all demolition and grading plans and shall be discussed at the pre-demolition and pre-grading meetings. The noise-reduction measures to be implemented herein are in addition to the measures outlined in Mitigation Measure NOI-2.</p> <p>NOI-2 Prior to the issuance of demolition and grading permits, the following noise-reduction measures shall be implemented by the construction contractor through the duration of the construction phase. The measures shall be placed on the cover sheet of all demolition and grading plans and shall be discussed at the pre-demolition and -grade meetings. The noise-reduction measures to be implemented herein are in addition to the measures outlined in Mitigation Measure NOI-1.</p> <ul style="list-style-type: none"> <li>• Construction activities shall comply with all requirements of the City's Noise Ordinance (Subsection 16.154.020.F.4, Noise and Vibration</li> </ul>	Less than significant

# 1. Executive Summary

**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Standards, Exemptions, of the City of Claremont Municipal Code), as well as the following:</p> <ul style="list-style-type: none"> <li>• Restrict construction activities to daily operation between 7:00 am to 8:00 pm Monday through Friday and 8:00 am to 6:00 pm on Saturdays. There shall be no work on Sundays and federal holidays.</li> <li>• Noise levels, as measured on residential properties, do not exceed 65 dBA for a cumulative period of more than 15 minutes in any hour, 70 dBA for a cumulative period of more than 10 minutes in any hour, and 79 dBA for a cumulative period of more than 10 minutes in any hour, or 80 dBA at any time.</li> <li>• A construction site notice shall be posted near the construction site access point or in an area that is clearly visible to the public. The notice shall include the following: job site address; permit number, name, and phone number of the contractor and owner; dates and duration of construction activities; construction hours allowed; and the City and construction contractor phone numbers where noise complaints can be reported and logged. If a credible complaint is received regarding construction noise levels at nearby sensitive uses (e.g., residential properties, La Puerta Sports Park), the complaint shall be investigated by the City. If this initial investigation indicates a potential violation of the City's noise standards, the City shall retain a noise monitoring professional – at the project applicant's sole expense – to monitor construction noise levels periodically for two days (as soon as reasonable following the day the complaint is received) to ensure that the construction activities are being conducted in accordance with the noise standards outlined in Subsection 16.154.020.F.4 of the City of Claremont Municipal Code.</li> <li>• Ensure that all construction equipment is monitored and properly maintained in accordance with the manufacturer's recommendations to minimize noise.</li> <li>• Fit all construction equipment with properly-operating mufflers, air intake silencers, and engine shrouds, no less effective than as originally equipped by the manufacturer, to minimize noise emissions.</li> </ul>	

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**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• If construction equipment is equipped with back-up alarm shut offs, switch off back-up alarms and replace with human spotters, as feasible.</li> <li>• Stationary equipment (such as generators and air compressors) and equipment maintenance and staging areas shall be located as far from existing noise-sensitive land uses, as feasible.</li> <li>• To the extent feasible, use acoustic enclosures, shields, or shrouds for stationary equipment such as compressors and pumps.</li> <li>• Shut off generators when generators are not needed and limit unnecessary engine idling to the extent feasible.</li> <li>• Coordinate deliveries to reduce the potential of trucks waiting to unload and idling for long periods of time.</li> <li>• Grade surface irregularities on construction sites to prevent potholes from causing vehicular noise.</li> <li>• Minimize the use of impact devices such as jackhammers, pavement breakers, and hoe rams. Where possible, use concrete crushers or pavement saws rather than hoe rams for tasks such as concrete or asphalt demolition and removal.</li> </ul>	
<b>Impact 5.11-2:</b> Implementation of the Specific Plan would not result in long-term operation-related noise that would exceed local standards.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.11-3:</b> Development accommodated by the Specific Plan would create short-term groundborne vibration.	Potentially significant	NOI-3 The construction contractor shall ensure that grading and earthwork activities within 15 feet of adjacent residential structures shall be conducted with off-road equipment that is limited to 100 horsepower or less.	Less than significant
<b>Impact 5.13-4:</b> The proximity of the Project Area to an airport would not result in exposure of future resident or workers to airport-related noise.	Less than significant	No mitigation measures are required.	Less than significant

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**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>5.12 POPULATION AND HOUSING</b>			
<b>Impact 5.12-1:</b> Implementation of the Specific Plan would result in population growth in the City of Claremont.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.12-2:</b> Implementation of the Specific Plan would not result in displacing people and/or housing.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.13 PUBLIC SERVICES</b>			
<b>FIRE PROTECTION AND EMERGENCY SERVICES</b>			
<b>Impact 5.13-1:</b> Implementation of the Specific Plan would introduce new structures and residents into the Los Angeles County Fire Department's service boundaries, thereby increasing the requirement for fire protection facilities and personnel.	Less than significant	No mitigation measures are required.	Less than significant
<b>POLICE PROTECTION</b>			
<b>Impact 5.13-2:</b> Implementation of the Specific Plan would introduce new structures and residents into the Claremont Police Department service boundaries, thereby increasing the requirement for police protection facilities and personnel.	Less than significant	No mitigation measures are required.	Less than significant
<b>SCHOOL SERVICES</b>			
<b>Impact 5.13-3:</b> Residential development accommodated by the Specific Plan would generate new students that could impact the school enrollment capacities of Claremont Unified School District schools.	Less than significant	No mitigation measures are required.	Less than significant

# 1. Executive Summary

**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>LIBRARY SERVICES</b>			
<b>Impact 5.13-4:</b> Residential development accommodated by the Specific Plan would introduce new residents into the Los Angeles County Library service boundaries, thereby increasing the requirement for library facilities.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.14 TRANSPORTATION</b>			
<b>Impact 5.14-1:</b> Implementation of the Specific Plan would not result in a conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.14-2:</b> Implementation of the Specific Plan would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.14-3:</b> Implementation of the Specific Plan would not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.14-4:</b> Implementation of the Specific Plan would not result in inadequate emergency access.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.15 TRIBAL CULTURAL RESOURCES</b>			
<b>Impact 5.15-1:</b> Implementation of the Specific Plan would not result in substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources.	Less than significant	No mitigation measures are required.	Less than significant

# 1. Executive Summary

**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Impact 5.15-2:</b> Implementation of the Specific Plan would not result in an impact on tribal cultural resources.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.16 UTILITIES AND SERVICE SYSTEMS</b>			
<b>Impact 5.16-1:</b> Implementation of the Specific Plan would not require or result in the relocation or construction of new or expanded wastewater facilities the construction or relocation of which could cause significant environmental effects.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.16-2:</b> Wastewater generated by development accommodated by the Specific Plan would be adequately treated by the wastewater service provider for the Project Area, which has adequate capacity to serve the Specific Plan's demand in addition to existing commitments.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.16-3:</b> Buildout of the Specific Plan would not require or result in the relocation or construction of new or expanded water facilities the construction or relocation of which could cause significant environmental effects.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.16-4:</b> Available water supplies are sufficient to serve development accommodated by the Specific Plan and reasonably foreseeable future development during normal, dry, and multiple dry years.	Less than significant	No mitigation measures are required.	Less than significant



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**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Impact 5.16-5:</b> Development accommodated by the Specific Plan would not require or result in the relocation or construction of new or expanded stormwater facilities the construction or relocation of which could cause significant environmental effects.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.16-6:</b> Solid waste generated by development accommodated by the Specific Plan would not be in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.16-7:</b> Solid waste generated by development accommodated by the Specific Plan would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.	Less than significant	No mitigation measures are required.	Less than significant
<b>Impact 5.16-8:</b> Development accommodated by the Specific Plan would not require or result in the relocation or construction of new or expanded electricity, natural gas, and telecommunication facilities the construction or relocation of which could cause significant environmental effects.	Less than significant	No mitigation measures are required.	Less than significant
<b>5.17 WILDFIRE</b>			
<b>Impact 5.17-1:</b> Implementation of the Specific Plan would not substantially impair an adopted emergency response plan or emergency evacuation plan.	Less than significant	No mitigation measures are required.	Less than significant

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**Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact 5.17-2:</b> Development accommodated by the Specific Plan would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p>	<p>Less than significant</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>
<p><b>Impact 5.17-3:</b> Development accommodated by the Specific Plan would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p>	<p>Less than significant</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>
<p><b>Impact 5.17-4:</b> Development accommodated by the Specific Plan would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, postfire slope instability, or drainage changes.</p>	<p>Less than significant</p>	<p>No mitigation measures are required.</p>	<p>Less than significant</p>