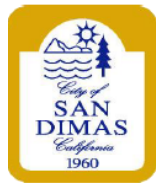


California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration Cherokee Court Residential Project

General Plan Amendment No. GP 23-0001

Zone Change No. ZC 22-0001

Vesting Tentative Tract No. 83304



Lead Agency

City of San Dimas Planning Division

Ken Fichtelman, Associate Planner

245 E. Bonita Avenue

San Dimas, CA 91773

Telephone: (909) 394-6256

(VTM) kfichtelman@sandimasca.gov

Project Proponent

Development 1 Group, Inc.

2001 E. Financial Way, Suite 101

Glendora, CA 91741

Telephone: (626) 705-0583

Email: stan@dev1group.com

Prepared by

L&L Environmental, Inc.

721 Nevada Street, Suite 307

Redlands, CA 92373

Telephone: (909) 335-9897

Lirish@llenviroinc.com

November 7, 2023



ENVIRONMENTAL CHECKLIST FORM Part 2 - Initial Study

(To Be Completed by Staff/Consultant)

Planning Division

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

1. **Project File:** Vesting Tentative Tract (VTM) No. 83304
2. **Related Files:** General Plan Amendment No. GP 23-0001, Zone Change No. ZC 22-0001
3. **Description of Project:** The Project Area consists of 6.80 net acres of non-contiguous land. The Project proposes to amend the General Plan Land Use Map from Single Family Very Low (0 to 3 du/ac) and Commercial to Single-Family Low (3 to 60 du/ac); amend the Zoning Map from SF-A 16000 to SF-7500; and subdivide a 1.59 net acre portion of the Project Area into seven residential lot sizes ranging from 7,920 square feet to 11,293 square feet. The proposed homes range from 3,124 square feet to 4,185 square feet (see Section 3.0, Project Description, for additional details).
4. **Project Sponsor's Name and Address:**
Development 1 Group, Inc.
2001 E. Financial Way, Suite 101, Glendora, CA 91741
5. **General Plan Designation:** Single-Family Very Low (0.2-3) and Commercial
6. **Zoning:** SF-A 16000
7. **Surrounding Land Uses and Setting (Briefly describe the project's surroundings):** The Project Area consists of land developed with single-family residences and vacant or underdeveloped land. Surrounding land uses include commercial buildings and a church to the north, and single-family residential development to the east, west, and south.
8. **Lead Agency Name and Address:**
City of San Dimas Planning Division
245 East Bonita Avenue, San Dimas CA 91773
9. **Lead Agency Contact Person and Phone Number:**
Ken Fichtelman, Associate Planner, 909-394-6256
10. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?** Letters were sent by the City of San Dimas (the Lead Agency), to four Native American Tribes on June 27, 2023, asking if they wished to participate in the AB 52 consultation process and nineteen Native American Tribes on August 28, 2023, asking if they wished to participate in the SB 18 consultation process concerning the Proposed Project. The city received three responses. Two individuals from the Gabrieleño Band of Mission Indians – Kizh Nation requested consultation on the project. The Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians) sent a letter but requested no additional consultation at this time. Based on the results of the consultation, Mitigation Measures TCR-1 through TCR-3 are required. Therefore, the consultation has been concluded.
11. **Other agencies whose approval is required:** Compliance with Los Angeles County MS-4 permit.

Table of Contents

1.0	Introduction	1
1.1	Purpose of the Initial Study/Mitigated Negative Declaration	1
1.2	Environmental Impacts Requiring Mitigation	1
1.3	Public Review of the Document.....	7
2.0	Environmental Setting.....	8
3.0	Project Description.....	10
3.1	Project Location.....	10
3.2	Proposed Improvements	17
4.0	Environmental Analysis	18
4.1	Aesthetics	19
4.2	Agriculture and Forestry Resources.....	25
4.3	Air Quality.....	28
4.4	Biological Resources	39
4.5	Cultural Resources.....	44
4.6	Energy.....	51
4.7	Geology and Soils	54
4.8	Greenhouse Gas Emissions.....	60
4.9	Hazards and Hazardous Materials	63
4.10	Hydrology and Water Quality	70
4.11	Land Use and Planning	75
4.12	Mineral Resources	79
4.13	Noise.....	80
4.14	Population and Housing	88
4.15	Public Services	90
4.16	Recreation	93
4.17	Transportation.....	94
4.18	Tribal Cultural Resources.....	97
4.19	Utilities and Service Systems	103
4.20	Wildfire.....	109
4.21	Mandatory Findings of Significance.....	110
5.0	List of Preparers.....	114

Figures

Figure 2-1	Project Area.....	8
Figure 3-1	Proposed General Plan Amendment Land Use Map	12
Figure 3-2	Zoning Map Amendment.....	13
Figure 3-3	Vesting Tentative Map No. 83304	14
Figure 3-4	Architectural Elevations.....	15
Figure 3-5	Concept Landscape Plan.....	16
Figure 4-1	Brackett Field Airport Compatibility Zones.....	67
Figure 4-2	Fire Hazard Severity Zones in State Responsibility Area	69
Figure 4-3	Noise Measurement Locations.....	81

Tables

Table 1.2-1	Summary of Environmental Impacts Requiring Mitigation-Project Area A.....	1
Table 2.1-1	Project Areas	9
Table 2.1-2	Existing Land Uses, General Plan Land Use Designations, and Zoning Classifications-Project Area A.....	9
Table 3.1-1	Summary of Requested Land Use Entitlements by Project Area	10
Table 3.1-2	Description of Single-Family Very Low and Single-Family Low Land Use and Zoning	11
Table 4.1-1	Consistency With Applicable Regulations Governing Scenic Quality	21
Table 4.3-1	South Coast Air Quality Management District Regional Significance Thresholds	29
Table 4.3-2	Attainment Status of Criteria Pollutants in the South Coast Air Basin	29
Table 4.3-3	Construction-Related Regional Criteria Pollutant Emissions (pounds/day)	35
Table 4.3-4	Operational Criteria Pollutant Emissions.....	35
Table 4.3-5	Maximum Daily Localized Emissions Thresholds	36
Table 4.3-6	Construction-Related Local Criteria Pollutant Emissions	37
Table 4.5-1	Historic Resources Found Within a .50 Mile Radius of the Subject Property	45
Table 4.8-1	Annual Greenhouse Gas Emissions	60
Table 4.8-2	Key Residential and Mixed-Use Project Attributes that Reduce GHGs	61
Table 4.11-1	General Plan Consistency Analysis	76
Table 4.13-1	San Dimas Noise Limits-Residential	80
Table 4.13-2	Noise Measurement Locations.....	81
Table 4.13-3	Construction Activity Noise	82
Table 4.18-1	Native American Tribal Consultation Notification Process under SB18 and AB52.....	97
Table 4.19-1	Project Waste Generation Compared to Landfill Daily Throughput	107

Appendices

Appendix A	Air Quality and Greenhouse Gas Study, Entech Consulting Group, September 2023
Appendix B	Habitat Assessment, L&L Environmental, March 2023
Appendix C	Historic Resource Evaluation, L&L Environmental, May 9, 2022
Appendix D	Geotechnical Evaluation Report, Duco Engineering, July 19, 2021
Appendix E	Phase I Environmental Site Assessment, PIC Environmental Services, January 19, 2022
Appendix F	Drainage Report, Andreasen Engineering, Inc., September 13, 2022
Appendix G	Noise Study, Entech Consulting Group, Inc., May 2023

1.0 Introduction

1.1 Purpose of the Initial Study/Mitigated Negative Declaration

The California Environmental Quality Act (CEQA) requires that, for a project that is not exempt from CEQA, a preliminary analysis of the proposed project be conducted to determine whether a Negative Declaration, a Mitigated Negative Declaration, or an Environmental Impact Report should be prepared for the project. This preliminary analysis is called an “Initial Study.” Based on the Initial Study prepared for this Project, the City of San Dimas Planning Department is recommending that a Mitigated Negative Declaration be adopted for this Project by the City Council. A Mitigated Negative Declaration is a written statement by the City that the Initial Study identified potentially significant environmental effects of the Project, but the Project is revised, or mitigation measures are required, to eliminate or mitigate impacts to less than significant levels.

1.2 Environmental Impacts Requiring Mitigation

Table 1.2-1 identifies the environmental impacts for Project Area A that require mitigation. All other topics either have “No Impact” or a “Less than Significant Impact” as identified throughout this Initial Study.

Table 1.2-1 Summary of Environmental Impacts Requiring Mitigation-Project Area A

Environmental Topic Section	Description of Impact	Mitigation Measure
4.4 (a) Biological Resources	The trees and structures on Project Area A provide potentially suitable roosting habitat for nesting birds and special status bats.	<p>BIO-1. Nesting Bird Survey. Project activities, including initial vegetation trimming/clearing, tree trimming/removal, ground disturbance, and demolition, shall be avoided during the nesting season (January 1 to September 15). If the nesting season cannot be avoided, a nesting bird clearance survey is required within three (3) days prior to the start of Project activities during the nesting season. If active nests are present, avoidance of nest sites is required and a buffer of 300 to 500 feet (or as determined by a biologist) is recommended until a biologist has verified that juvenile birds are no longer dependent on the nest, or the nest has otherwise become inactive. An active nest is defined as a nest with eggs, chicks, or dependent juveniles, or a nest utilized for reproduction.</p> <p>BIO-2. Pre-Construction Bat Survey. To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season. If trees must be removed during the maternity season (March 1 to September 30), or if structures must be removed at any time of the year, a pre-construction survey by a qualified bat specialist is required within seven (7) days prior to disturbance. Maternity season lasts from March 1 to</p>

Environmental Topic Section	Description of Impact	Mitigation Measure
		<p>September 30 and trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. Hibernating colonies shall be left in place until a qualified biologist determines that the bats are no longer hibernating. Bats shall be allowed to escape prior to demolition of structures. This may be accomplished by placing one-way exclusionary devices into areas where bats are entering a structure that allows bats to exit but not re-enter.</p>
<p>4.5 (b) Cultural Resources</p>	<p>Subsurface archaeological resources may be encountered during ground disturbance.</p>	<p>CUL-1: Worker Environmental Awareness Program. Prior to the commencement of grading or excavation, workers conducting construction activities and their foremen will receive Worker Environmental Awareness Program (WEAP) training from a qualified archaeologist regarding the potential for sensitive archaeological and paleontological resources to be unearthed during grading activities. The workers will be directed to report any specimens of bone, stone, ceramics, or other archaeological artifacts or features observed during grading and/or other construction activities to their foremen and to cease grading activities in the immediate vicinity of the discovery until a qualified archaeologist and Native American cultural monitor is notified of the discovery and can assess their significance. The WEAP shall be implemented to educate all construction personnel about the area’s environmental conditions and the environmental protection measures that must be adhered to by all workers throughout the duration of Project construction. Training materials shall be language-appropriate for all construction personnel. Upon completion of the WEAP, workers shall sign a form stating that they attended the program, understand all protection measures, and shall abide by all the rules of the WEAP. A record of all trained personnel shall be kept with the construction foreman at the Project field construction office and shall be made available to any resource agency personnel. If new construction personnel are added to the Project later, the construction foreman shall ensure that new personnel receive training before they start working. The archaeologist shall provide hard copies of the WEAP presentation to the construction foreman.</p> <p>CUL-2: Archaeological Treatment Plan. If historical or unique archaeological resources are discovered during construction, the contractor shall halt construction activities in the immediate area and notify the City. A qualified archaeologist shall be notified and afforded the necessary time to recover, analyze, and curate the find(s). Additionally, any Native American Tribe who consulted on the Project as provided for in Public Resources Code</p>

Environmental Topic Section	Description of Impact	Mitigation Measure
		<p>§21080.3.1(b) (AB52), shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the discovery. The Tribe may provide input with regard to significance and treatment. A Monitoring and Treatment Plan shall be prepared by the qualified archaeologist. The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area and afforded the necessary time and funds to recover, analyze, and curate the find(s). Construction activities may continue on other parts of the site while evaluation and treatment of historical or unique archaeological resources takes place.</p>
4.13 (a) Construction Noise	There may be temporary construction noise impacts during grading on the eastern portion of Project Area A.	<p>NOI-1. Grading Noise Reduction. The following notes shall be placed on the grading plan:</p> <p>“The construction contractor will use the following source controls when working within 60 feet of occupied residential buildings:</p> <ul style="list-style-type: none"> - Use of noise-producing equipment will be limited to the interval from 7:00 a.m. to 6:00 p.m. on weekdays, 8:00 a.m. to 5:00 p.m. on Saturdays, with no construction on Sundays. - For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise-generating potential practical for their intended use. - The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated and that mufflers are working adequately. - Have only necessary equipment onsite. - Use manually adjustable or ambient-sensitive backup alarms”.
4.18 (b), Tribal Cultural Resources	The Gabrieleño Band of Mission Indians – Kizh Nation indicated that there is a possibility that tribal cultural resources may be encountered during grading activities on Project Area A.	<p>TCR-1: Retain a Native American Monitor. Prior to Commencement of Ground-Disturbing Activities:</p> <p>A. The project applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p>

Environmental Topic Section	Description of Impact	Mitigation Measure
		<p>B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>C. The Tribal monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant and to the lead agency.</p> <p>D. Tribal monitoring shall conclude upon the following: (1) written confirmation to the Kizh from a designated point of contact for the project applicant or lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant and lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.</p> <p>E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and the Kizh archaeologist. After any necessary assessment and analysis and reporting of the finds by the project archaeologist, the resources will be transferred to the Kizh for any purpose the Tribe deems appropriate, including for educational, cultural, and/or historical purposes.</p> <p>TCR-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects</p> <p>A. Native American human remains are defined in PRC §5097.98 (d)(1) as an inhumation or cremation in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code §5097.98, are also to be treated according to this statute.</p>

Environmental Topic Section	Description of Impact	Mitigation Measure
		<p>B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then all construction activities in the vicinity of the discovery shall immediately cease. Health and Safety Code §7050.5 dictates that there shall be no further excavation of disturbance of the burial, or any nearby area reasonably suspected overlies adjacent remains until the County Coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission and Public Resources Code §5097.98 shall be followed.</p> <p>C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code §5097.98(d)(1) and (2).</p> <p>D. Construction activities may resume in other parts of the project site away from discovered human remains and/or burial goods. (CEQA Guidelines §15064.5(f).)</p> <p>E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <p>F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p> <p>TCR-3: Procedures for Burials and Funerary Remains:</p> <p>A. The term “human remains” encompasses more than human bones and includes the soil immediately surrounding the burial or cremation, the funerary objects placed with the deceased and ceremonial objects.</p> <p>B. If the discovery of human remains includes four or more burials, the discovery location shall be evaluated as a cemetery and a separate treatment plan shall be created.</p> <p>C. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later. Other items made exclusively for burial purposes or to</p>

Environmental Topic Section	Description of Impact	Mitigation Measure
		<p>contain human remains can also be considered as associated funerary objects.</p> <p>D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can only be moved by heavy equipment will be placed over the excavation opening to protect the remains. If this type of steel plate is not available or suitable for use, a 24-hour guard should be posted outside of working hours until the remains can be suitably secured from disturbance.</p> <p>E. The Tribe will work with the project proponent (project applicant/developer and/or landowner) to recommend measures to keep the human remains in situ and protected in place. In the event that preservation in place is not possible, despite a good faith effort by the project proponent, before ground-disturbing activities may resume in the immediate area, the landowner will designate a reburial /repatriation site. This location will be agreed upon by the Tribe and the landowner and shall be protected in perpetuity. There shall be no publicity regarding any cultural materials, human remains, or associated funerary objects.</p> <p>F. Any human remains and associated funerary objects that are moved from a burial location will be placed into opaque cloth bags together with any associated funerary objects, sacred objects, and objects of cultural patrimony. The bags will be secured in a container on site or in a location agreed upon by the Tribe and the project proponent. All recovered remains will be reburied within six months of recovery.</p> <p>G. The Tribe will work closely with the project’s qualified archaeologist to ensure any excavation is treated carefully, ethically, and respectfully. If reburial involves data recovery approved by the Tribe, documentation shall include (at a minimum) detailed descriptive notes and sketches. All data recovery documentation related to the human remains or associated burial goods shall be approved in advance by the Tribe. If any data recovery is performed by the project archaeologist, once analysis is complete, a final report shall be written and submitted to the Tribe and the NAHC. Unless expressly agreed to by the Kizh, the Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p>
4.19 (a), Utilities and Service Systems	The construction/installation of facilities will result in some level of ground disturbance, either onsite or in the adjacent public streets,	BIO-1, BIO-2, CUL-1, CUL-2, and TCR-1 through TCR-3.

Environmental Topic Section	Description of Impact	Mitigation Measure
	which could impact biological resources, cultural resources, tribal cultural resources, or generate excessive construction noise.	

1.3 Public Review of the Document

This Initial Study/Mitigated Negative Declaration and a Notice of Intent to adopt the Mitigated Negative Declaration was distributed to the following entities:

- 1) Organizations and individuals who have previously requested such notice in writing to the City of San Dimas.
- 2) Responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and
- 3) The Los Angeles County Clerk.

According to CEQA Guidelines §15204(b), in reviewing this Initial Study/Mitigated Negative Declaration, persons and public agencies should focus on the proposed finding that the Project will not have a significant effect on the environment. If persons and public agencies believe that the Project may have a significant effect, they should: 1) Identify the specific effect, 2) Explain why they believe the effect would occur, and 3) Explain why they believe the effect would be significant.

Comments are to be submitted to:

City of San Dimas Planning Division
245 East Bonita Avenue
San Dimas CA 91773
Contact: Ken Fichtelman, Associate Planner
(909) 394-6256
planning@sandimasca.gov

2.0 Environmental Setting

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines §15125[a]). Because a Notice of Preparation was not required, the environmental setting for the Project is **February 2023**, which is the date the Project’s environmental analysis commenced.

The Project Area analyzed in this Initial Study Checklist consists of two non-contiguous areas totaling approximately 6.80 net acres. For purposes of this analysis, the two areas identified as Project Area A and Project Area B as shown in Figure 2-1, *Project Area*, below.

Figure 2-1 Project Area

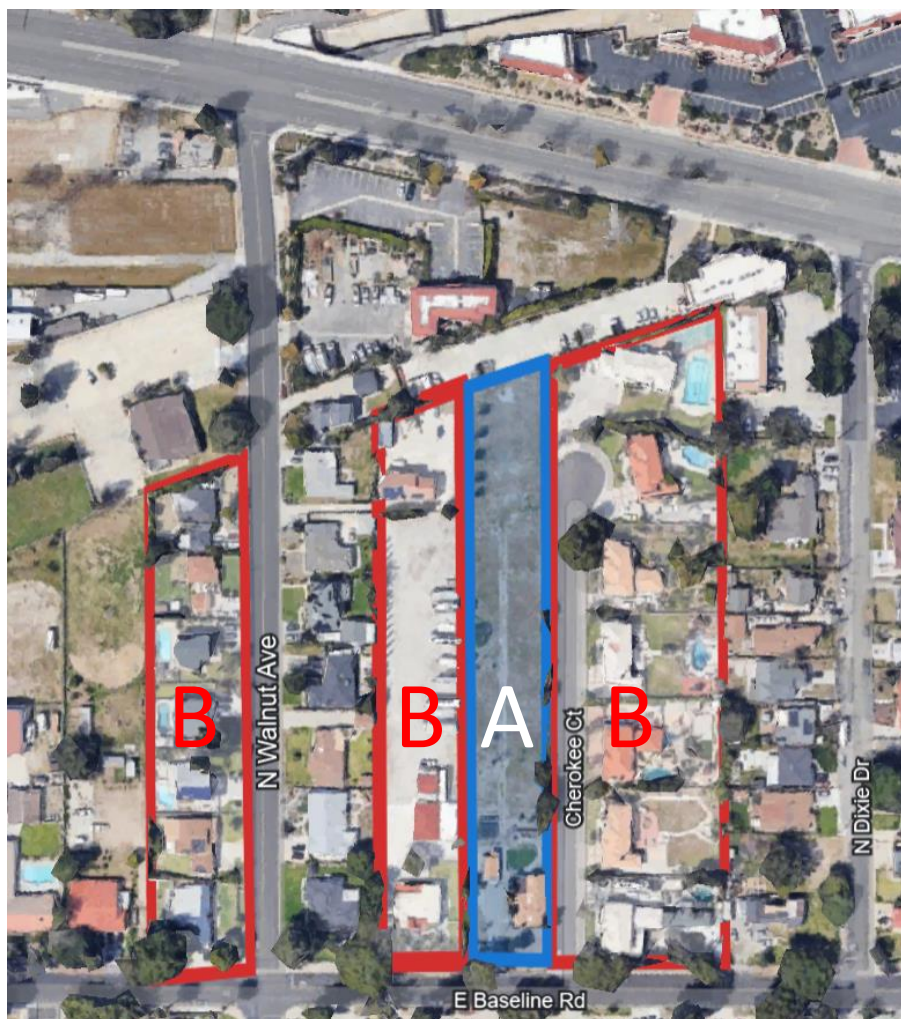


Table 2.1-1 Project Areas

Project Area	Physical Characteristics	Gross Acres
A	Vacant Land, Proposed 7- Single-Family Homes per VTM No. 83304	1.59
B	Existing Single-Family Homes (with RV Parking Lot on a portion)	5.21
Total		6.80

Source: Los Angeles County Assessor Portal: <https://portal.assessor.lacounty.gov/mapsearch?c=-118.24169999999799,34.05409999999941,11>, accessed October 24, 2023

A summary of the surrounding physical setting, General Plan Land Use Designation, and Zoning Classification is shown in the table below.

Table 2.1-2 Existing Land Uses, General Plan Land Use Designations, and Zoning Classifications- Project Area A

Location	Current Land Use	General Plan Land Use Designation	Zoning
Project Area A			
(VTM No. 83304)	Single-family home, garage, shed	Single Family Very Low	Single Family-Agriculture (SF-A-16000)
Project Area B			
North	Barrios L and Associates (Landscaping Contractor)	Commercial	CH (Commercial Highway)
South	East Baseline Road followed by single-family homes	Single Family Low	Single-Family (SF-7500)
East	Cherokee Court followed by single-family homes	Single Family Very Low	Single Family-Agriculture (SF-A-16000)
West	Single-family home with an RV parking lot.	Single Family Very Low	Single Family-Agriculture (SF-A-16000)

Source: Field inspection, City of San Dimas Land Use Map, City of San Dimas Zoning Map-General Plan Land Use Map August 2020, Google Earth Pro, Accessed February 20, 2023.

THIS SPACE INTENTIONALLY LEFT BLANK

3.0 Project Description

3.1 Project Location

The Project Area is generally located in the northeast portion of Los Angeles County, California, and is situated south of the San Gabriel Mountains/Angeles National Forest. It is located on the northwest corner of the intersection of East Baseline Road and Cherokee Court in the northern portion of the City of San Dimas. The Project Area can be found within Section 35 of Township 1 North, Range 9 West as shown on the USGS 7.5-minute Topographic Quadrangle of San Dimas.

3.2 Project Description

The Project Area consists of two non-contiguous areas identified as Project Area A and Project Area B (see Figure 2-1, Project Area). The purpose of Project Area A is the development of 7 lots for the construction of single-family homes. The purpose of Project Area B is to provide for future development of single-family homes, amends non-conforming uses, and provides consistency in zoning.

Per CEQA Guidelines §15378(c), the term “Project” refers to the whole of an action and the underlying physical activity being approved, not to each government approval. Thus, even if the City needs to grant more than one approval for a project (i.e., the General Plan Amendment (GPA) and the Zone Change (ZC) for the properties not part of VTM No. 83304), only one CEQA document should be prepared. Thus, this Initial Study/Mitigated Negative Declaration covers all the actions as described in Section 3.0 Project Description.

Table 3.2-1 Summary of Requested Land Use Entitlements by Project Area

Project Area & Net Acres*	Initiated By	Proposed General Plan Land Use Map Amendment	Proposed Zoning Map Amendment	Development Application Request
A 1.59	Project Proponent	From: Single Family Very Low To: Single Family Low	Single-Family (SF-7500)	VTM No. 83304 to create 7 lots for the construction of single-family homes.
B 5.21	City of San Dimas	From: Single Family Very Low, and Commercial To: Single Family Low	From: Single Family-Agriculture (SF-A-16000) and CH (Commercial Highway). To: Single-Family (SF 7500)	None

*Acres are based on the Los Angeles County Assessor Portal <https://portal.assessor.lacounty.gov/mapsearch?c=-118.241699999999799,34.054099999999941,11>) and are used for property identification purposes only. The actual acres will be determined through the City’s adoption of the GPA and ZC.

Table 3.2-2 Description of Single-Family Very Low and Single-Family Low Land Use and Zoning

General Plan Designation	Corresponding Zone and Density	Typical Residential Uses
Single Family Very Low	S-F Zone 0.2–3 du/ac	Single-family detached and large-scale residential development in a semirural setting with lot sizes generally larger than ½ acre.
Single Family Low	SF Zone 3–6 du/ac	Single-family detached and larger residential development on lots ranging from 7,000 to 9,000 square feet at a maximum density of 6 du/ac.

Source: General Plan Housing Element (2021-2029 Update), Table HE-3.4, Primary Zones Allowing Housing

The Project Proponent, Development 1 Group, Inc., submitted an application for Vesting Tentative Map (VTM) No. 83304 (Figure 3-3) to subdivide 1.59 acres into seven single-family homes on lots ranging from 7,920 square feet to 11,293 square feet, with a gross density of 5 dwelling units per acre (Project Area A as shown in Figure 2.1, *Project Area*). Additionally, the Project Proponent is requesting a General Plan Amendment (GPA) to change the General Plan land use designation from Single-Family Very Low to Single-Family Low, which would allow for a density of 3.1 to 6 dwelling units per acre, and a Zone Change (ZC) to SF-7500, which requires a minimum lot size of 7,500 square feet.

As part of this application, the City is also proposing to amend the General Plan Land Use Map (Figure 3-1) and the Zoning Map (Figure 3-2) for Project Area B (as shown on Figure 2.1, *Project Area*), which will allow the appropriate General Plan Land Use designation and zoning classification to create a contiguous and cohesive surrounding area with SF-7500 zoning and the Single-Family Low General Plan land use designation. It would also bring the lots on the west side of North Walnut Avenue into compliance with both the Zoning and the General Plan, as those properties are currently nonconforming due to their existing density and lot size. In addition, a single lot (1136 Cherokee Court) that, although developed with a single-family residence, still has a General Plan designation of Commercial. This inconsistency would be remedied as part of the Project.

Only Project Area A is proposed for new development.

THIS SPACE INTENTIONALLY LEFT BLANK

Figure 3-1 Proposed General Plan Amendment Land Use Map

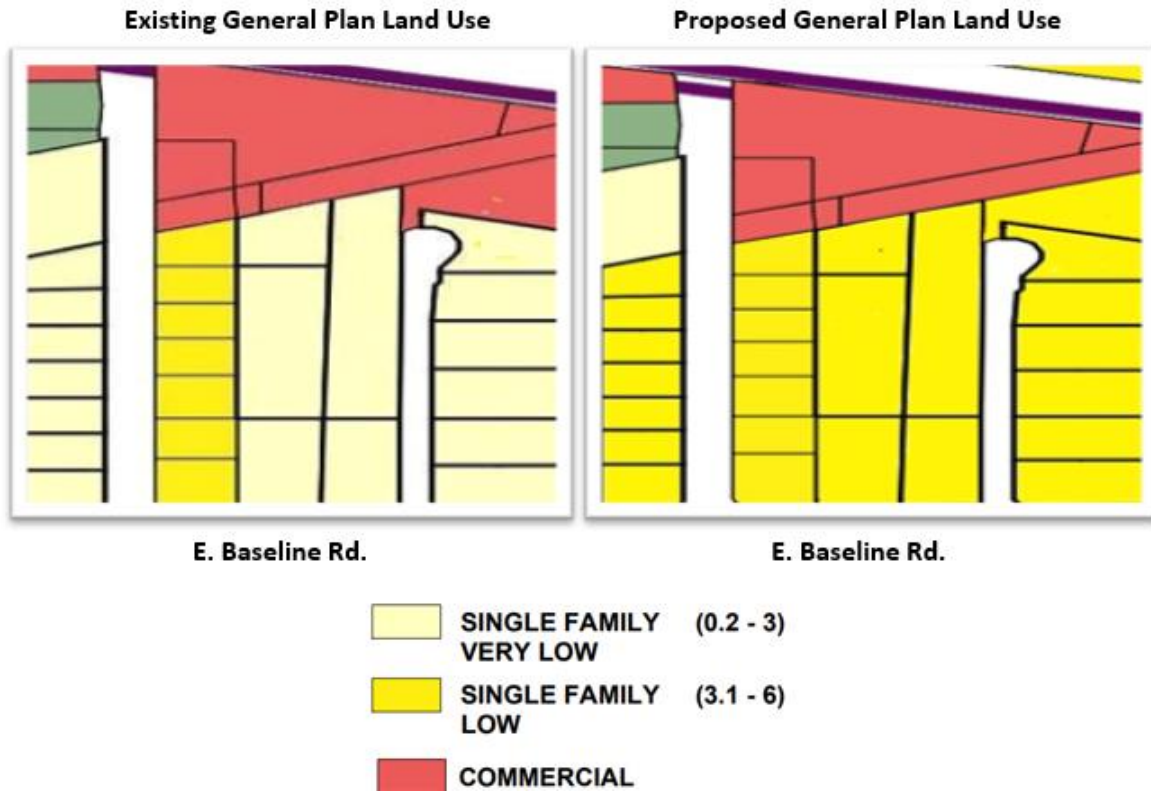


Figure 3-2 Zoning Map Amendment

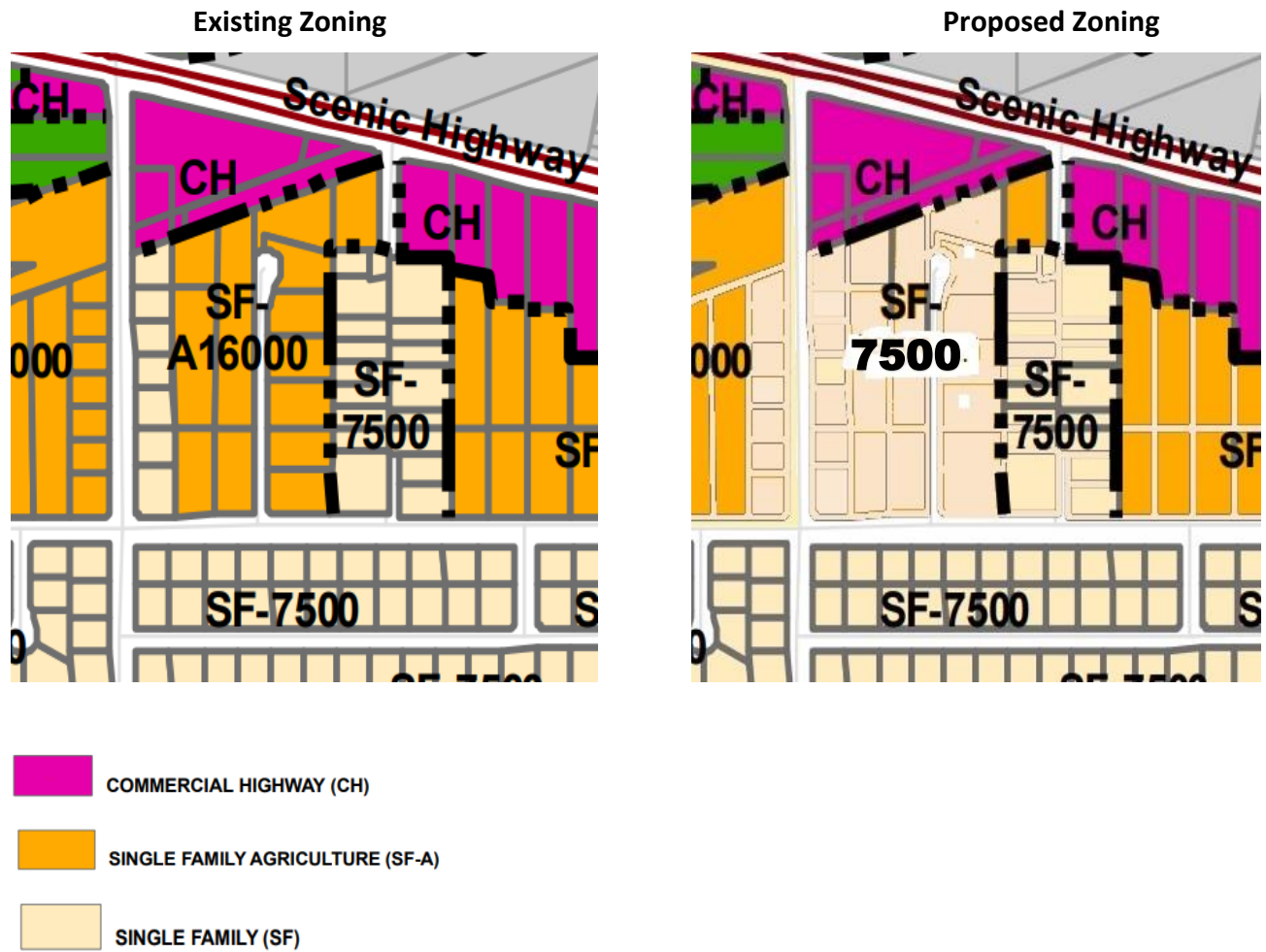
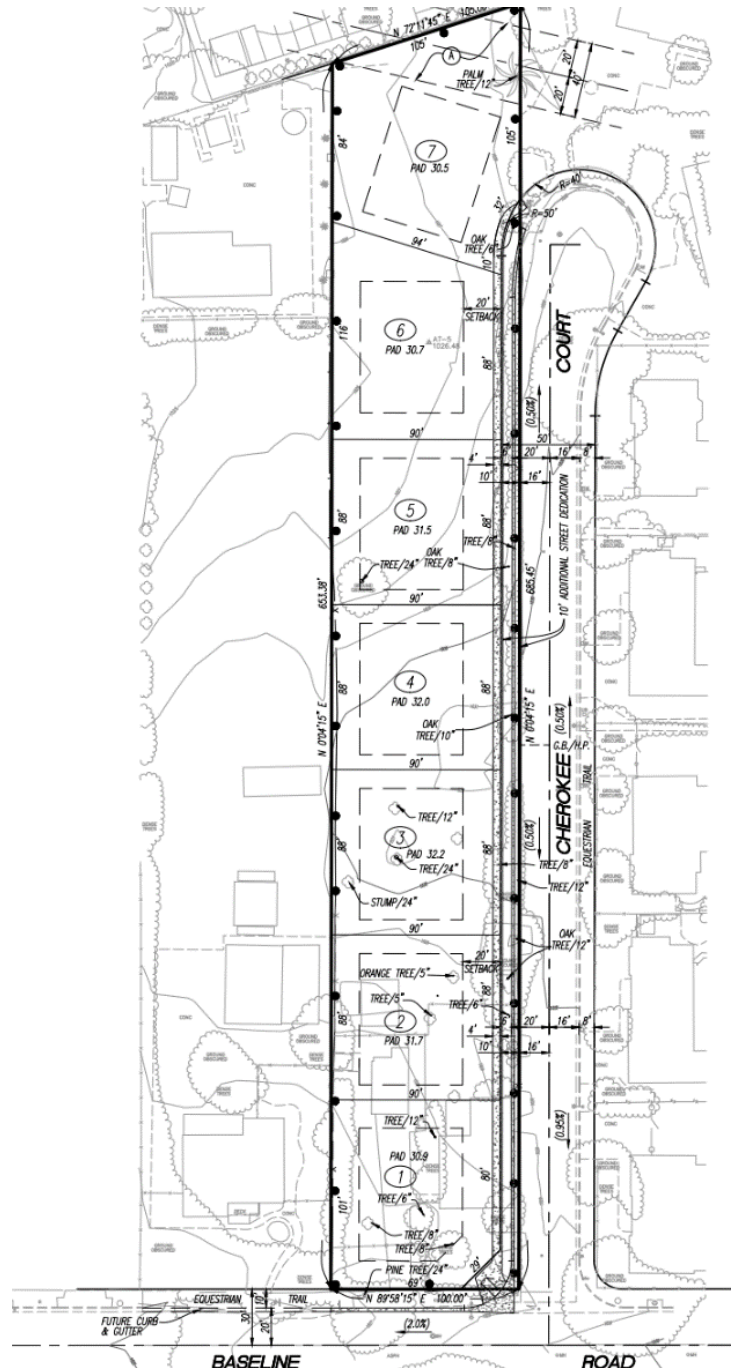


Figure 3-3 Vesting Tentative Map No. 83304

Subdivide Project Area A (1.59 acres) into seven residential lots with a minimum lot size of 7,500 square feet to accommodate seven single-family detached homes ranging from 3,124 square feet to 4,185 square feet. The proposed site improvements consist of the demolition of the existing site improvements, including the existing house and accessory structures on the south end of the property. Development of these lots will include remedial grading to create firm, competent building pads to support the proposed homes, surface grading to achieve proper elevations and contours, installation of stormwater retention/infiltration devices along the easterly street front to meet current Low Impact Development standards, and street/ sidewalk improvements to serve the proposed homes. Access to each lot will be via drive approaches off Cherokee Court, which is immediately adjacent to the east.



Development Plan Review

The Project is proposing two-floor plans. Each plan is two stories as follows:

- Plan 1 standard – 3,124 square feet; Optional Plan 1 – 3,290 square feet
- Plan 2 standard – 3,321 square feet; Optional Plan 2 – 4,185 square feet



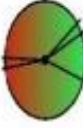

Figure 3-4 Architectural Elevations



Figure 3-5 Concept Landscape Plan



Preliminary Tree Legend

<u>STREET TREE</u>				
	<i>Platanus racemosa</i>	California Sycamore	L	15 gal
	<i>Platanus racemosa</i>	California Sycamore	L	15 gal
<u>FRONT YARD TREES</u>				
	<i>Gelera parviflora</i>	Australian Willow	M	15 gal
	<i>Cercis occidentalis</i>	Western Redbud	L	15 gal
	<i>Lagerstroemia Indica</i>	Crape Myrtle	M	15 gal
	<i>Olea europaea 'Fruitless'</i>	Olive Tree	L	15 gal
				

3.3 Proposed Improvements

Because no development is proposed for Project Area B, the following improvements apply to Project Area A only.

Street

Curb and gutter will be installed along the equestrian trail on East Baseline Road. The west side of Cherokee Court will be improved with a curb, gutter, and sidewalk.

Water and Sewer Improvement

Project Area A will connect to the existing water and sewer lines adjacent to the Project.

Storm Drainage Improvements

The topography of Project Area A is fairly flat, sloping to the west. The west side of Project Area A will need to be raised and will require a retaining wall so the lots will drain towards Cherokee Court. There is no available storm drainpipe to use for the runoff; for that reason, a 36-inch perforated corrugated metal pipe Contech system will be placed on each lot to collect the difference between pre-development volume and post-development volume. Ultimately, the surface water will discharge into Cherokee Court.

Construction and Operational Characteristics

Construction

It is anticipated that construction in Project Area A will begin in the first quarter of 2024 with home deliveries in the first quarter of 2025. Because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Operations

Typical operations in Project Area A will include vehicle trips from residents, visitors, and service and delivery vehicles and the operation of lawnmowers, leaf blowers, and maintenance equipment associated with residential neighborhoods. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500, because these impacts are included in the baseline conditions.

4.0 Environmental Analysis

The Project is evaluated based on its potential effect on 21 environmental topics. Each topic is analyzed by responding to a series of questions about the impact of the Project on the particular topic. Based on the results of the Impact Analysis, the effects of the Project are then placed in one of the following four categories, which are each followed by a summary to substantiate the factual reasons why the impact was placed in a certain category.

Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Significant or potentially significant impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. An Environmental Impact Report must therefore be prepared.	Potentially significant impact(s) have been identified or anticipated, but mitigation is possible to reduce the impact(s) to a less-than-significant category. Mitigation measures must then be identified.	No “significant” impact(s) identified or anticipated. Therefore, no mitigation is necessary.	No impact(s) identified or anticipated. Therefore, no mitigation is necessary.

Approach to the Analysis

As described in Section 3.0, *Project Description*, the City required this Initial Study to include properties that are not within the boundaries of Proposed VTM No. 83304 (Project Area A) to:

1. Create a contiguous and cohesive surrounding area encompassed by VTM No. 83304 with the Single-Family Low General Plan land use designation and the SF-7500 Zoning classification;
2. Bring the lots on the west side of North Walnut Avenue into compliance with both the Zoning and the General Plan, as those properties are currently non-conforming due to their existing density and lot size; and
3. To remedy a land use inconsistency for 1136 Cherokee Court, which, although developed with a single-family residence, still has a General Plan designation of Commercial.

4.1 Aesthetics

Threshold 4.1 (a). Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	

Impact Analysis

General Plan Policy 5.1.2 states: “Protect views and viewsheds of the foothills” and the General Plan Open Space Element identifies the following scenic resources as having value to the community because they are visible from most areas of the City.¹

- The open foothills and canyons and views to the San Gabriel Mountains
- The northern foothills
- Way Hill
- San Dimas Canyon
- Sycamore Canyon
- Walnut Creek
- Cinnamon Creek and other associated canyons

Under CEQA, impacts on scenic vistas are analyzed from points or corridors that are accessible to the public and that provide a view of a scenic vista. Structures within a viewer’s line of sight of a scenic vista may interfere with a public view of a scenic vista, either by physically blocking or screening the scenic vista from view or by impeding or blocking access to a formerly available viewing position. Those viewers may see the scenic areas before development; but would have those views blocked post-development.

The existing public vantage points within Project Area A to scenic vistas are from the public rights-of-way of Cherokee Court and East Baseline Road. From these roadways, there are no views of Way Hill, San Dimas Canyon, Sycamore Canyon, Walnut Creek, Cinnamon Creek, and other associated canyons because of intervening development and topography. There are limited views of the northern foothills located approximately 0.75 miles from the Project Site and the San Gabriel Mountains beyond.

The proposed residential structures are two stories and do not exceed 30 feet in height. As required by Municipal Code §18.24.040 *Property development standards*, the maximum ground coverage of all structures would not exceed 35% of the total area of a lot or parcel. As such, the Project would provide view corridors to the foothills and San Gabriel Mountains visible on the horizon. Based on the preceding analysis, public views of a scenic vista would not be significantly or permanently blocked by the proposed residential structures associated with the development of Project Area A with mandatory compliance with the Municipal Code. Additionally, because no development is

¹ San Dimas General Plan Open Space Element, p. V-18.

proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.1 (b). Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓

Impact Analysis

Scenic corridors consist of land that is visible from, adjacent to, and outside the highway right-of-way and comprise primarily scenic and natural features.² According to the California Department of Transportation, Project Area A is not located along a state scenic highway corridor.³ As such, there is no impact on a state scenic highway.

According to the General Plan Open Space Element, the following roadways are identified as Local Scenic Corridors.⁴

- Foothill Boulevard
- Walnut Avenue
- San Dimas Canyon Road
- San Dimas Avenue
- Via Verde Drive
- Puente Street
- Foothill Freeway (210)
- Highway 30
- San Bernardino Freeway (10)

Project Area A is not located adjacent to any of these scenic corridors. As such, there is no impact on a Local Scenic Corridor associated with the development of Project Area A. Because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

2 California Department of Transportation, Scenic Highway Guidelines, p. 1, <https://dot.ca.gov/-/media/dot-media/programs/design/documents/scenic-hwy-guidelines-04-12-2012.pdf>, accessed February 15, 2023.

3 California Department of Transportation, State Scenic Highway Program, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed February 15, 2023.

4 San Dimas General Plan Open Space Element, p. V-20-21.

Threshold 4.1 (c). Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) If the project is in an Urbanized Area, conflict with applicable zoning and other regulations governing scenic quality?			✓	

Impact Analysis

According to CEQA Guidelines §15387, “Urbanized area” means a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A Lead Agency shall determine whether a particular area meets the criteria in this section either by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

According to Census 2020, Project Area A is in the Los Angeles-Long Beach-Anaheim Urbanized Area.⁵ As such, the new homes proposed by the Project are subject to the City’s applicable regulations governing scenic quality. According to the General Plan Housing Element, Program 8, Residential Design Guidelines, “Ensuring well-designed residential projects is essential to creating a desirable living environment and preserving and enhancing the character of neighboring areas. City staff utilize the standards and guidelines in Chapter 18.12 of the Municipal Code to review projects.”⁶

As shown in Table 4.1-1, the proposed seven new homes in Project Area A are consistent with Chapter 18.12. Future development would be reviewed for consistency with these regulations at the time development is proposed. Because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Table 4.1-1 Consistency With Applicable Regulations Governing Scenic Quality

18.12.060 Findings—Standard of review.	
A. Consideration and Review of Development Plan. In reviewing any development plan presented pursuant to the provisions of this chapter, the planning manager, director of development services, or the DPRB, as the case may be, shall consider the following:	
1. New development or alteration or enlargement of existing development should be compatible with the character and quality of surrounding development and shall enhance the appearance of the area in which development is located.	Consistent. Project Area A is adjacent to a single-family development. Both the existing and proposed developments are single-family homes, and the proposed development is compatible with the adjacent residential structures.

5 United States Census Bureau, 2020 Census Urban Areas Wall Map. <https://www.census.gov/geographies/reference-maps/2020/geo/2020-census-urban-areas.html>, accessed February 15, 2023.

6 Initial Study for the 2021-2029 Housing Element Update City of San Dimas, March 2020. https://files.sandimasca.gov/Document_Center/Department/Community%20development/San%20Dimas%20Housing%20Element%20Update_InitialStudy_Final%20Signed.pdf.

18.12.060 Findings—Standard of review.	
A. Consideration and Review of Development Plan. In reviewing any development plan presented pursuant to the provisions of this chapter, the planning manager, director of development services, or the DPRB, as the case may be, shall consider the following:	
2. The location, configuration, size, and design of the buildings and structures should be visually harmonious with their sites and with the surrounding sites, buildings, and structures.	Consistent. The proposed homes will be similar to the building setback and height requirements of the homes within and adjacent to Project Area A. As shown, the proposed homes are two (2) floor plans. Each plan is two stories as follows: Plan 1 standard – 3,124 SF; Optional Plan 1 – 3,290 SF. Plan 2 standard – 3,321 SF; Optional Plan 2 – 4,185 SF. The architectural design is compatible with the existing homes adjacent to the site.
3. Architectural treatment of buildings and structures and their materials and colors shall be visually harmonious with the natural environment, existing buildings and structures, and surrounding development, and shall enhance the appearance of the area.	Consistent. As shown in Figure 3-4, Architectural Elevations, the architectural treatment meets this criterion.
4. Architecture, landscaping, and signage shall be innovative in design and shall be considered in the total graphic design to be harmonious and attractive. The review shall include materials, textures, colors, illumination, and landscaping; the design, location, and size of signs attached to buildings; and the design, location, and size of any freestanding sign.	Consistent. As shown in Figure 3-4, Architectural Elevations, the architectural treatment meets this criterion. As shown in Figure 3-5, Concept Landscape Plan, the landscaping design meets this criterion. There are no signs proposed.
5. The location and configuration of buildings should minimize interference with the privacy and views of occupants of surrounding buildings.	Consistent. All structures meet the height and setback requirements of the SF zone. As shown in Figure 3-3, the proposed structures are separated from the homes to the east by Cherokee Court. The homes proposed on Lots 2-6 are adjacent to an RV storage lot to the west, and the proposed home on Lot 1, adjacent to the existing single-family home to the west meets the height and setback requirements to ensure that the privacy and views are not interfered with.
6. The height and bulk of proposed buildings and structures on the site should be in scale with the height and bulk of buildings and structures on surrounding sites and should not visually dominate their sites or call undue attention to themselves.	Consistent. All structures meet the height and setback requirements of the SF zone. Building heights are limited to 35 feet, two stories, and are the same as the surrounding homes.
7. Garish, inharmonious, or out-of-character colors should not be used on any building, face, or roof visible from the street or from an adjoining site. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building.	Consistent. The proposed homes are similar to the adjacent homes and consist of stucco, tile roofs, and trim features in earth tone.
8. All mechanical equipment on the site shall be appropriately screened from view. Large vent stacks and similar features should be avoided, and if essential shall be screened from view or painted so as to be nonreflective and compatible with building colors.	Consistent. All HVAC equipment is at ground level and located within the rear yards.
9. Deep eaves, overhangs, canopies, and other architectural features that provide shelter and shade should be encouraged.	Consistent. The homes include covered porches.

18.12.060 Findings—Standard of review.	
A. Consideration and Review of Development Plan. In reviewing any development plan presented pursuant to the provisions of this chapter, the planning manager, director of development services, or the DPRB, as the case may be, shall consider the following:	
10. Rooflines on a building or structure should be compatible throughout the building or structure and with existing buildings and structures and surrounding development.	Consistent. Rooflines are typical of single-family residential structures and similar to adjacent residential developments.
11. Proposed lighting should be so located so as to avoid glare and to reflect the light away from adjoining property and rights-of-way.	Consistent. Lighting is limited to security lighting on the front and rear entrances to each home and directed downward.
12. The design of accessory structures, fences and walls should be harmonious with the principal building and other buildings on the site. Insofar as possible, the same building materials should be used on all structures on a site.	Consistent. Garages are attached to the main structure and are an integral part of the design. There is a 6-foot-high decorative concrete block wall proposed along the southern and western property line that is consistent with the materials and colors of the proposed homes.
13. Design and location of proposed signs should be consistent with the provisions of this title and with characteristics of the area in which the site is located. Signs should be restrained, and design should be in keeping with the use to which they are related. Sign material should be compatible with the materials and colors used on the exterior of the structure to which the sign is related and should be complementary to the appearance of the building.	N/A (no signs are proposed)
14. The design of the buildings, driveways, loading facilities, parking areas, signs, landscaping, lighting, solar facilities, and other sight features should show proper consideration for both the functional aspects of the site, such as the automobile, pedestrian, and bicycle circulation, and the visual effect of the development upon other properties from the view of the public street.	Consistent. See Responses 1 and 2 above.
15. Off-street parking and loading facilities should function efficiently with minimum obstruction of traffic on surrounding streets.	Consistent. Off-street parking is provided within the garage and driveway of each lot.
16. All utility facilities shall be underground.	Consistent. All connections to existing facilities will be underground.
17. Adequate provisions should be made for fire safety.	N/A (not related to scenic quality)
18. Drainage should be provided so as to avoid flow onto adjacent properties.	N/A (not related to scenic quality)
19. All buildings and structures shall be designed and oriented to promote passive thermal systems to the greatest extent possible, in accordance with Chapter 18.168. Alternative energy systems shall be provided when required by Chapter 18.168 and such systems shall meet all requirements of this chapter.	N/A (not related to scenic quality)
20. All development standards for respective zoning shall be met.	Consistent. As demonstrated in Table 4.1-1, the Project meets all applicable scenic quality regulations mandated by Section 18.12 of the Zoning Code.

Threshold 4.1 (d). Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

Impact Analysis

Outdoor Lighting and Glare

The new homes proposed for Project Area A would increase the amount of light in the area above what is being generated by adding new sources of illumination including security and decorative lighting for the proposed homes. As required by San Dimas Municipal Code Section 18.24.050 *Property development standards involving side yard easements*, all lighting shall be located in a manner such that it will not reflect upon adjoining areas. Therefore, impacts associated with the development of Project Area A are less than significant. Because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Building Material Glare

As shown in Figure 3-4, Architectural Elevations, the primary exterior of the future structures in Project Area A will be typical of residential structures and will consist of nonreflective materials including stucco exterior and tile roofing materials. Therefore, the potential glare from the proposed structures associated with the development of Project Area A is less than significant. Because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

4.2 Agriculture and Forestry Resources

Threshold 4.2 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

Project Area A does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the California Department of Conservation Farmland Mapping and Monitoring Program.⁷ In addition, no properties abutting Project Area A are classified as Farmland. Therefore, there is no impact associated with the development of Project Area A. Because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.2 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓

Impact Analysis

Agricultural Zoning

The current zoning classification for the site is Single Family-Agriculture (SF-A-16000). The Project proposes a Zone Change from SF-A-16000 to SF-7500. According to Municipal Code §18.28.010, the SF-A zone is intended to provide for the development of single-family residential homes at urban standards, with no more than one dwelling unit permitted on any lot or parcel and permitting certain domestic animals. According to Municipal Code §18.28.020.B, *Uses permitted*, the SF-A zone allows wholesale nurseries, orchards, and the raising of field crops. According to Municipal Code §18.24.020.B, *Uses permitted*, the SF Zone does not allow agricultural uses. Considering the above factors, the proposed development of Project Area A would not result in a conflict with existing zoning for agricultural use. Because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

7 California Department of Conservation, Farmland Mapping and Monitoring Program, <https://dat basin.org/datasets/b83ea1952fea44ac9fc62c60dd57fe48>, accessed February 14, 2023.

Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of establishing agricultural preserves. According to the California Department of Conservation Williamson Act Contracts website, an agricultural preserve defines the boundary of an area within which a city or county will enter into Williamson Act contracts with landowners. The boundary is designated by resolution of the board or city council having jurisdiction. Agricultural preserves must generally be at least 100 acres in size.⁸ The entire Project Area is 6.80 acres in size and is mostly developed. As such, it is not conducive to agricultural use. Additionally, a review of the County of Los Angeles Office of the Assessor website does not identify any properties within Project Area A as being under a Williamson Act contract.⁹ Therefore, there is no impact associated with the development of Project Area A. Because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.2 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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))?				✓

Impact Analysis

California Public Resources Code §12220(g) defines forest land as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Section 4526 of the Public Resources Code defines timberland as land, other than land owned by the federal government or land designated by the state as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees.

Project Area A does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or near the Project site. Because no land within Project Area A is currently zoned or proposed for forestland or timberland, there is no potential to impact such zoning. Therefore, there is no impact associated with the development of

8 California Department of Conservation, <https://www.conservation.ca.gov/dlrp/wa/Pages/contracts.aspx>, accessed February 10, 2023.

9 County of Los Angeles Office of the Assessor, <https://portal.assessor.lacounty.gov/>, accessed February 10, 2023.

Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.2 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓

Impact Analysis

As noted in the response to Threshold 4.2(c) above, the entire Project Site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the General Plan. Because forest land is not present within Project Area A or in the immediate vicinity of the site, the Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.2 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 the conversion of forest land to non-forest use?				✓

Impact Analysis

Project Area A is vacant, undeveloped land and is not being used for agricultural or forest land use. There is no land being used primarily for agricultural purposes in the vicinity of Project Area A. Therefore, the proposed development of Project Area A would not convert existing farmland to non-agricultural uses or forest land to non-forest use. As such, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

4.3 Air Quality

The following analysis is based in part on the following technical document:

Air Quality and Greenhouse Gas Study, Entech Consulting Group, September 2023.
(Appendix A of this Initial Study).

Background

Air Pollutants

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects to humans, animals, vegetation, and/or materials. The Air Pollutants regulated by the SCAQMD are described below.¹⁰

Carbon Monoxide (CO). A colorless, odorless gas resulting from the incomplete combustion of hydrocarbon fuels. Over 80% of the CO emitted in urban areas is contributed by motor vehicles.

Nitrogen Dioxide (NO_x). Nitrogen dioxide (NO₂) is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO₂, creating a mixture of NO and NO₂ commonly called NO_x.

Particulate Matter (PM_{2.5} and PM₁₀): One type of particulate matter is the soot seen in vehicle exhaust. Fine particles – less than one-tenth the diameter of a human hair – pose a serious threat to human health, as they can penetrate deep into the lungs. PM can be a primary pollutant or a secondary pollutant from hydrocarbons, nitrogen oxides, and sulfur dioxides. Diesel exhaust is a major contributor to PM pollution.

Sulfur Dioxide (SO₂). A strong-smelling, colorless gas that is formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be major sources of SO₂.

Ozone: Ozone is formed when several gaseous pollutants react in the presence of sunlight. Most of these gases are emitted from vehicle tailpipe emissions.

Volatile Organic Compounds (VOCs): VOCs contribute to the formation of smog and/or may themselves be toxic. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints.

Federal and State Air Quality Standards

Under the federal Clean Air Act, the Environmental Protection Agency (EPA) establishes health-based air quality standards for the above-described air pollutants that all states must achieve. The California Clean Air Act also establishes requirements for cities and counties to meet.

¹⁰ <http://www.aqmd.gov/home/air-quality>

South Coast Air Quality Management District Significance Thresholds

South Coast Air Quality Management District (SCAQMD) was created by the state legislature to facilitate compliance with the federal Clean Air Act and to implement the state air quality program. Toward that end, South Coast AQMD develops regulations designed to achieve these public health standards by reducing emissions from business and industry. San Dimas is located within the South Coast Air Basin (SCAB or Basin), which is under the jurisdiction of the SCAQMD. Table 4.3-1 describes the regional significance thresholds established by the SCAQMD to meet national and state air quality standards.

Table 4.3-1 South Coast Air Quality Management District Regional Significance Thresholds

Pollutant	Emissions (Construction) (pounds/day)	Emissions (Operational) (pounds/day)
Nitrogen Dioxide (NOx)	100	55
Volatile Organic Compounds (VOC)	75	55
Particulate Matter (PM ₁₀)	150	150
Particulate Matter (PM _{2.5})	55	55
Sulfur Dioxide (SO _x)	150	150
Carbon Monoxide (CO)	550	550

Source: South Coast Air Quality Management District CEQA Air Quality Significance Thresholds, March 2015.

Attainment Designation

An “attainment” designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a “nonattainment” designation indicates that a criteria pollutant concentration has exceeded the established standard. Table 4.3-2 shows the attainment status of criteria pollutants in the Basin.

Table 4.3-2 Attainment Status of Criteria Pollutants in the South Coast Air Basin

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1-hour standard	Nonattainment	No Standard
Ozone – 8-hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM ₁₀)	Nonattainment	Attainment
Fine Particulate Matter (PM _{2.5})	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (NOx)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO ₂)	Unclassified /Attainment	Unclassified/Attainment
Lead	Attainment	Attainment

Source: California Air Resources Board, 2015.

South Coast Air Quality Management District Rules

The following lists the SCAQMD rules applicable to all mixed-use projects in the South Coast Air Basin (Air Basin).

- 1. Rule 402 – Nuisance** – Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which causes injury,

detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Compliance with Rule 402 will reduce local air quality and odor impacts to nearby sensitive receptors.

2. **Rule 403 - Fugitive Dust** – Rule 403 governs emissions of fugitive dust during construction activities. It requires that no person shall cause or allow fugitive dust emissions such that dust remains visible in the atmosphere beyond the property line or the dust emission exceeds 20 percent opacity if the dust is from the operation of a motorized vehicle. Compliance with this rule is achieved by applying standard Best Available Control Measures, which include but are not limited to the measures below. Compliance with these rules would reduce local air quality impacts to nearby sensitive receptors.
 - 1.5.1 Utilize either a pad of washed gravel 50 feet long, 100 feet of paved surface, a wheel shaker, or a wheel washing device to remove material from vehicle tires and undercarriages before leaving the project site.
 - 1.5.2 Do not allow any track out of material to extend more than 25 feet onto a public roadway and remove all track out at the end of each workday.
 - 1.5.3 Water all exposed areas on active sites at least three times per day and pre-water all areas prior to clearing and soil moving activities.
 - 1.5.4 Apply nontoxic chemical stabilizers according to manufacturer specifications to all construction areas that will remain inactive for 10 days or longer.
 - 1.5.5 Pre-water all material to be exported prior to loading, and either cover all loads or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114.
 - 1.5.6 Replant all disturbed areas as soon as practical.
 - 1.5.7 Suspend all grading activities when wind speeds (including wind gusts) exceed 25 miles per hour.
 - 1.5.8 Restrict traffic speeds on all unpaved roads to 15 miles per hour or less.
3. **Rules 1108 and 1108.1 – Cutback and Emulsified Asphalt** – Rules 1108 and 1108.1 govern the sale, use, and manufacturing of asphalt and limit asphalt's VOC content. This rule regulates the VOC contents of asphalt used during construction and any ongoing maintenance during operations. Therefore, all asphalt used during the construction and operation of the project must comply with SCAQMD Rules 1108 and 1108.1.
4. **Rule 1113 – Architectural Coatings** – Rule 1113 governs architectural coatings' sale, use, and manufacturing and limits the VOC content in sealers, coatings, paints, and solvents. This rule regulates the VOC contents of paints available during construction. Therefore, all paints and solvents used during the construction and operation of the project must comply with SCAQMD Rule 1113.

5. **Rule 1143 – Paint Thinners** – Rule 1143 governs the sale, use, and manufacturing of paint thinners and multi-purpose solvents that are used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations. This rule regulates the VOC content of solvents used during construction, and solvents used during the construction and operation of the project must comply with SCAQMD Rule 1143.

State of California Rules

The following lists the State of California rules that apply to all residential projects.

1. **CARB Regulation for In-Use Off-Road Diesel Vehicles** – On July 26, 2007, the California Air Resources Board (CARB) adopted California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449 to reduce diesel particulate matter (DPM) and NOx emissions from in use off-road heavy-duty diesel vehicles in California. Such vehicles are used in construction, mining, and industrial operations. The regulation limits idling to no more than five consecutive minutes, requires reporting and labeling and requires disclosure of the regulation upon vehicle sale. Performance requirements of the rule are based on a fleet's average NOx emissions, which can be met by replacing older vehicles with newer, cleaner vehicles or by applying exhaust retrofits. The regulation was amended in 2010 to delay the original timeline of the performance requirement, making the first compliance deadline January 1, 2014, for large fleets (over 5,000 horsepower), 2017 for medium fleets (2,501-5,000 horsepower), and 2019 for small fleets (2,500 horsepower or less). Currently, no commercial operation in California may add any equipment to their fleet with a Tier 0 or Tier 1 engine. By January 1, 2018, medium and large fleets will be restricted from adding Tier 2 engines to their fleets. By January 2023, no commercial operation will be allowed to add Tier 2 engines to their fleets. It should be noted that commercial fleets may continue to use their existing Tier 0 and 1 equipment if they can demonstrate that the average emissions from their entire fleet emissions meet the NOx emissions targets.
2. **CARB Resolution 08-43 for On-Road Diesel Truck Fleets** – On December 12, 2008, the CARB adopted Resolution 08-43, limiting NOx, PM₁₀ and PM_{2.5} emissions from on-road diesel truck fleets operating in California. On October 12, 2009, Executive Order R-09-010 was adopted that codified Resolution 08-43 into Section 2025, title 13 of the California Code of Regulations. This regulation requires that by 2023 all commercial diesel trucks that operate in California shall meet the model year 2010 (Tier 4 Final) or later emission standards. This regulation provides annual interim targets for fleet owners to meet in the interim period. By January 1, 2014, 50 percent of a truck fleet is required to have installed Best Available Control Technology (BACT) for NOx emissions, and 100 percent of a truck fleet installed BACT for PM₁₀ emissions. This regulation also provides a few exemptions, including a one-time 3-day pass for trucks registered outside of California. All on-road diesel trucks utilized during the project's construction will be required to comply with Resolution 08-43. California Code of Regulations (CCR) Title 24, Part 6.

3. **CCR Title 24, Part 6: California’s Energy Efficiency Standards for Residential and Nonresidential Buildings** – (Title 24) standards require the installation of insulated hot water pipes, improved window performance, improved wall insulation, and mandatory duct sealing. Other Title 24 requirements include the use of cool roofing shingles, a minimum of 1-inch air space between roof material and roof deck, and a minimum of R-22 roof/ceiling insulation. All lighting is required to be high efficiency, and daylight and motion sensors are required for outdoor lighting, bathrooms, utility rooms, and other spaces. The forced air systems are required to limit leakage to 5 percent or less and require all heat pump systems to be equipped with liquid line filter driers. Part 6 standards are anticipated to reduce electricity consumption by 281 gigawatt hours per year and natural gas consumption by 16 million therms per year. <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>

4. **CCR Title 24, Part 11: California Green Building Standards** – (Title 24) requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. One focus of CCR Title 24, Part 11 is water conservation measures, which reduce GHG emissions by reducing electrical consumption associated with pumping and treating water. CCR Title 24, Part 11 has approximately 52 nonresidential mandatory measures and 130 provisions for optional use.

Threshold 4.3 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	

Impact Analysis

The Project Area is located within the South Coast Air Basin (SCAB or Basin). The SCAB encompasses approximately 6,745 square miles and includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The South Coast Air Quality Management District (SCAQMD) is required to produce air quality management plans directing how the Basin’s air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is the 2022 Air Quality Management Plan¹¹ and it applies to the City of San Dimas. The purpose of the plan is to achieve and maintain both the national and state ambient air quality standards described above.

11 <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan>

To determine if a project is consistent with the *2022 Air Quality Management Plan*, the SCAQMD has established consistency criteria that are defined in Chapter 12, Sections 12.2 and 12.3 of the SCAQMD's CEQA Air Quality Handbook and are discussed below.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required, and a project should be considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the 2022 Air Quality Management Plan.

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards (NAAQS). As evaluated under Thresholds 4.3(b), (c), and (d) below, the development of Project Area A would not exceed regional or localized significance thresholds for any criteria pollutant during construction or long-term operation. Accordingly, the proposed development of Project Area A is determined to be consistent with the first criterion. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Consistency Criterion No. 2: The proposed project will not exceed the growth assumptions in the 2022 Air Quality Management Plan.

The SCAQMD adopted the 2022 Air Quality Management Plan (AQMP) in December 2022. Future growth projections were based on demographic growth forecasts for various socio-economic categories (e.g., population, housing, employment by industry) developed by SCAG for its 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2022 RTP/SCS used, in part, the 2015 existing land use and general plans from local jurisdictions, which were then used by SCAQMD to forecast air emissions in the 2022 AQMP.

This second AQMP consistency criterion requires that the proposed Project does not exceed the growth assumptions in the AQMP. In 2015, the Project Site was designated as Single Family Very Low in the General Plan, which allows a density of up to 3 dwelling units per acre. The Project proposes to amend the General Plan Land Use designation from Single Family Very Low to Single Family Low, which allows a density of up to 6 dwelling units per acre. Under the existing designation, the maximum yield would be 4 dwelling units. The proposed yield would be 7 dwelling units per VTM No. 83304. In terms of regional population forecasting used by the SCAQMD, an increase of 3 units is de minimis concerning air quality emissions. As such, the proposed development of Project Area A is determined to be consistent with the second criterion. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.3 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) 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?			✓	

Impact Analysis

Regional Air Quality Impacts

The proposed development of Project Area A has the potential to generate pollutant concentrations during construction activities and long-term operation. Construction and operational emissions for the Project were estimated using the California Emissions Estimator Model (CalEEMod 2022.1), which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable, such as California Environmental Quality Act (CEQA) documents and is authorized for use by the South Coast Air Quality Management District (SCAQMD).

Construction Emissions

Construction activities associated with the proposed development of Project Area A will result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Construction-related emissions are expected from the following construction activities:

1. Grading
2. Building Construction
3. Paving
4. Architectural Coating

The CalEEMod model has been utilized to calculate the construction-related regional emissions from the proposed development of Project Area A. The worst-case summer or winter daily construction-related criteria pollutant emissions from the Project for each phase of construction activities are shown below in Table 4.3-3. Because building construction, paving, and architectural coating activities may occur concurrently, Table 4.3-3 also shows the combined criteria pollutant emissions from building construction, paving, and architectural coating phases of construction.

Table 4.3-3 Construction-Related Regional Criteria Pollutant Emissions (pounds/day)

Construction Season	Emissions (pounds/day)					
	VOC/ROG	NOx	CO	SOx	PM ₁₀	PM _{2.5}
Summer	0.27	2.17	15.0	0.02	0.18	0.08
Winter	29.3	2.18	18.7	0.03	3.01	1.44
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Air Quality/Greenhouse Gas (GHG)/Energy Analysis (Appendix A)

As shown in Table 4.3-3, emissions resulting from the development of Project Area A construction will not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant. Therefore, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Long-Term Regional Operation-Related Impacts

Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from Project Area A. Area source emissions are the combination of many small emissions sources that include the use of outdoor landscape maintenance equipment, the use of consumer products such as cleaning products, periodic repainting of the proposed homes, and the use of electricity and natural gas by the homes. The results of the CalEEMod model for operation of the proposed development on Project Area A are summarized in Table 4.3-4.

Table 4.3-4 Operational Criteria Pollutant Emissions

Operational Season	Emissions (pounds/day)					
	ROG	NOx	CO	SOx	PM ₁₀	PM _{2.5}
Summer	2.02	0.90	8.90	0.02	1.6	0.43
Winter	1.89	0.95	6.91	0.02	1.6	0.43
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Air Quality/Greenhouse Gas (GHG)/Energy Analysis (Appendix A)

As shown in Table 4.3-4 Project-related air emissions do not exceed SCAQMD regional thresholds. Therefore, long-term operational emissions associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.3 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	

Impact Analysis

Localized Air Quality Impacts

The SCAQMD has established Localized Significance Thresholds (LST) which are used to determine whether a project may generate significant adverse localized air quality impacts from construction. For a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, or convalescent facility where it is possible that an individual could remain for 24 hours. If the calculated emissions for the proposed construction are below the LST emissions thresholds, then the proposed construction activity is not significant for air quality. For purposes of this analysis, the Project Area is located in Air Monitoring Area 10, which covers San Dimas. The nearest sensitive receptors to the Project Area consist of single-family homes within 60 feet (18.3 meters) from the VTM No. 83304 portion (Project Area A) of the Project Area. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter threshold. Table 4.3-5 identifies the maximum daily localized emissions thresholds that apply to the Project.

Table 4.3-5 Maximum Daily Localized Emissions Thresholds

Pollutant	Construction
NO _x	103
CO	612
PM ₁₀	4
PM _{2.5}	3

Source: Localized Thresholds presented in this table are based on the SCAQMD Final Localized Significance Threshold Methodology, July 2008.

Localized Construction Emissions

Table 4.3-6 summarizes the localized construction emissions considering the application of applicable SCAQMD Rules. As shown in Table 4.3-6, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions for construction activities.

Table 4.3-6 Construction-Related Local Criteria Pollutant Emissions

Construction Phase	Emissions (pounds/day)			
	NOx	CO	PM ₁₀	PM _{2.5}
Grading	2.04	17.8	2.8	1.4
Building Construction	2.03	14.3	0.04	0.04
Paving	1.51	8.87	0.02	0.02
Architectural Coating	0.65	0.96	<0.005	<0.005
Pollutants Total	6.2	41.9	2.86	1.5
Mass LST Threshold	103	612	4	3
Threshold Exceeded?	No	No	No	No

Source: Air Quality/Greenhouse Gas (GHG)/Energy Analysis (Appendix A).

As shown in Table 4.3-5 and Table 4.3-6 above, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Localized Onsite Operational Emissions

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site, such as warehouse/transfer facilities. The proposed Project Area A does not include such uses. Therefore, due to the lack of stationary source emissions or onsite mobile equipment, no long-term LST analysis is needed. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

CO Hot Spot Analysis

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the Project Site that exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, vehicular emissions associated with the development of Project Area A would not create a Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Toxic Air Contaminants (TACs)

Particulate matter (PM) from diesel exhaust is the predominant TAC in most areas. According to The California Almanac of Emissions and Air Quality 2013 Edition, prepared by CARB, about 80% of the outdoor TAC cancer risk is diesel exhaust. Some chemicals in diesel exhaust, such as benzene and formaldehyde, have been listed as carcinogens by State Proposition 65 and the Federal Hazardous Air Pollutants program. Because there are no large diesel truck trips generated by the proposed development of Project Area A, a less than significant TAC impact associated with Project Area A

would occur, and no mitigation would be required. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.3 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Impact Analysis

According to the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not propose any of the above-described uses.

Potential odor sources associated with the proposed development of Project Area A may result from construction equipment exhaust, the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the Proposed Project’s long-term operational uses.

The construction odor emissions from the development of Project Area A would be temporary, short-term, and intermittent and would cease upon completion of the respective phase of construction, and the impact is thus considered less than significant. Furthermore, it is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City’s solid waste regulations. Therefore, odors associated with construction and operations associated with the development of Project Area A would be less than significant, and no mitigation is required. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

4.4 Biological Resources

The following analysis is based in part on the following technical report:

Habitat Assessment, L&L Environmental, March 2023. (Appendix B of this Initial Study).

Threshold 4.4 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?		✓		

Impact Analysis

Existing Conditions

The Project proposes to develop seven single-family residences via VTM No. 83304 on Project Area A, which has an occupied residence with a detached garage and a storage shed in the southern portion of the site. Another storage shed is present on the west-central portion of the site. The southern portion of the property and the eastern fence line include landscaping consisting of non-native shrubs and trees. The northern portion of the property consists of a former plant nursery with ruderal and ornamental vegetation. The remnants of an internal gravel road are visible in aerial images. There is no native habitat. The site is regularly mowed for weed abatement and the entire property perimeter is fenced.

Literature Review Results

A review of historical aerial images shows that Project Area A has been disturbed since at least 1948, and the northern portion of the site was in use as a plant nursery from approximately 1964 to 2009. The existing residence was constructed in 1946. The residence is currently occupied and well-maintained. The results from the California Natural Diversity Database (CNDDDB), California Native Plant Society (CNPS), and Information for Planning and Consultation (IPaC) searches were reviewed for the potential of plant and wildlife species to occur on the Project Area as described below.

Vegetation Communities

Project Area A is entirely developed/disturbed. Vegetation onsite is primarily ornamental and ruderal and is regularly mowed for weed abatement. There is no native habitat and there are no sensitive vegetation communities present. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Plant Species

A total of 25 plant species were identified on Project Area A; of these, 23 (92%) are non-native. These species consist of ruderal plants and ornamental shrubs and trees. Six small- to moderate-sized coast live oaks are present along the eastern fence line. Coast live oak is a native oak species, but the trees appear to have been planted in landscaping. No listed or special status plant species were observed during the survey. Due to historic and ongoing disturbance and a lack of native vegetation communities, there is no suitable habitat for listed or special status plant species on the site and none are expected to occur. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Wildlife Species

A total of 16 wildlife species (mostly birds) were detected on or adjacent to Project Area A during the survey. All are common species. No federal or state-listed endangered or threatened species or special status species were observed. The site is not within designated critical habitat for any federally listed species. No listed or special-status wildlife species were observed during the survey. Due to historic and ongoing disturbance, lack of native vegetation, and urban setting, there is no suitable habitat for listed or special status wildlife species on Project Area A, except for nesting birds and special status bats, described below. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Nesting Birds

Habitat for nesting birds is present on and adjacent to Project Area A, including vegetation, open ground, stored vehicles, and structures. A red-tailed hawk (*Buteo jamaicensis*) was observed perched on a transmission line tower about 150 feet to the northeast of Project Area A. However, no raptor nests were observed in the tower or anywhere on or adjacent to Project Area A. No active or inactive songbird nests were observed on or adjacent to Project Area A during the survey. However, there is a suitable habitat for nesting birds on and adjacent to Project Area A. Nesting birds are protected under state and federal laws. Therefore, the following mitigation measure is required:

Mitigation Measure BIO-1. Nesting Bird Survey. *Project activities, including initial vegetation trimming/clearing, tree trimming/removal, ground disturbance, and demolition, shall be avoided during the nesting season (January 1 to September 15). If the nesting season cannot be avoided, a nesting bird clearance survey is required within three (3) days prior to the start of Project activities during the nesting season. If active nests are present, avoidance of nest sites is required and a buffer of 300 to 500 feet (or as determined by a biologist) is recommended until a biologist has verified that juvenile birds are no longer dependent on the nest, or the nest has otherwise become inactive. An active nest is defined as a nest with eggs, chicks, or dependent juveniles, or a nest utilized for reproduction.*

With the implementation of Mitigation Measure BIO-1, impacts associated with development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Special Status Bats

The trees and structures on Project Area A provide potentially suitable roosting habitat for special-status bats. No evidence of bat roosting was observed during the survey. However, the survey did not include an examination of the interior of structures. Therefore, the following mitigation measure is required.

Mitigation Measure BIO-2. Pre-Construction Bat Survey. *To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season. If trees must be removed during the maternity season (March 1 to September 30), or if structures must be removed at any time of the year, a pre-construction survey by a qualified bat specialist is required within seven (7) days prior to disturbance. Maternity season lasts from March 1 to September 30 and trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. Hibernating colonies shall be left in place until a qualified biologist determines that the bats are no longer hibernating. Bats shall be allowed to escape prior to demolition of structures. This may be accomplished by placing one-way exclusionary devices into areas where bats are entering a structure that allows bats to exit but not re-enter.*

With the implementation of Mitigation Measure BIO-2, impacts associated with development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.4 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓

Impact Analysis

There is no riparian habitat or other sensitive natural community present on Project Area A. As such, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.4 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓

Impact Analysis

There are no state or federally protected wetlands present on Project Area A. As such, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.4 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

The area immediately surrounding Project Area A consists of residential and commercial developments. The property encompassed by VTM No. 83304 is disturbed/developed with mainly ornamental and ruderal vegetation. There is no native habitat present to support wildlife corridors or nursery sites. As such, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.4 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	

Impact Analysis

Section 18.162.010 of the City of San Dimas Municipal Code requires a permit before any major topping, cutting, or removal of a mature significant tree. A mature significant tree is defined as any

oak tree measuring 8 inches or more in trunk diameter, any other species of tree that measures 10 inches or more in diameter, and any multi-trunk tree having a total circumference of 38 inches or more, with at least one trunk having a minimum diameter of 4 inches. The diameter must be measured at a point 36 inches above the ground at the base of the tree.

Proposed VTM No. 83304 would remove 11 mature significant trees from Project Area A, including 5 oaks. As required by §18.162.060 of the Municipal Code, a permit to remove or relocate mature significant trees is subject to conditions of approval, including, but not limited to tree relocation and/or replacement within the subject property. Mandatory compliance with the Municipal Code will ensure impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.4 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

Habitat Conservation Plans offer long-term assurances for the conservation of covered species in exchange for biologically appropriate levels of incidental take and/or habitat loss as defined in the approved plan. California’s Natural Community Conservation Planning (NCCP) Act (FGC §2800 et seq.) governs such plans at the state level and was designed to conserve species, natural communities, ecosystems, and ecological processes across a jurisdiction or a collection of jurisdictions. Complementary federal Habitat Conservation Plans (HCPs) are governed by the Endangered Species Act (7 U.S.C. §136, 16 U.S.C. §1531, et seq.) (ESA). According to the California Natural Community Conservation Plans Map maintained by the California Department of Fish and Wildlife, there are no such plans that encompass Project Area A.¹² Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

¹² <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>

4.5 Cultural Resources

The analysis in this section is based in part on the following technical report.

Historic Resource Evaluation, L&L Environmental, May 9, 2022.

Threshold 4.5 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?				✓

Impact Analysis

An occupied residence with a detached garage and a storage shed is present in the southern portion of Project Area A. Another storage shed is present on the west-central portion of the site. The southern portion of the property and the eastern fence line include landscaping consisting of non-native shrubs and trees. The northern portion of the property consists of a former plant nursery. The remnants of an internal gravel road are visible in aerial images. The site is regularly mowed for weed abatement and ground visibility was good during the survey.

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts on historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

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 included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Archival Research

L&L Senior Architectural Historian Jennifer Gorman, M.H.P., completed site-specific research and research on the general history and development of San Dimas. Repositories included the Los Angeles County Assessor for building records; the San Dimas Building Development Department for

building records; the Los Angeles Public Library online catalog for Sanborn Fire Insurance Maps; and a general history of San Dimas.

Ms. Gorman also contacted the City of San Dimas and checked the City’s website to identify any local historical register or historic preservation ordinance. The City of San Dimas does not have a historic preservation ordinance, but historic preservation is mentioned within the City’s Municipal Code and General Plan (GP). The local historic register is a list of approximately 300 buildings that were surveyed throughout the City in 1991. These buildings were given “codes” to identify their level of significance, but no specific historic designation criteria have been developed by the City. Building permits and records held by the City for properties that were constructed before its incorporation are subject to partial or wholesale missing information, as many building records that were on file with Los Angeles County were transferred to the City after 1960. The original building permit for 327 East Baseline Road was not found but permits and records as early as 1961 were found at the City. Historic aerials showed the gradual development of the Project area from citrus groves located to the south of the property to its current residential neighborhood. No Sanborn Fire Insurance Maps were found that included the subject property. Ancestry.com provided U.S. Census Bureau records, city directories, voter index records, and marriage and death records for the owners of the property. A chain of title searches was also provided by First American Title.

A records search for Project Area A and a 0.50-mile buffer was requested from the South Central Coastal Information Center (SCCIC) in Fullerton to determine whether the building had been recorded previously and to identify any buildings, structures, or objects that had been recorded within 0.50 mile of Project Area A (Appendix C). A total of seven historic resources were identified within the search radius (Table 4.5-1). None of the buildings were found within Project Area A.

Table 4.5-1 Historic Resources Found Within a .50 Mile Radius of the Subject Property

P-Numbers	Resource Location
180723	San Dimas Hotel
186097	Wildwood Ranch
187085	Mojave Road
187546	Highway Well Site
188983	LA Dept of Water and Power Boulder Lines North & South
192335	130 W. Allen
192336	Jacob L. Way House

Source: Historic Resource Evaluation, L&L Environmental, May 9, 2022

Field Survey

L&L Archaeologist Bill Gillean completed a historical resource field survey on March 12, 2022, to document the buildings at 327 East Baseline Road (within Project Area A). The property at 327 East Baseline Road is a single-family residential property located on the northwest corner of East Baseline Road and Cherokee Court. The residence was constructed in 1946 and has since been altered. The setting of Project Area A is urban, and the property is surrounded by residential buildings constructed between the 1940s and 1990s. Project Area A contains two buildings: a main house and a garage.

Main House

The main house is a single-story residential building with a concrete foundation, near rectangular plan, smooth stucco siding, and an irregular roof featuring a front gable section and hipped roof types. The roof has composition shingles. The primary entrance is on the west façade of the building. A concrete walkway leads to three concrete steps with metal railings that lead to a flush wood door. This entrance is on the southern end of the west façade. To the north of the front door are three slider windows; one is metal and the other two are vinyl, each with a single wood shutter. The south façade features a brick chimney and four vinyl slider windows. The east façade features four windows: two vinyl sliders, a tripartite wood window with wood muntin, and two tripartite vinyl windows. The south façade features a front gable projection with two triangular windows located underneath the gable peak. This façade also features a corner porch that is covered with a wood pergola. The porch has a wood deck and wood steps with a wood railing. Within the porch are two metal slider windows and a large vinyl sliding door.

Landscape features include an asphalt driveway, a chain link fence that has been grown over with vegetation, some trees, and small plantings around the house. Modifications to the building include stucco siding, and replacement windows and doors. According to aerial photographs, an addition was built sometime between 1972 and 1978 on the south façade. According to building permits, the fireplace was added in 1961, the kitchen was remodeled in 1999, and the sewer line was repaired, and the roof replaced in 2009.

Garage

The garage is a single-story ancillary building northwest of the main house. The building features a concrete slab foundation, smooth stucco siding, and a front gable roof clad in asphalt shingles. The roof features exposed rafter tails within the eaves. The primary entrance is on the south façade and features a metal roll-top garage door with partial glazing. The east façade features a single pedestrian door flanked by a sidelight. The rear (south) façade features a partial-width porch supported by wood posts and a hipped roof. Within the porch is storage equipment. There is a single pedestrian door on this façade. There are two windows located on the west façade; one is a metal slider covered by security bars, and the other is a fixed wood window. Modifications to the garage include stucco siding, and replacement windows and doors.

California Register of Historical Resources Significance Criteria

The California Register of Historical Resources (CRHR) program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

To be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

Consistency Criterion No. 1: *It is associated with 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.*

While Project Area A is broadly related to the historic theme of Community Planning and Development as a residential property in the City of San Dimas, this property does not have a significant association with that theme. Further, the property has undergone significant alterations including the replacement stucco siding, replacement windows, and doors on the main house and garage. According to historic aerials, the main house was added onto sometime between 1972 and 1978 on the south façade including the rear porch. According to building permits, the fireplace was added in 1961, the kitchen was remodeled in 1999, the sewer line was repaired, and the roof was replaced in 2009. The property has therefore lost integrity of materials, workmanship, design, and feeling. The property does not have a significant association. Therefore, the property has lost integrity. As such, it is not recommended eligible under CRHR Criterion 1.

Consistency Criterion No. 2: *It is associated with the lives of persons important to local, California, or national history.*

No significant individuals were found associated with Project Area A. Therefore, the building at 327 East Baseline Road is not recommended as eligible under CRHR Criterion 2.

Consistency Criterion No. 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.*

Project Area A has lost integrity of materials, workmanship, and design – the three most important aspects of integrity that a resource must retain to be eligible under Consistency Criterion No. 3. While no original building record has been found for the property, it is unlikely that it was constructed by a master. As such, the property is recommended as not eligible under CRHR Consistency Criterion No. 3.

Consistency Criterion No. 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.*

The property does not have the potential to provide information about history or prehistory that is not available through historical research. Therefore, 327 East Baseline Road is not recommended as individually eligible under CRHR Consistency Criterion No. 4.

Conclusion

As the property at 327 East Baseline Road is not recommended as eligible for the CRHR and is not considered a historic resource under CEQA, the development of Project Area A will have no adverse impact on historic resources. As such, no mitigation is required. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.5 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		✓		

Impact Analysis

Project Area A is currently a compacted and landscaped area that has been used for grazing and agriculture in the past. The site has been occupied at least since 1946. Project Area A is currently surrounded by residential buildings. To the north of the property is commercial development. The east, south, and west of Project Area A are surrounded by residential development that has occurred in the last 30 years.

A records search for Project Area A and a 0.50-mile buffer was requested from the South Central Coastal Information Center (SCCIC) in Fullerton to determine whether the building had been recorded previously and to identify any buildings, structures, or objects that had been recorded within 0.50 mile of Project Area A (Appendix C). A total of seven historic resources were identified within the search radius (Table 4.5-1). None of the buildings were found within Project Area A. The Mojave Road was recorded as running parallel and south of E. Baseline Road, but all of that area has been developed.

L&L Archaeologist Bill Gillean completed a field survey on March 12, 2022, and documented one building of historic age on the parcel. During the survey, approximately 95% of the property was either obscured by ornamental plantings and container plants, grass, or the surface had been scarified by equipment. No native ground surfaces were noted during the survey that supports evidence of surface archaeological resources. However, due to the level of current and past disturbances on the site, the site is considered to be moderately sensitive and there is a potential to encounter cultural resources during construction-related earthmoving activities. To reduce the potential impact of inadvertent finding of cultural resources Mitigation Measures CUL-1 and CUL-2 require the Project Proponent to retain a qualified archaeologist to remain on call during the entirety of Project-related earth-moving operations for Project Area A. Such operations may include excavation and grading of the Project Site or the trenching for the installation of underground utilities and the removal of trees and vegetation.

Mitigation Measure CUL-1 Worker Environmental Awareness Program. Prior to the commencement of grading or excavation, workers conducting construction activities and their foremen will receive Worker Environmental Awareness Program (WEAP) training from a qualified archaeologist regarding the potential for sensitive archaeological and paleontological resources to be unearthed during grading activities. The workers will be directed to report any specimens of bone, stone, ceramics, or other archaeological artifacts or features observed during grading and/or other construction activities to their foremen and to cease grading activities in the immediate vicinity of

the discovery until a qualified archaeologist and Native American cultural monitor is notified of the discovery and can assess their significance. The WEAP shall be implemented to educate all construction personnel of the area’s environmental conditions and the environmental protection measures that must be adhered to by all workers throughout the duration of Project construction. Training materials shall be language-appropriate for all construction personnel. Upon completion of the WEAP, workers shall sign a form stating that they attended the program, understand all protection measures, and shall abide by all the rules of the WEAP. A record of all trained personnel shall be kept with the construction foreman at the Project field construction office and shall be made available to any resource agency personnel. If new construction personnel are added to the Project later, the construction foreman shall ensure that new personnel receive training before they start working. The archaeologist shall provide hard copies of the WEAP presentation to the construction foreman.

Mitigation Measure CUL-2 Archaeological Treatment Plan. *If historical or unique archaeological resources are discovered during construction, the contractor shall halt construction activities in the immediate area and notify the City. A qualified archaeologist shall be notified and afforded the necessary time to recover, analyze, and curate the find(s). Additionally, any Native American Tribe who consulted on the Project as provided for in Public Resources Code §21080.3.1(b) (AB52), shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the discovery. The Tribe may provide input with regards to significance and treatment. A Monitoring and Treatment Plan shall be prepared by the qualified archaeologist. The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area and afforded the necessary time and funds to recover, analyze, and curate the find(s). Construction activities may continue on other parts of the site while evaluation and treatment of historical or unique archaeological resources takes place.*

With the implementation of Mitigation Measure CUL-1 and CUL-2, impacts associated with the development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.5 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

Impact Analysis

Project Area A does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. If human remains are discovered during Project grading or other ground-disturbing activities, the Project would be required to comply with the applicable provisions of

California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et seq. California Health and Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin. According to California Public Resources Code §5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.

Through mandatory compliance with California Health and Safety Code §7050.5, as well as Public Resources Code §5097, impacts associated with the development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

THIS SPACE INTENTIONALLY LEFT BLANK

4.6 Energy

Threshold 4.6 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	

Impact Analysis

Construction Energy Analysis

Construction of the proposed development on Project Area A would require the use of fuel- and electric-powered equipment and vehicles for construction activities. The majority of activities would use fuel-powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel-powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers, would be gasoline powered. The majority of electricity use would be for power tools. The consumption of energy would be temporary and would not represent a significant demand for available supplies. There are no unusual characteristics that would necessitate the use of fuel or electricity that would be less energy efficient than at comparable construction sites in the region or state.

Starting in 2014, the California Air Resources Board (CARB) adopted the nation’s first regulation aimed at cleaning up off-road construction equipment such as bulldozers, graders, and backhoes. These requirements ensure fleets gradually turn over the oldest and dirtiest equipment to newer, cleaner models and prevent fleets from adding older, dirtier equipment. As such, the equipment used for Project construction would conform to CARB regulations and California emissions standards as fuel efficiencies gradually rise. It should also be noted that there are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in the construction of the proposed development on Project Area A would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

In addition, as required by state law,¹³ idling times of construction vehicles are limited to no more than 5 minutes, thereby minimizing, or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

13 California Code of Regulations Title 13, Motor Vehicles, §2449(d)(3) Idling.

Operation Energy Analysis

Energy consumption in support of or related to Project Area A operations would include transportation energy demands and operational energy demands.

Transportation Energy Demands

The energy that would be consumed by traffic generated by the proposed development on Project Area A is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. Project Area A will result in 791,107 VMT and an estimated annual fuel consumption of 32,962 gallons of gasoline.¹⁴

Enhanced fuel economies realized according to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. The location of Project Area A proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. As supported by the preceding discussions, Project transportation energy consumption for the additional seven homes would not be considered inefficient, wasteful, or otherwise unnecessary, and impacts associated with the development of Project Area A are less than significant. Additionally, the GPA and ZC to Single-Family Low and SF-7500 do not increase the number of homes in Project Area B, and there are no impacts.

Operational Energy Demands

Occupancy of the single-family residences proposed on Project Area A would result in the consumption of natural gas and electricity. Energy demands are estimated at 920,048 kBtu/year of natural gas and 165,483 kWh/year of electricity.¹⁴ Natural gas would be supplied to the Project by SoCal Gas, and electricity would be supplied by Southern California Edison (SCE). The Project proposes single-family residential homes on Project Area A reflecting contemporary energy-efficient/energy-conserving designs and operational programs. The Project does not propose inherently energy-intensive uses, and the energy demands in total for the proposed development on Project Area A would be comparable to other single-family residential projects of similar scale and configuration. Lastly, the proposed development on Project Area A will comply with the applicable Title 24 standards. Compliance with applicable Title 24 standards will ensure that the Project energy demands will not be inefficient, wasteful, or otherwise unnecessary. Additionally, the GPA and ZC to Single-Family Low and SF-7500 do not increase the number of homes in Project Area B, and there are no impacts.

¹⁴ Appendix A, Air Quality/Greenhouse Gas (GHG)/Energy Analysis.

Threshold 4.6 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

Impact Analysis

The regulations directly applicable to Project Area A are *Building Energy Efficiency Standards*, Title 24, Part 6, and CALGreen Title 24, Part 11, which the City has adopted. These regulations include, but are not limited to, the use of energy-efficient heating and cooling systems, water-conserving plumbing, and water-efficient irrigation systems. The proposed development on Project Area A is required to demonstrate compliance with these regulations as part of the building permit and inspection process. As such, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

THIS SPACE INTENTIONALLY LEFT BLANK

4.7 Geology and Soils

The following analysis is based in part on the following technical report.

Geotechnical Evaluation Report, Duco Engineering, July 19, 2021 (Technical Appendix D to this Initial Study)

Threshold 4.7 (a). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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.				✓

Impact Analysis

According to the California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, Project Area A is not within an Alquist-Priolo Earthquake Fault Zone.¹⁵ As such, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.7 (a). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?			✓	

Impact Analysis

Project Area A is in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to construct proposed structures on Project Area A following the California Building Standards Code (CBSC), also known as the California Code of Regulations (CCR), Title 24, and the City Building Code. The CBSC and the City Building Code are designed to preclude significant adverse effects associated with strong seismic-ground shaking. In addition, the Project would be conditioned to comply with the site-specific

¹⁵ California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, <https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>, accessed February 20, 2023.

ground preparation and construction recommendations contained in the Project’s Geotechnical Evaluation Report prepared for the Project (Appendix D of this Initial Study). With mandatory compliance with these standards and site-specific design and construction measures, potential adverse impacts associated with seismically induced ground shaking would be less than significant for Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.7 (a). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?				✓

Impact Analysis

According to the California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, Project Area A is not within a Liquefaction Zone.¹⁶ Additionally, the Geotechnical Evaluation Report (Appendix D) stated that Project Area A is outside of any area of susceptibility to geologic hazards from seismic activity or otherwise, including slope instability, liquefaction, lateral spreading, or fault rupture. Therefore, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.7 (a). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
iv) Landslides?				✓

Impact Analysis

According to the California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application the Project site is not within a Landslide Zone.¹⁶ Additionally, the Geotechnical Evaluation Report (Appendix D) stated that Project Area A is outside of any area of susceptibility to geologic hazards from seismic activity or otherwise, including slope instability and landslide because the Project area is relatively flat and contains no slopes that could produce landslides. Therefore, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

16 California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, <https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>, accessed February 20, 2023.

Threshold 4.7 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?			✓	

Impact Analysis

Construction

Grading and construction activities would expose and loosen topsoil, which could be eroded by wind or water. As required by Greater Los Angeles County Order No. R4-2012-0175-A01 Municipal Separate Storm Sewer System NPDES Permit No. CAS004001, contractors are required to implement Best Management Practices (BMPs) which include, but are not limited to, silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, and hydroseeding. Through compliance with the mandatory requirements, construction impacts related to erosion and loss of topsoil associated with development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Operation

The proposed development on Project Area A includes the installation of landscaping throughout the Project site, and areas of loose topsoil that could erode by wind or water would not exist upon operation of the development within Project Area A. In the proposed condition, the installation of stormwater retention/infiltration devices along the easterly street front to meet current Low Impact Development standards reduces the potential for stormwater to erode topsoil downstream. As such, the impacts associated with development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.7 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable because of the Project, and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				✓

Impact Analysis

According to the California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, Project Area A is not mapped as an area of susceptibility to geologic hazards from seismic activity or otherwise, including slope instability, liquefaction, lateral spreading, or fault

rupture. Additionally, the Geotechnical Evaluation Report (Appendix D) stated that Project Area A is outside of any area of susceptibility to geologic hazards from seismic activity or otherwise, including slope instability and landslide because the Project area is relatively flat and contains no slopes that could produce landslides. Therefore, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

The dense, rocky nature of the subgrade in conjunction with the gentle gradients of Project Area A and great depth to groundwater preclude susceptibility to soil strength degradation caused by seismic excitement. As a mandatory condition of Project approval, the Project would be required to conduct site preparation and grading as well as construct the proposed structures per the approved recommendations included in the Geotechnical Evaluation Report prepared for the Project (Appendix D of this Initial Study). As such, there would be no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.7 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?			✓	

Impact Analysis

Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors and may result in unacceptable settlement or heave of structures or concrete slabs supported on grade.

Expansion testing was performed on the encountered onsite soils. These soils are considered to have a very low expansion potential. Notwithstanding, construction of the proposed structures on Project Area A would be required to follow the approved recommendations included in the Geotechnical and Infiltration Evaluation prepared for the Project (Appendix D of this Initial Study). As such, impacts from Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.7 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

The development of Project Area A does not propose the use of septic tanks or alternative wastewater disposal systems. The Project would install domestic sewer infrastructure and connect to San Dimas’s existing sewer conveyance and treatment system. As such, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.7 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

Impact Analysis

Project Area A is underlain by Holocene sediments mapped as very young axial channel deposits composed of Quaternary alluvium (Qa). Qa deposits are late Holocene, less than five 1000 years in age. Axial channel deposits are associated with modern river channels. These sediments are sands intermixed with pebble conglomerates. The Holocene Qa formations have a low potential to bear fossils. As such, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Unique Geologic Feature

Soils encountered in subsurface explorations on Project Area A consisted of fills and disturbed native soils to a maximum depth of approximately 4 feet, constituted of loose to moderately firm silty sand with gravel, scattered organics, and debris. These features are common in the area and do not constitute a geologic feature that is unique or exclusive locally or regionally. Therefore, there is no impact associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

THIS SPACE INTENTIONALLY LEFT BLANK

4.8 Greenhouse Gas Emissions

The following analysis is based in part on the following technical report.

Air Quality and Greenhouse Gas Study, Entech Consulting Group, Inc., September 2023

Threshold 4.8 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	

Impact Analysis

No single land-use project could generate enough greenhouse gas (GHG) emissions to noticeably change the global average temperature. Cumulative GHG emissions, however, contribute to global climate change and its significant adverse environmental impacts. Thus, the primary goal in adopting GHG significance thresholds, analytical methodologies, and mitigation measures is to ensure new land use development provides its fair share of the GHG reductions needed to address cumulative environmental impacts from those emissions.

A final numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin has not been established by the SCAQMD. The City has determined that the SCAQMD’s draft threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year is appropriate for residential land use development projects. The 3,000 MTCO₂e threshold is based on the SCAQMD staff’s proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD’s Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans (SCAQMD Interim GHG Threshold). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. This threshold is also consistent with the SCAQMD’s draft interim threshold Tier 3.

A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions associated with the development of Project Area A is provided in Table 4.8-1.

Table 4.8-1 Annual Greenhouse Gas Emissions

Emissions Source	CO ₂	CH ₄	N ₂ O	MTCO ₂ e/Yr
Area Sources	0.41	<0.005	<0.005	0.41
Energy Usage	88.7	0.01	<0.005	89
Mobile Sources	279	0.01	0.01	283
Solid Waste	0.47	0.05	0	1.66
Water and Wastewater	7.92	0.03	<0.005	8.89
Construction Emissions (amortized over 30 years)	8.4	<0.005	<0.005	8.5
Total Emissions	384.9	0.1	0.03	391.5
SCAQMD Draft Threshold of Significance for Residential Land Uses				3,000
Threshold Exceeded?				No

Source: Air Quality/Greenhouse Study (Appendix A).

As shown in Table 4.8-1, the proposed development associated with Project Area A has the potential to generate approximately 391.5 MTCO₂e per year. As such, the proposed development of Project Area A would not exceed the SCAQMD Interim GHG Threshold of 3,000 MTCO₂e. Thus, Project-related emissions associated with the development of Project Area A would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change, and no mitigation or further analysis is required. Additionally, because no development is proposed for Project Area B, there is no increase in GHG emissions caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.8 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy, or regulation adopted to reduce the emissions of greenhouse gases?			✓	

Impact Analysis

Determining a project’s consistency with plans, policies, or regulations adopted to reduce greenhouse gas (GHG) emissions presents unique challenges because the impact is global, and solutions require global, federal, state, and local action. The primary plan at the state level is the California Air Resources Board 2022 Scoping Plan, November 2022, Appendix D Local Actions (AB32 Scoping Plan). Based on Appendix D of the AB 32 Scoping Plan, the following project attributes as shown in Table 4.8-2 below result in reduced GHG emissions from residential and mixed-use development and should accommodate growth in a manner consistent with California GHG reduction and equity prioritization goals.¹⁷

Table 4.8-2 Key Residential and Mixed-Use Project Attributes that Reduce GHGs

Priority Areas	Priority GHG Reduction Strategies	Project Implementation
Transportation Electrification	Provides EV charging infrastructure that, at minimum, meets the most ambitious voluntary standard in the California Green Building Standards Code at the time of project approval.	Yes. Each garage will have electrical connections that support EVs.
VMT Reduction	Is located on infill sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land that is presently served by existing utilities and essential public services (e.g., transit, streets, water, sewer)	Yes. The Project site is an infill site surrounded by existing development and served by all utilities and essential public services.
	Does not result in the loss or conversion of natural and working lands	Yes. The Project site supports a single-family residence and garage and contains little or no vegetation. There are no forests, woodlands, shrublands, grasslands, wetlands, and other natural lands on the Project site.

¹⁷ California Air Resources Board 2022 Scoping Plan, Appendix D. Local Actions, <https://ww2.arb.ca.gov/sites/default/files/2022-11/2022-sp-appendix-d-local-actions.pdf> .

Priority Areas	Priority GHG Reduction Strategies	Project Implementation
	Consists of transit-supportive densities (minimum of 20 residential dwelling units per acre) or Is in proximity to existing transit stops (within a half mile), or Satisfies more detailed and stringent criteria specified in the region's SCS52	Yes. The Project site is approximately 0.25 miles from Foothill Transit Line #188 on Foothill Boulevard as measured from the corner of Baseline Road and Cherokee Court to the bus stop at the corner of Foothill Boulevard and N. Walnut Avenue.

Source: Table California Air Resources Board, 2022 Scoping Plan November 2022, Table 3 – Key Residential and Mixed-Use Project Attributes that Reduce GHGs.

Based on the analysis above, impacts associated with the proposed development on Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there is no increase in GHG emissions caused by the GPA and ZC to Single-Family Low and SF-7500.

THIS SPACE INTENTIONALLY LEFT BLANK

4.9 Hazards and Hazardous Materials

The following analysis is based in part on the following technical report:

Phase I Environmental Site Assessment, PIC Environmental Services, January 19, 2022, and is included as Appendix E to this Initial Study

Threshold 4.9 (a-b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	

Impact Analysis

Existing Conditions

Based on a review of regulatory records, County title records, historic telephone directories, historic topographic maps, and historic aerial photos, it appears the subject property was initially developed for residential purposes as early as 1946. Historic telephone directories document the occupation of the property by numerous residential listings since 1970 (see Appendix E). The telephone directory listings also include a commercial listing for a plant nursery in 2004 and 2009. PIC concludes the onsite businesses were operated by residential occupants at the time. Structural improvements include a single-family residence and a detached garage. City Permit Records and County title records indicate the residence was constructed in about 1961. Historic aerial photos indicate a residential building was present onsite in the 1940s.

Because these structures were constructed before 1980, asbestos-containing construction materials (ACM) may be present. An inspection and review of historic records found no evidence of underground storage tanks, clarifiers (i.e., settling tanks), surface staining, or other significant environmental impairments near these properties.

Construction Activities

Heavy equipment that would be used during the construction of the new homes would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on Project Area A during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing

health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited to requirements imposed by the Environmental Protection Agency, the California Department of Toxic Substances Control, the South Coast Air Quality Management District, and the Los Angeles Regional Water Quality Control Board.

In addition, because the existing structures on Project Area A will be demolished, the presence of lead-based paint and asbestos could be released during demolition given its age. The Project Proponent is required to comply with mandatory state and local regulations regarding demolition, including but not limited to, the following.

1. Southcoast Air Quality Management District Rule 1403. *Asbestos Emissions from Demolition/Renovation Activities*. The purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures, and time schedules, ACM handling and clean-up procedures, and storage, disposal, and landfilling requirements for asbestos-containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.
2. California Code of Regulations, Title 8, §1532.1. *Lead*. This section applies to demolition work and addresses hazards from lead by meeting regulatory requirements and following industry best practices.

As such, impacts due to construction activities on Project Area A would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. A less than significant impact associated with the proposed development of Project Area A would occur through compliance with mandatory requirements. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Operational Activities

Project Area A would be developed with residential land uses, which is a land use not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site. As such, impacts associated with the development of Project Area A are less than

significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

According to state law and local regulations, residents would be required to dispose of household hazardous waste (e.g., batteries, used oil, old paint) at a permitted household hazardous waste collection facility). Accordingly, the Project would not expose people or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials. As such, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.9 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	

Impact Analysis

Project Area A is not located within one-quarter mile of an existing or proposed school. From Project Area A, the nearest school is Chapparral High School located approximately 0.4 miles southwest. In addition, as discussed in the responses to Thresholds 4.9(a) and 4.9(b) above, all hazardous or potentially hazardous materials would comply with all applicable federal, state, and local agencies and regulations concerning hazardous materials. Therefore, regardless of the proximity of planned or proposed schools, the proposed development of Project Area A will have a less than significant impact on schools. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.9 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5, and, as a result, would it create a significant hazard to the public or the environment?				✓

Impact Analysis

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by state and local agencies to comply with the CEQA requirements in providing information about the location of hazardous materials release sites pursuant to Government Code §65962.5. Based on a review of

the Cortese List below maintained by the California Environmental Protection Agency there are no open cases on the Project site or within 1 mile.¹⁸

- List of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database.
- List of Leaking Underground Storage Tank Sites from the State Water Board’s GeoTracker database.
- List of solid waste disposal sites identified by the Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of “active” CDO and CAO from Water Board.
- List of hazardous waste facilities subject to corrective action pursuant to §25187.5 of the Health and Safety Code, identified by DTSC.

Based on the analysis above there are no impacts associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.9 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?			✓	

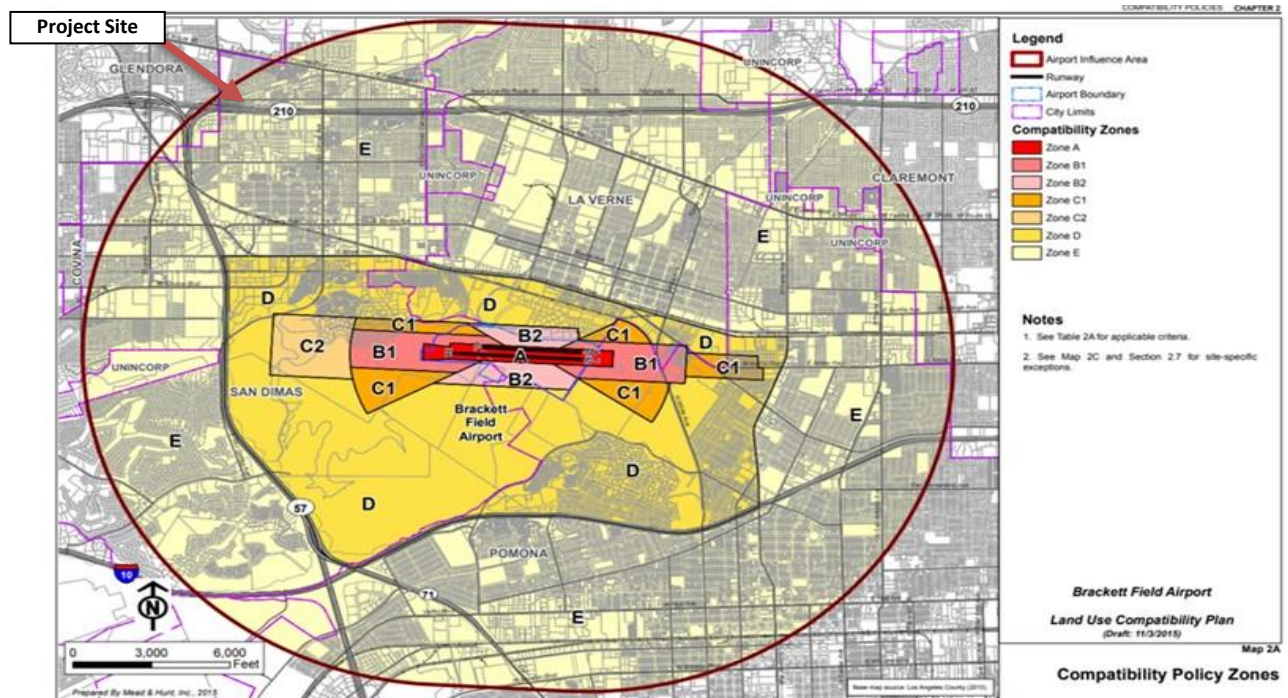
Impact Analysis

The nearest airport is Brackett Field Airport located approximately 2 miles southeast of Project Area A. According to the Brackett Field Airport Land Use Compatibility Plan, Map 2A (see Figure 4-1, Project Area A is located within Compatibility Zone E.

The proposed structures on Project Area A are less than 150 feet high, so the Risk Level is low. The Noise Impact is low because Project Area A is beyond the CNEL 55 dB contour. Therefore, the proposed development associated with Project Area A is compatible with the Plan and impacts are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

¹⁸ California Environmental Protection Agency, Cortese List Data Resources, <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed April 5, 2022. Phase 1 ESA p. 6.

Figure 4-1 Brackett Field Airport Compatibility Zones



Source: Brackett Field Airport Land Use Compatibility Plan, Table 2B, Compatibility Zone Delineation.

Zone E: (Other Airport Environs). **Noise Impact: Low:** Beyond CNEL 55 dB contour Occasional overflights intrusive to some outdoor activities; **Risk Level: Low:** Only 2% of near-airport accidents here. Object height limits 150 feet or more above runway elevation

THIS SPACE INTENTIONALLY LEFT BLANK

Threshold 4.9 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

Impact Analysis

Access to Project Area A is from East Baseline Road and Cherokee Court. Project Area A does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles from these roadways. Therefore, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

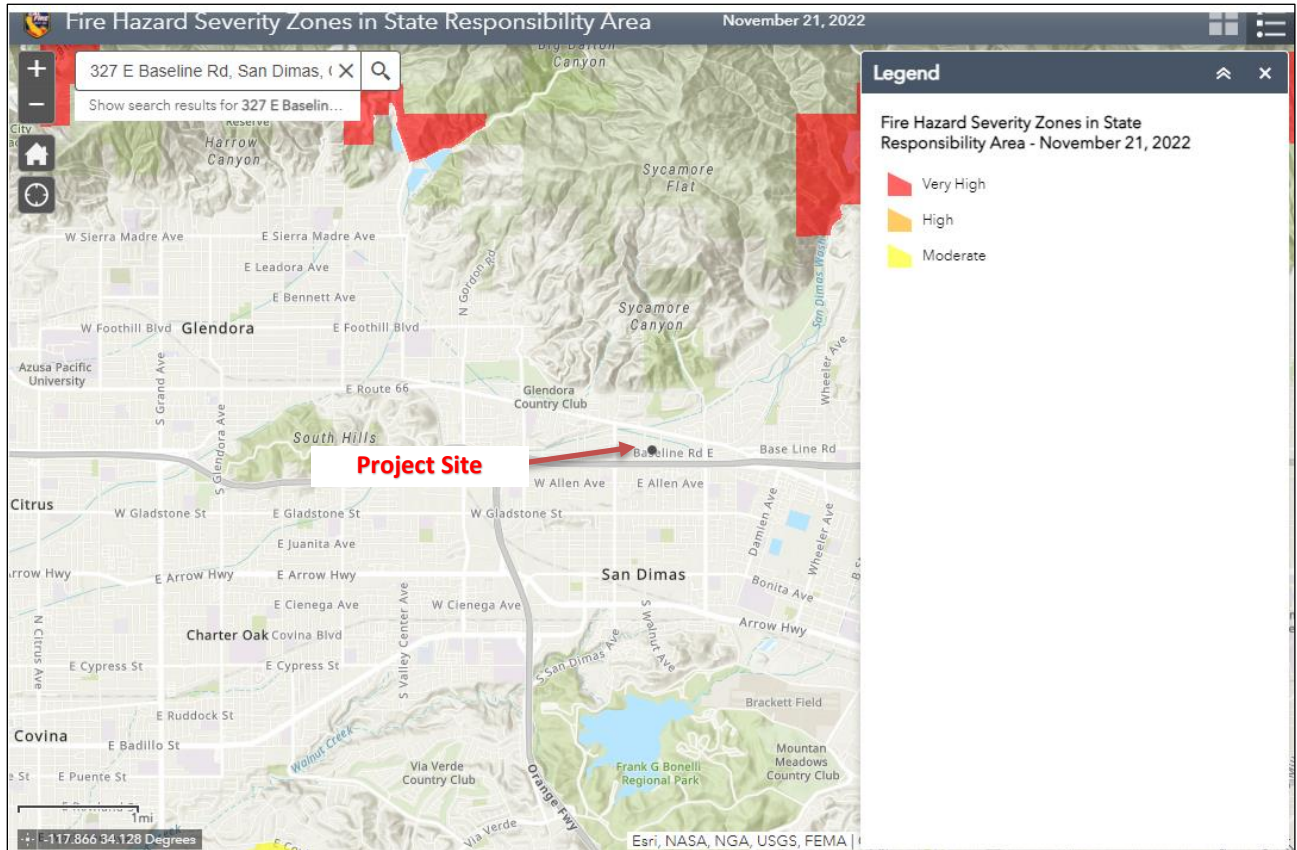
Threshold 4.9 (g). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✓

Impact Analysis

As shown in Figure 4-2, Fire Hazard Severity Zones in State Responsibility Area,¹⁹ Project Area A is not located within a high wildfire hazard area. As such, the proposed Project’s residents would not be exposed to a significant risk of loss, injury, or death involving wildland fires and impacts associated with the development of Project Area A And there is no impact. (Also refer to analysis under Issue 4.20, *Wildfire*.) Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

19 <https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/>.

Figure 4-2 Fire Hazard Severity Zones in State Responsibility Area



THIS SPACE INTENTIONALLY LEFT BLANK

4.10 Hydrology and Water Quality

The following analysis is based in part on the following technical report:

Drainage Report, Andreasen Engineering, Inc., September 13, 2022, and is included as Appendix F to this Initial Study

Threshold 4.10 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✓	

Impact Analysis

As required by state law, all new residential development projects within San Dimas are subject to Los Angeles County’s National Pollutant Discharge Elimination System (NPDES) Stormwater Permit (No. CAS004001) enforced by the Regional Water Quality Control Board (RWQCB). The NPDES Stormwater Permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality or from resulting in conditions that create a nuisance or water quality impairments in receiving waters. Therefore, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Construction Impacts

Development of Project Area A would involve site preparation, grading, building construction, paving, and architectural coating, which have the potential to generate water quality pollutants such as silt, debris, organic waste, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures.

Compliance with the NPDES permit involves the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities. The SWPPP will specify the Best Management Practices (BMPs) that would be required to be implemented during construction activities to ensure that potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated before being discharged from the subject property.

Examples of BMPs that may be utilized during construction include but are not limited to, sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, and hydro-seeding. Additionally, according to the City of San Dimas Municipal Code Chapter 14.13, the Project Proponent also would be required to implement an erosion control plan to minimize waterborne and windborne erosion. Mandatory compliance with the SWPPP and the erosion control plan would ensure that implementation of the Project would not result in a violation of any water quality

standards or waste discharge requirements during construction activities. Therefore, water quality impacts associated with construction activities for the proposed development of Project Area A would be less than significant and no mitigation measures would be required. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Operational Impacts

Compliance with the NPDES permit involves the preparation and implementation of a Water Quality Management Plan (WQMP) for operational-related activities. The WQMP will specify the Best Management Practices (BMPs) that would be required to be implemented during operational activities to ensure that potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated before being discharged from the Project Site.

Project Area A is fairly flat, sloping to the west. This west side of the site will need to be raised and will require a retaining wall so the lots will drain towards Cherokee Court. There is no available storm drainpipe to use for the runoff; for that reason, a 36" perforated CMP CONTECH system will be placed on each lot to collect the difference between pre-development volume and post-development volume. Contech’s CMP stormwater detention and infiltration systems store stormwater and release it downstream at an allowable discharge rate or allow it to infiltrate into the surrounding soils in compliance with San Dimas Municipal Code Chapter 14.13, Low Impact Development. Therefore, water quality impacts of construction activities associated with the proposed development of Project Area A would be less than significant, and no mitigation measures would be required. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.10 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	

Impact Analysis

Golden State Water Company (GSWC) provides water service to the City of San Dimas, portions of the cities of La Verne, Walnut, and Covina, and adjacent unincorporated areas of Los Angeles County. GSWC obtains its water supplies from the Main San Gabriel Basin (Main Basin) for local groundwater and treated water from Covina Irrigating Company (CIC). GSWC also purchases treated imported water from the Metropolitan Water District of Southern California (MWD) through the Three Valleys Municipal Water District. GSWC also purchases treated water from Walnut Valley Water District (WVWD).

The Main San Gabriel Basin (Main Basin) is a sub-basin of the San Gabriel Valley Basin according to California Department of Water Resources (DWR) Bulletin 118, Basin Number 4-013. Under the Sustainable 2020 Urban Water Management Plan Golden State Water Company – San Dimas, the Main Basin was named as an adjudicated groundwater basin (i.e., In basins or areas where a lawsuit is brought to adjudicate, the groundwater rights of all the overlies and appropriators are determined by the court). The court also decides: Who the water rights owners are, how much groundwater those rights owners can extract, and how the groundwater area will be managed) and is exempt from the requirements of developing a Groundwater Sustainability Plan (GSP) and subsequently was designated a very-low priority basin in DWR’s 2019 Sustainable Groundwater Management Act Basin Prioritization report.²⁰ As such, the proposed development of Project Area A cannot contribute to substantially depleting the groundwater supply.

In addition, groundwater replenishment is delivered through the flood control channels and diverted and spread at spreading grounds through the Main Basin Watermaster’s agreement with the County of Los Angeles Department of Public Works (DPW). Because Project Area A is not used as a spreading ground, it will not impede the replenishment of the Main Basin.

Based on the analysis above, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) 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 that would:				
(i) Result in substantial erosion or siltation on- or off-site?			✓	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			✓	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
(iv) Impede or redirect flood flows?			✓	

20 Golden State Water Company, San Dimas System, Final 2020 Urban Water Management Plan, July 2021, pps. 6-24-25.

https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmp_attachments%2F9623822867%2FFINAL%20GSWC-%20San%20Dimas%202020%20UWMP.pdf

Impact Analysis

Existing Condition

In the existing condition, Project Area A drainage sheet flows across the property from the northwest to the southeast corner of the property and discharges into the parkway and pavement along East Baseline Road. There are no stream courses or other established natural surface drainages within or adjacent to Project Area A.

Proposed Condition

Project Area A is fairly flat sloping to the west. This west side of the site will need to be raised and will require a retaining wall so the lots will drain towards Cherokee Court. There is no available storm drainpipe to use for the runoff; for that reason, a 36" perforated CMP CONTECH system will be placed on each lot to collect the difference between pre-development volume and post-development volume. Contech's CMP stormwater detention and infiltration systems store stormwater and release it downstream at an allowable discharge rate or allow it to infiltrate into the surrounding soils in compliance with San Dimas Municipal Code Chapter 14.13, *Low Impact Development*.

As proposed, the design of the storm drain system will not result in substantial erosion or siltation onsite or offsite; substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite; create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows.

Based on the analysis above, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.10 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓

Impact Analysis

The Los Angeles Regional Board's Basin Plan (Basin Plan) is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan 1) designates beneficial uses for surface and ground waters, 2) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's antidegradation policy, and 3) describes implementation programs to protect all waters in the Region. In addition, the Basin Plan incorporates (by reference) all applicable state and Regional Board plans and policies and other pertinent water quality policies and regulations.

Those of other agencies are referenced in appropriate sections throughout the Basin Plan.²¹ As discussed under Threshold 4.10(a) and 4.10(c), with the implementation of the drainage system improvements and features as described, proposed development associated with Project Area A will not conflict with or obstruct the implementation of a water quality control plan.

As discussed under Threshold 4.10(b), Project Area A is not subject to a Sustainable Groundwater Management program and will not substantially impede sustainable groundwater management of the basin. Therefore, there are no impacts associated with the development of Project Area A regarding these water-related concerns. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

THIS SPACE INTENTIONALLY LEFT BLANK

21 Los Angeles Regional Board's Basin Plan,
https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/.

4.11 Land Use and Planning

Threshold 4.11 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide a community?				✓

Impact Analysis

An example of a project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. Project Area A (Figure 2-1, Project Area) is the only portion of the overall Project Area that is proposed for development. Project Area A is 1.59 acres and is adjacent to two streets and surrounded by existing development. As such, the proposed development associated with Project Area A will not divide an established community, and there are no impacts. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.11 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

Impact Analysis

The applicable plans and policies relating to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted to avoid or mitigate an environmental effect are summarized below.

City of San Dimas General Plan

The General Plan is a comprehensive document consisting of text, maps, and exhibits that describe goals, objectives, and policies for future development. The City of San Dimas adopted its update to the General Plan in September 1991. Any development is intended to conform with the goals, objectives, and policies adopted to avoid or mitigate an environmental effect are found throughout the General Plan, but primarily in the following chapters:

- **Land Use:** This chapter designates the general distribution, location, and extent of the uses of land for housing, business, industry, open space, education, public buildings, and other categories of public/private uses.

- **Open Space:** This chapter details plans and measures for the preservation of open space for natural resources, the managed production of resources, outdoor recreation, and public health, safety, and welfare.
- **Conservation:** This chapter provides for the conservation, development, and use of natural resources such as water, forests, soils, air, rivers, lakes, harbors, fisheries, minerals, and wildlife.
- **Safety:** This chapter establishes standards and plans for emergency preparedness to protect the community from natural hazards such as fire, flooding, and earthquakes. There are also provisions for the identification of these hazards that municipalities must consider when making land use decisions.
- **Noise:** This element examines the sources and impacts of unwanted sounds that disrupt the physical health, psychological stability, social cohesion, property values, and economic stability of the general public. It serves as a guide for land use policies and other decisions regarding proposals that may affect the sound environment.

Table 4.11-1 General Plan Consistency Analysis

General Plan Policy	Consistency Analysis
Land Use Element	
Land Use Element Policy 2.3.3 Design structure to fit with existing neighborhood.	Consistent. As detailed in Section 4.1, Aesthetics, the project proposes seven single-family detached homes on lots ranging in size from 7,920 square feet to 11,293 square feet. Additionally, the homes are two stories in height and meet all applicable development standards of the SF-7500 zone.
Land Use 2.4.3 Control exterior-light sources.	Consistent. As detailed in Section 4.1, Aesthetics, as required by Municipal Code §18.24.050, Property development standards involving side yard easements, all lighting shall be located in a manner such that it will not reflect upon adjoining areas.
Land Use Policy 9.1.5 Preserve important view corridors.	Consistent. As detailed in Section 4.1, Aesthetics, the proposed residential structures are two stories and do not exceed thirty feet in height. As required by Municipal Code §18.24.040 Property development standards, the maximum ground coverage of all structures would not exceed 35% of the total area of a lot or parcel. As such, the Project would provide view corridors to the foothills and San Gabriel Mountains visible on the horizon.
Conservation Element	
Policy 2.1.2 Preserve significant historical resources within the City of San Dimas. Evaluate each historical structure, place, and site on a case-by-case basis.	Consistent. As detailed in Section 4.5, Cultural Resources, the property at 327 East Baseline Road is not recommended eligible for the CRHR, and is not considered a historic resource under CEQA, the proposed Project will have no adverse impact on historic resources within the Project area. None of the other properties are slated for demolition at this time.

General Plan Policy	Consistency Analysis
Noise Element	
Noise Element Policy 2.2.6 The City will review noise characteristics of applicants requesting conditional use permits, variance, zone changes and other discretionary actions.	Consistent. As detailed in Section 4.13, Noise, the Project would not exceed the noise standards of the City for construction or operational noise.
Safety Element	
Safety Element Policy 1.1.4 Require that geological reports, building plans, and the appropriate sections of environmental impact reports be reviewed by registered engineering geologists and/or structural engineers	Consistent. As detailed in Section 4.7, Geology and Soils, a geological report was submitted to the City indicating that the development of the seven homes would not expose future residents to geologic hazards.
Safety Element Policy 1.4.4 Provide adequate supplies of water at appropriate locations for fire suppression.	Consistent. As detailed in Section 4.19, Utilities and Service Systems, adequate water supply exists for fire suppression.

City of San Dimas Municipal Code

Regulation to avoid or mitigate an environmental effect is found throughout the Municipal Code, but primarily in the following chapters:

1. [Title 14, Water and Sewer](#): This section requires that the Project Proponent prepare an urban stormwater mitigation plan that implements to the maximum extent practicable, requirements established by appropriate government agencies under CEQA, Section 401 of the Clean Water Act, local ordinances, and other legal authorities intended to minimize impacts from stormwater runoff on the biological integrity of natural drainage systems and water bodies.
2. [Title 15, Buildings and Construction](#): Contained within the Building Code is the CALGreen Code. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts that reduce negative impacts promote those principles that have a positive environmental impact and encourage sustainable construction practices.
3. [Title 17, Subdivisions](#): These regulations govern the subdivision of land and stipulate that no land shall be divided and developed for any purpose that is not in conformity with the general plan, specific plan, or zoning code provision of the city adopted to avoid or mitigate an environmental effect. In addition, this chapter of the code specifically requires that no tentative map application shall be deemed to be complete until all documentation, determined to be necessary by the Director of the Department of Community Development, is submitted to the director and is determined by the Director to be complete, including environmental documentation required under the California Environmental Quality Act. (Ord. 795 §1, 1983)
4. [Title 18, Zoning Ordinance](#): These regulations ensure that development is consistent with all elements of the General Plan and is in compliance with all applicable provisions of the

zoning code and other ordinances and regulations of the city to avoid or mitigate an environmental effect.

City of San Dimas Tree Preservation

In 1990, the City Council adopted Ordinance No. 913, which serves to preserve and protect any mature significant trees growing in the City. A tree may only be removed or relocated due to disease, development of the subject property, or health and safety concerns affecting the general public.

Other Environmental Plans

1. [South Coast Air Quality Management District 2022 Air Quality Management Plan](#): The Air Quality Management Plan (AQMP or Plan) is a regional blueprint for achieving air quality standards and healthful air. The 2022 AQMP represents a comprehensive analysis of emissions, meteorology, regional air quality modeling, regional growth projections, and the impact of control measures.²²
2. [California Air Resources Board 2022 Scoping Plan](#): The 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) lays out a path to achieve targets for carbon neutrality and reduce anthropogenic greenhouse gas (GHG) emissions by 85 percent below 1990 levels no later than 2045, as directed by Assembly Bill 1279. The actions and outcomes in the plan will achieve significant reductions in fossil fuel combustion by deploying clean technologies and fuels, further reductions in short-lived climate pollutants, support for sustainable development, increased action on natural and working lands to reduce emissions and sequester carbon, and the capture and storage of carbon.²³
3. [Los Angeles Regional Water Quality Control Board's Basin Plan](#). The Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan (i) designates beneficial uses for surface and ground waters, (ii) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's antidegradation policy, and (iii) describes implementation programs to protect all waters in the Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations.²⁴

As demonstrated throughout this Initial Study/Mitigated Negative Declaration document, the Project would not conflict with any applicable land use plan, policy, or regulation for purposes of avoiding or mitigating an environmental effect. Therefore, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

22 <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan>

23 <https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents>

24 https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

4.12 Mineral Resources

Threshold 4.12 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓

Impact Analysis

Project Area A is approximately 1.59 net acres and contains a single-family residence, a garage, and a shed. The General Plan and zoning designations are for single-family homes. Project Area A is surrounded on the east, west, and south by single-family residences, and to the north by a landscaping contractor business. Additionally, the California Department of Conservation’s Department of Mines and Geology has determined that mineral deposits are primarily found in the San Dimas Wash area of the City.²⁵ For these reasons, the development of Project Area A will not result in the loss of availability of a known mineral resource that would be of value to the region, and there are no impacts. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.12 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

Impact Analysis

The current General Plan Land Use designation for Project Area A is Single-Family Very Low (0.2-3 du/ac). The proposed General Plan Land Use designation is Single-Family Low (3.1 -6 du/ac). These designations do not allow mineral resource recovery as an allowable use. As such, there will be no loss of a mineral resource recovery site and there are no impacts associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

25 Initial Study for the 2021-2029 Housing Element Update City of San Dimas March 2022.

https://files.sandimasca.gov/Document_Center/Department/Community%20development/San%20Dimas%20Housing%20Element%20Update_InitialStudy_Final%20Signed.pdf

4.13 Noise

The following analysis is based in part on the following technical report.

Noise Study, Entech Consulting Group, Inc., January 2022, Included as Appendix G of this Initial Study.

Threshold 4.13 (a). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		

Impact Analysis

Noise analysis for projects under CEQA centers on whether a project would result in significant adverse environmental effects. Whether an increase in future noise level would result in a significant effect for purposes of CEQA is determined by comparing the existing noise level (or baseline environmental setting) to the predicted noise level with the project.

City of San Dimas Noise Ordinance

The City of San Dimas Municipal Code Chapter 8.36, Noise Ordinance, sets standards for noise levels citywide and provides the means to enforce the reduction of obnoxious or offensive noises. Regulations that are relevant to the proposed development associated with Project Area A are listed below in Table 4.13-1.

Table 4.13-1 San Dimas Noise Limits-Residential

Zone	Time	Sound Level (A-weighted) Decibels
Residential – low and medium density	7:00 a.m. to 6:00 p.m.	50
	6:00 p.m. to 10:00 p.m.	45
	Night	40
Residential – high density	7:00 a.m. to 6:00 p.m.	60
	6:00 p.m. to 10:00 p.m.	55
	Night	50

Source: Noise Study (Appendix G)

Existing Ambient Noise Levels

Traffic along East Baseline Road is the dominant source of ambient noise in the vicinity of Project Area A. One long-term and two 15-minute short-term noise measurements were taken in the vicinity of Project Area A on January 12, 2022. The purpose of the measurements was to characterize existing noise levels adjacent to Project Area A and at sensitive receptors. Figure 4-3, *Noise Measurement Locations*, provides an aerial photograph showing the ambient noise measurement and sensitive receiver locations, and Table 4.13-1 provides the existing ambient noise at these sites.

Figure 4-3 Noise Measurement Locations

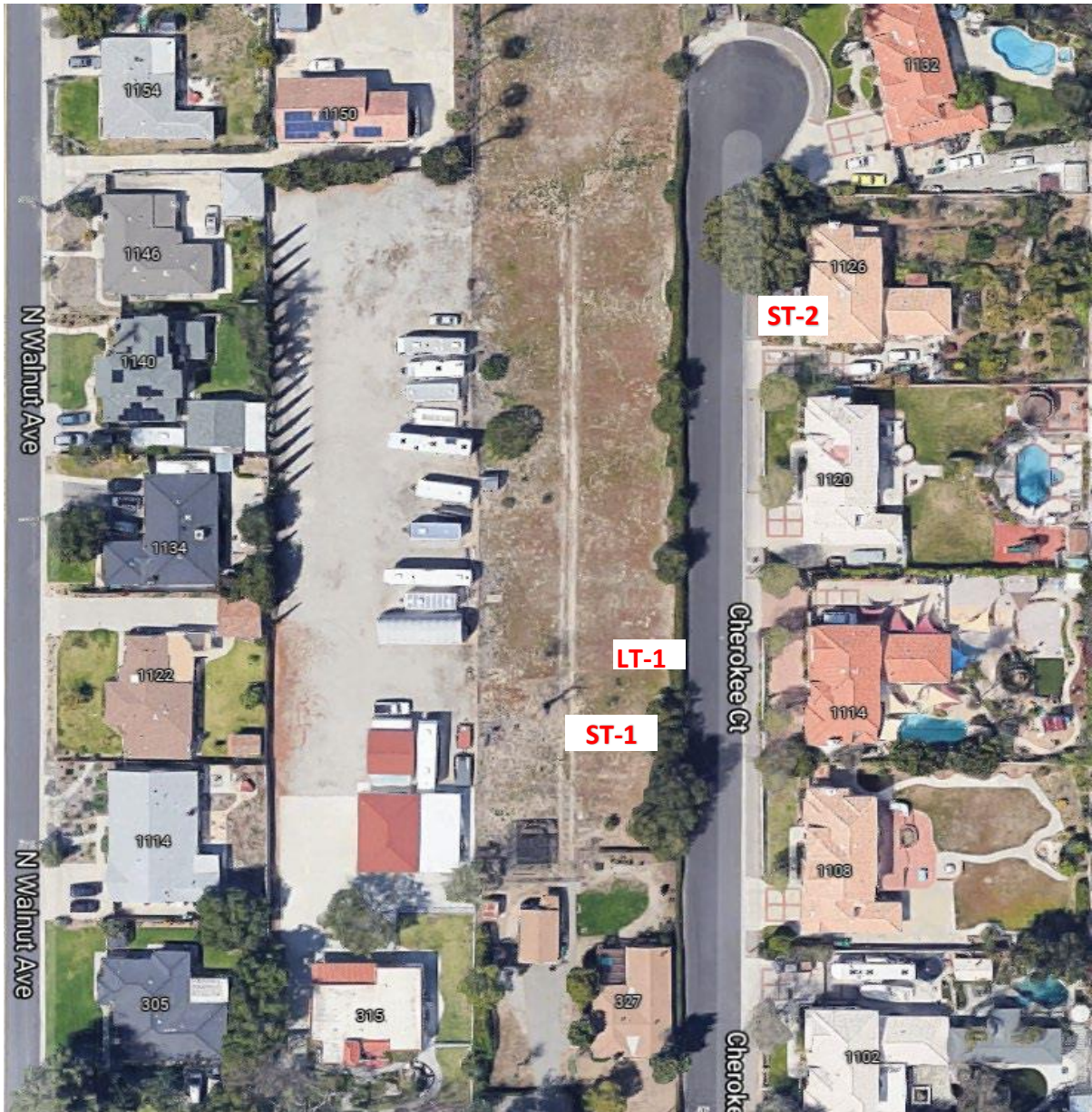


Table 4.13-2 Noise Measurement Locations

Location	Existing Leq dBA, Daytime
LT-1	60.1
ST-1	52.2
ST-2	51.5

Source: Noise Study (Appendix G)

Construction Noise Impact Analysis

Construction of residential land uses requires heavy equipment that would increase noise levels in the immediate area. The noise from construction activity associated with the development of Project Area A would fluctuate depending on the particular type, number, and duration of use of construction equipment. Table 4.13-3, *Construction Activity Noise*, provides the average (Leq) noise levels produced by various construction activities at a distance of 50 feet between the construction activity and the receptor.

Table 4.13-3 Construction Activity Noise

Construction Activity	Reference Noise Level@ 50 feet (dBA Leq)
Grading	83
Building Construction	80.6
Paving	81.5
Architectural Coatings	74.9

Source: Noise Study, (Appendix G).

The City of San Dimas General Plan Noise Element states: “The impact of construction noise which occurs during the daytime is considered minimal for no more than two or three months of activity. However, late night and weekend disturbance caused by construction noise may cause a significant impact when experienced at nearby residential locations.”²⁶ The main source of construction noise will be from the operation of heavy equipment during grading. Project Area A is 1.59 acres, and grading is estimated to take up to 3 days.

Because neither the City of San Dimas General Plan nor Municipal Code establishes numeric maximum acceptable construction source noise levels at potentially affected receivers for CEQA analysis purposes, a numerical construction threshold based on the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual was used for analysis of daytime construction noise impacts. The FTA considers a daytime exterior construction noise level of 80 dBA Leq as a reasonable threshold for noise-sensitive residential land use.

A worst-case scenario was developed to estimate construction noise levels from the proposed development of the seven single-family homes on Project Area A, using the United States Environmental Protection Agency (USEPA) noise levels for land use construction activities at a reference distance of 50 feet. The loudest phase of construction was selected and assumed to be operating continuously. The maximum noise level for this construction phase was predicted at distances representative of locations of nearby residential homes using the sound propagation principle that states noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance.

26 City of San Dimas General Plan, Chapter VIII, Noise Element.
https://sandimasca.gov/departments/community_development/planning_division/general_plan/general_plan_sections.php

The Roadway Constriction Noise Model (RCNM) was used to determine which phase of construction activity for Project Area A would generate the greatest construction noise level. It was assumed that each construction activity would occur within a distance of 60 feet of the nearest residential receiver. The highest noise level that would be experienced at the nearest residential property is 83 dBA Leq. This noise level occurs during the project's grading construction phase.

As noted above, the 83 dBA noise level would occur 60 feet from the homes on the east side of Cherokee Court, which is the eastern property line on Project Area A, as shown in Figure 2-1, *Project Area*. Because this is the edge of Project Area A, the noise level will be reduced by 6 dBA at 120 feet (which is in the middle of Project Area A) from the existing homes to the east. Therefore, it is expected the noise levels will be 77 dBA at this point, which is below the 80 dBA threshold. To the extent that construction activities were to take place, especially with heavy equipment operation, they would create noise effects on and adjacent to the construction site. However, given that the proposed development associated with Project Area A would only allow a minor incremental increase in grading activity, since Project Area A is small (1.59 acres) and grading would be minimal given the flat topography of the site, the noise impacts associated with the development of Project Area A could be considered less than significant.

Additionally, per Section 8.36.100 of the City's Municipal Code, noise sources associated with construction are exempted from the City's established noise standards as long as they do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or any time on a Sunday or public holiday. Because construction activities associated with the development of Project Area A would only occur during the allowable construction hours, the proposed Project would be consistent with the City's Municipal Code.

However, to ensure impacts are less than significant, the following mitigation measure is required.

Mitigation Measures NOI-1. Grading Noise Reduction. *The following notes shall be placed on the grading plan:*

"The construction contractor will use the following source controls when working within 60 feet of occupied residential buildings:

- *Use of noise-producing equipment will be limited to the interval from 7:00 a.m. to 6:00 p.m. on weekdays, 8:00 a.m. to 5:00 p.m. on Saturdays, with no construction on Sundays.*
- *For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise-generating potential practical for their intended use.*
- *The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated and that mufflers are working adequately.*
- *Have only necessary equipment onsite.*
- *Use manually adjustable or ambient-sensitive backup alarms".*

With the implementation of Mitigation Measure NOI-1, Grading Noise Reduction, impacts associated with the development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Traffic Noise Impact Analysis

The increase in traffic associated with the development of Project Area A would result in noise increases on Project area roadways. In general, a traffic noise increase of 3 dBA is barely perceptible to people, while a 5-dBA increase is readily noticeable.²⁷ Traffic volumes on Project area roadways would have to approximately double for the resulting traffic noise levels to increase by 3 dBA. The proposed development associated with Project Area A would generate new vehicle trips, increasing traffic on area roadways. The CalEEMod model was used to determine the number of generated vehicle trips using the Institute of Transportation Engineers (ITE) trip rates for residential land uses. It was determined that the proposed development associated with Project Area A would increase traffic by 66 daily trips (CalEEMod, 2020).

The proposed Project would generate new vehicle trips, thereby contributing to traffic on area roadways. Caltrans identifies Baseline Road as a major connector segment near Project Area A with an approximate ADT of 10,000. Adding 66 daily vehicle trips to the nearest segment of East Baseline Road would increase traffic along this roadway by less than 1%. Therefore, the proposed development associated with Project Area A would not generate enough traffic to result in a permanent 3-dBA increase in ambient noise levels, and traffic noise would not exceed any local standards. Impacts associated with the development of Project Area A would be less than significant in this regard. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Stationary Equipment Noise Impact Analysis

Heating, Ventilating, and Air Conditioning Equipment Noise

After Project Area A is developed with seven homes, a constant noise source may be generated from the operation of heating, ventilating, and air conditioning (HVAC) systems. However, as an industry practice, the design of the onsite HVAC units and other noise-generating mechanical equipment associated with the Cherokee Court development would typically be installed in the attics of residential units and located either within an enclosure or behind other intervening structures that would provide a level of noise shielding for nearby noise-sensitive uses. Although the operation of this equipment would generate noise, the design of these onsite HVAC units and exhaust fans would be required to comply with the regulations of the City's Municipal Code Section 8.36.030, which states that fixed and mobile equipment or machinery noise is not allowed to exceed the noise limits outlined in Section 8.36.040 (the City's Noise Ordinance listed above). Onsite equipment would be required, through the plan check process, to be designed and/or installed to limit noise levels that could affect nearby uses (according to the Municipal Code regulations). In addition, nighttime noise limits would apply to any equipment items required to operate between the hours of 8:00 p.m. and 7:00 a.m. When these design measures are considered with the existing urban noise environment, the noise generated from HVAC systems and other mechanical equipment at the new development site will not increase ambient noise levels by 3 dBA or greater. As a result, noise impacts on the existing and future adjacent residential uses in the area from HVAC or other mechanical equipment

27 Caltrans, *Traffic Noise Analysis Protocol*, April 2020, p.7-1. <https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/traffic-noise-protocol-april-2020-a11y.pdf>

associated with the development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.13 (b). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	

Impact Analysis

The proposed development of Project Area A would involve the temporary and intermittent use of construction equipment for various construction activities, resulting in the generation of groundborne vibration levels. Groundborne vibration is a concern when sensitive receptors, such as homes, are in proximity to the vibration sources. No pile driving or blasting, which are major sources of vibration levels, would be required for the proposed Project.

City of San Dimas Noise Ordinance

Section 8.36.110 *Loud and/or unusual noises, H. Vibration* states: “It is unlawful to operate or permit the operation of any device that creates a vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source if on private property or at one hundred fifty feet from the source if on a public space or public right-of-way. (Ord. 868 §1, 1987)”

The background vibration velocity level in residential areas is usually around 50 vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as the operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.²⁸

28 Initial Study and Mitigated Negative Declaration (IS/MND) Municipal Code Text Amendment 20-0005 San Dimas MCTA 20-0005, Ultra Systems, December 2022.
https://files.sandimasca.gov/Document_Center/Department/Community%20development/Planning%20division/S-P-11/7145_San%20Dimas_IS-MND_DRAFT_R05_Clean_12-21-22.pdf

Construction Vibration

Groundborne vibration levels resulting from construction activities within Project Area A were estimated using data published by the FTA in its *Transit Noise and Vibration Impact Assessment* (2018) document. Potential vibration levels resulting from construction are identified at the nearest off-site sensitive receptor location, which consists of the adjacent single-family residential uses. vibration velocities could range from approximately 0.003 to 0.089 inch-per-second PPV at 25 feet from the source activity, depending on the type of construction equipment used, which corresponds to RMS velocity levels of 58 to 87 VdB at 25 feet, respectively, from the source activity. For this analysis, the construction vibration noise level at the nearest residential residence would be approximately 79 VdB at a distance of 60 feet. As the existing single-family residence on Project Area A would not be exposed to PPV groundborne vibration levels that exceed the 0.5 in/sec PPV threshold and the 87 VdB threshold for continuous/frequent intermittent vibration sources, vibration impacts associated with building damage and human annoyance associated with the development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Additionally, based on previously adopted CEQA documents by the City, the vibration levels experienced at the single-family residences would be between distinctly and strongly perceptible (below 0.04 in/sec). However, construction activities would only be temporary. Any construction activities occurring along the Project Area A site boundary directly adjacent to the single-family residences would only happen for a short duration concerning the overall Project construction schedule. In addition, construction associated with the development of Project Area A would occur according to the permitted construction hours established by the City. Thus, vibration impacts associated with human annoyance would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Operational Vibration

The proposed residential land uses associated with the development of Project Area A would not involve stationary or mobile equipment activities that would result in high vibration levels, which are more typical for large industrial projects that employ heavy machinery. The primary vibration source would likely be vehicle circulation within and adjacent to the Project area during Project operations. However, the FTA's *Transit Noise and Vibration Impact Assessment* states that it is unusual for vibration from vehicular sources (including buses and trucks) to be perceptible, even in locations close to major roads. As such, no sources of "excessive" groundborne vibration or noise levels are anticipated during the operations associated with the development of Project Area A, and there are no impacts. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.13 (c). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

Impact Analysis

As discussed in Section 4.9, *Hazards and Hazardous Materials*, of this Initial Study, the nearest airport is Brackett Field Airport located approximately 2 miles southeast of Project Area A. According to the Brackett Field Airport Compatibility Plan, Map 2A, Project Area A is located within Compatibility Zone E²⁹ (see Figure 4-1, Brackett Field Airport Compatibility Zones). As shown in Figure 4-1, the noise impact associated with the development of Project Area A is “Low.” Because the proposed development is beyond the CNEL 55 dB contour, it is compatible with the Plan and will not result in excessive noise for people residing on Project Area A. As such, there are no impacts associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

THIS SPACE INTENTIONALLY LEFT BLANK

29 Los Angeles County Airport Land Use Commission, *Brackett Field Airport Land Use Compatibility Plan*, December 9, 2015. Available at: https://planning.lacounty.gov/assets/upl/project/brackett_alucp_final.pdf

4.14 Population and Housing

Threshold 4.14 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	

Impact Analysis

Project Area A is located in a developed area of San Dimas and is served by existing water and sewer facilities, gas and electric utilities, and improved roadways. No additional infrastructure will be needed to serve the proposed development on Project Area A area other than connection to infrastructure adjacent to any new homes constructed.

The Project proposes to amend the General Plan Land Use Map from Single-Family Very Low (0.2-3 du/ac) to Single-Family Low (3.1-6 du/ac). Because only seven new homes would be constructed, an increase in population would result from the increase in the allowable density for VTM No. 83304. Under the existing General Plan land use designation of Single-Family Very Low, development at the maximum density of 3 du/ac would yield up to 4 homes. Because development at the maximum density is typically not achieved because of site configuration, zoning requirements for lot depth, width, and setback requirements the realistic yield would be 2 homes. Under the proposed General Plan land use designation of Single-Family Low, development at the maximum density of 6 du/ac would yield up to 9 homes. Because development at the maximum density is typically not achieved because of site configuration, zoning requirements for lot depth, width, and setback requirements, upon approval of VTM No. 83304, the yield would be 7 homes: an increase of 5 homes over the Single-Family Very Low Land Use. The 7 homes proposed in VTM No. 83304, including the existing SF residence, will result in a net increase of 6 homes.

Based on the California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022*, San Dimas' population as of January 1, 2022, the persons per household is 2.66. Thus, 6 new homes would add 16 persons to the city's population, assuming all the new residents came from outside the City limits. The current population is 34,079.³⁰ An additional 16 persons would increase the population to 34,095, which is a 0.05% increase.

An increase in population of 0.05% would not result in substantial population growth. Therefore, impacts associated with the development of Project Area A are less than significant.

Additionally, because no development is proposed for Project Area B, there are no current impacts caused by the GPA and ZC to Single-Family Low and SF-7500. Regarding the impact on future

30 <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/>

development caused by the GPA and ZC to Single-Family Low and SF-7500; two of the three sections of Project Area B have already been fully developed. The third section, lying immediately adjacent to the west of Project Area A, currently supports two residences on approximately 1.59 acres. Under the existing General Plan land use designation of Single-Family Very Low, development at the maximum density of 3 du/ac would yield up to 4 homes. Because development at the maximum density is typically not achieved because of site configuration, zoning requirements for lot depth, width, and setback requirements, a realistic yield would be 3 homes. Under the proposed General Plan land use designation of Single-Family Low, development at the maximum density of 6 du/ac would yield up to 9 homes. Because development at the maximum density is typically not achieved because of site configuration, zoning requirements for lot depth, width, setback requirements and access issues, a more realistic yield might be 5 homes: an increase of 1 home over the Single-Family Very Low Land Use. The 5 homes, including the two existing SF residences, will result in a net increase of 3 homes.

Three new homes would add 8 people to the city’s population, assuming all the new residents came from outside the city limits. The current population is 34,079.³¹ An additional 8 persons would increase the population to 34,087, which is a 0.02% increase.

An increase in population of 0.02% would not result in substantial population growth. Therefore, impacts associated with the development of Project Area B are less than significant.

Threshold 4.14 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			✓	

Impact Analysis

Project Area A has one home that will be demolished but replaced with seven new homes. Therefore, implementation of the proposed Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere, and impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

31 <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/>

4.15 Public Services

Threshold 4.15 (a).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

Impact Analysis

As noted in Section 4.14, *Population and Housing*, the increase in density allowed by the General Plan amendment could result in an additional 3 homes and a population increase of 16 persons (+0.05%). The additional structures and added population would increase the demand for public services.

Fire Protection

The Los Angeles County Fire Department provides fire protection services to San Dimas. The development associated with Project Area A would be primarily served by Station No. 64, located approximately 2 miles from the Project site at 164 S. Walnut Avenue in San Dimas.

Development of Project Area A would impact fire protection services by placing an additional demand on existing fire protection resources if its resources are not augmented. To offset the increased demand for fire protection services, the Project would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with state and local fire codes, fire sprinklers, a fire hydrant system, and paved access. The Project plans were also routed to the Fire Department for review and comment on the impacts of providing fire protection services. The Fire Department did not indicate that the Project would result in the need for new or physically altered fire facilities to maintain acceptable service ratios, response times, or other performance objectives.

Additionally, before the issuance of any building permit, a Project Proponent is required to pay development impact fees, which would address potential impacts on public services. Payment of the impact fees is required regardless of whether the project is subject to CEQA.³² Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. Based on the above analysis, impacts associated with the development of Project Area A related to fire protection are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Police Protection

The Los Angeles County Sheriff's Department provides community policing to San Dimas. The Project would increase the demand for police protection services. The Project plans were routed to the Sheriff's Department for review and comment on the impacts of providing police protection services. The Sheriff's Department did not indicate that the Project would result in the need for new or physically altered sheriff facilities to maintain acceptable service ratios, response times, or other performance objectives.

Additionally, before the issuance of any building permit, a Project Proponent is required to pay development impact fees, which would address potential impacts on public services. Payment of the impact fees is required regardless of whether the project is subject to CEQA.³³ Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including sheriff protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. Based on the above analysis, impacts associated with the development of Project Area A related to police protection are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Schools

The Project proposes seven homes, a net increase of 6 homes, on Project Area A that may directly create additional students to be served by the Bonita Unified School District. However, the Project would be required to contribute fees to the Bonita Unified School District following the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). According to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts on school services. As such, impacts associated with the development of Project Area A are less than

32 Initial Study for the 2021-2029 Housing Element Update City of San Dimas March 2022, p. 46.
https://files.sandimasca.gov/Document_Center/Department/Community%20development/San%20Dimas%20Housing%20Element%20Update_InitialStudy_Final%20Signed.pdf

33 Initial Study for the 2021-2029 Housing Element Update City of San Dimas March 2022, p.46.
https://files.sandimasca.gov/Document_Center/Department/Community%20development/San%20Dimas%20Housing%20Element%20Update_InitialStudy_Final%20Signed.pdf

significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Parks

Section 17.36.030, *Relation of land required to population density*, of the San Dimas Municipal Code establishes a parkland dedication standard of 1 acre per 100 people for recreational programs as it relates to available facilities and 3 acres per 1,000 people for neighborhood parks. However, according to Section 17.36.060, *Choice of land or fee*, of the San Dimas Municipal Code, the City Council may determine that an in-lieu fee payment is appropriate. Because Project Area A is only 1.59 acres, the dedication of parkland on site is not feasible. As such, payment of the in-lieu fee will compensate for the Project's demand for additional parkland, and impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Other Public Facilities

As noted in the response to Threshold 4.14(a), *Population and Housing*, of this Initial Study, the development of Project Area A could add approximately 16 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of persons concerning the current population of 34,079 (an increase of 0.05%), would not significantly increase the demand for public services, including public health services and library services that would require the construction of new or expanded public facilities. As such, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

THIS SPACE INTENTIONALLY LEFT BLANK

4.16 Recreation

Threshold 4.16 (a).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	

Impact Analysis

Within approximately one-half mile from Project Area A are San Dimas Canyon Park, Horsethief Canyon Soccer Fields, and Marchant Park. As noted in the response to Threshold 4.14(a), *Population and Housing*, of this Initial Study, the development of Project Area A would add approximately 16 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of people would not accelerate the physical deterioration of any recreational facilities. Therefore, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.16 (b).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			✓	

Impact Analysis

Project Area A does not include any recreational facilities. As noted in the response to Threshold 4.14(a), *Population and Housing*, of this Initial Study, the development of Project Area A could add approximately 16 persons to the population of the City assuming that all new residents come from outside the City limits. This low number of people would not require the construction or expansion of recreational facilities to serve the residents of the Project. As such, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

4.17 Transportation

Threshold 4.17 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	

Impact Analysis

The City of San Dimas General Plan Circulation Element designates East Baseline Road as a Collector street. Cherokee Court functions as a Local street. East Baseline Road has an existing equestrian trail that abuts the southern boundary of Project Area A. The trail will remain, but Project Area A will provide a curb and gutter adjacent to the trail along the southern boundary of the site. The west side of Cherokee Court will be improved with curbs, gutters, sidewalks, and parkway landscaping. These improvements are consistent with the programs, plans, ordinances, or policies addressing roadway, bicycle, and pedestrian facilities. Additionally, East Baseline Road does not serve as a bus line for Foothill Transit.

Based on the analysis above, the proposed development of Project Area A would not impede transit, pedestrian, or bicycle modes of travel or interfere with the operation of the roadway system. As such, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.17 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓	

Impact Analysis

Changes to CEQA Guidelines were adopted in December 2018 that require all lead agencies to adopt Vehicle Miles Traveled (VMT) as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate took effect July 1, 2020.

As a result, the City established VMT thresholds of significance for purposes of analyzing transportation impacts for projects subject to CEQA review and adopted Transportation Study Guidelines for Vehicle Miles Traveled and Level of Service Assessment (TS Guidelines). All projects must include a VMT assessment that explains either why the project screens out or provides a full

VMT impact analysis. A proposed project may screen out of full VMT analysis if it meets one or more of the following project screening criteria:

1. Transit Priority Areas Screening
2. Low VMT-generating Areas Screening
3. Project Type Screening

According to the TS Guidelines, projects generating less than 110 daily vehicle trips (e.g., 11 single-family housing units) can be presumed to have a less than significant impact absent substantial evidence to the contrary. The Project proposes seven single-family housing units on Project Area A; therefore, the proposed development of Project Area A is considered to have a less than significant impact, and no further VMT analysis is required. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.17 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	

Impact Analysis

Access to Project Area A is already in place from East Baseline Road and Cherokee Court. The Project is proposing to construct street improvements to the west side of Cherokee Court that will meet City standards. In addition, the proposed development of Project Area A is located in an area developed with commercial and residential uses. The Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard because of an incompatible use. Therefore, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.17 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Result in inadequate emergency access?			✓	

Impact Analysis

The proposed development on Project Area A would take access from Cherokee Court via East Baseline Road. The Project's transportation design was reviewed by the City's Engineering Department, the County Fire Department, and the County Sheriff's Department to ensure that

adequate access to and from the site would be provided for emergency vehicles. Therefore, impacts associated with the development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

THIS SPACE INTENTIONALLY LEFT BLANK

4.18 Tribal Cultural Resources

The following analysis is based in part on the following technical report.

Historic Resource Evaluation, L&L Environmental, May 9, 2022, and is included as Appendix C to this Initial Study.

Methodology

To provide context with the analysis that follows, Table 4.18-1 describes the notification requirements for the Native American tribal consultation process under CEQA.

Table 4.18-1 Native American Tribal Consultation Notification Process under SB18 and AB52

Legislation	Applicability	Types of Tribal Resources	Notification Requirements
Senate Bill (SB) 18 (2007)	Applies to a project that involves a General Plan or Specific Plan amendment	Tribal Cultural Places	The City requests a list from the Native American Heritage Commission identifying those tribes that the NAHC determines are traditionally or culturally affiliated with the geographic area the project is within. Tribes have 90 days to request consultation.
Assembly Bill (AB) 52 (2015)	Applies to a project that requires a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report	Site, Feature, Place, or Cultural Landscape that is geographically defined in terms of the size and scope of the landscape, Sacred Place, or Object with cultural value to a California Native American tribe.	The City sends notices to only those tribes that have previously requested to be notified in writing of an application that involves a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report. Tribes have 90 days to request consultation.

Source: Tribal Consultation Guidelines, November 14, 2005.

<https://nahc.ca.gov/wp-content/uploads/2019/04/SB-18-Tribal-Consultation-Guidelines.pdf>;

Office of Planning and Research, Tribal =Cultural Resources (AB52) , <https://opr.ca.gov/ceqa/tribal/>

Threshold 4.18 (a). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or a local register of historical resources as defined in Public Resources Code section 5020.1(k)?		✓		

Impact Analysis

Under Threshold 4.18 (a), the analysis considers if there are any historic resources that may also be identified as tribal cultural resources. As detailed in Section 4.5, *Cultural Resources*, the existing home on Project Area A is not considered eligible for the CRHR, and is not considered a historic resource under CEQA. As such, the proposed development of Project Area A will have no adverse impact on historic resources within Project Area A and no mitigation is required. Additionally, during the tribal consultation process, the home site was not identified as a tribal cultural resource by the consulting tribe(s).

However, construction of the homes allowed by VTM No. 83304 if approved, may encounter cultural resources that may also be identified as tribal cultural resources during construction-related earth-moving activities. To reduce the potential impact of an inadvertent finding of cultural resources, Mitigation Measures CUL-1 and CUL-2 under Section 4.5, *Cultural Resources*, require the Project Proponent to retain a qualified archaeologist to remain on call during the entirety of Project-related earth-moving operations and notify the Gabrieleño Band of Mission Indians – Kizh Nation if cultural resources are encountered during construction related earth moving activities. This would allow the Gabrieleño Band of Mission Indians – Kizh Nation to determine if the cultural resource(s) may be a tribal cultural resource(s).

With the implementation of Mitigation Measures CUL-1 and CUL-2, impacts associated with the development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.18 (b). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		✓		

Impact Analysis

Per the requirements identified in Table 4.18-1 *Native American Tribal Consultation Notification Process under SB18 and AB52*, described above, letters were sent by the City to seven local Native American Tribes on May 22, 2023, asking if they wished to participate in AB 52/SB18 consultation concerning the proposed Project.

The City received a request on September 7, 2023, from the Gabrieleño Band of Mission Indians – Kizh Nation to conduct a consultation. The Kizh nation indicated that there is a possibility that tribal cultural resources may be encountered during grading activities on Project Area A. Therefore, the following mitigation measure is required.

Mitigation Measure TCR-1: Retain a Native American Monitor. *Prior to Commencement of Ground-Disturbing Activities:*

- A. *The project applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.*
- B. *A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.*
- C. *The Tribal monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any*

other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant and the lead agency.

- D. On-site Tribal monitoring shall conclude upon the either of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact TCRs.*
- E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist and the project archaeologist. After any necessary assessment and analysis and recordation of the finds by the Project archaeologist, the resources will be transferred to the Kizh for any purpose the Tribe deems appropriate, including for educational, cultural, and/or historic purposes.*

TCR-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.*
- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then all construction activities in the immediate vicinity of the remains shall immediately cease. Health and Safety Code §7050.5 dictates that there shall be no further excavation or disturbance of the burial or any nearby area reasonably suspected to overlie adjacent remains until the County Coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission and Public Resources Code §5097.98 shall be followed.*
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code §§5097.98(d)(1) and (2).*
- D. Construction activities may continue in other parts of the project away from discovered human remains and/or burial goods. Allowance for a time allotment sufficient to allow for*

implementation of any avoidance measures or appropriate mitigation shall occur. (CEQA Guidelines §15064.5(f).)

- E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.*
- F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.*

TCR-3: Procedures for Burials and Funerary Remains

- A. Human remains and grave/burial goods are treated the same under the California Public Resources Code. It includes soil immediately surrounding the burial or cremation, the funerary objects placed with the deceased and the ceremonial objects.*
- B. If the discovery of human remains includes four or more burials, the discovery location shall be evaluated as a cemetery and a separate treatment plan shall be created.*
- C. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later. Other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.*
- D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment will be placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours, until the burial can be suitably secured.*
- E. The Tribe will work with the project proponent (applicant/developer and/or landowner) to recommend measures to keep the human remains in situ and protected in place. In the event that preservation in place is not possible, despite a good faith effort by the project proponent, before ground-disturbing activities may resume in the immediate area, the landowner will designate a reburial / repatriation site. This location will be agreed upon by the Tribe and the landowner and shall be protected in place in perpetuity. There shall be no publicity regarding any cultural materials, human remains, or associated funerary objects.*
- F. Any occurrence of human remains and associated funerary objects that are moved from a burial location will be placed into opaque cloth bags together with any funerary objects, sacred objects, or objects of cultural patrimony. The bags will be secured in a container on*

site or in a location agreed upon by the Tribe and the project proponent. All recovered remains will be reburied within six months of recovery.

- G. The Tribe will work closely with the project's qualified archaeologist to ensure any excavation of a burial is treated carefully, ethically, and respectfully. If reburial involves data recovery approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data documentation related to the human remains or associated burial goods shall be approved in advance by the Tribe. If any data recovery is performed by the project archaeologist, once complete, a final report shall be submitted to the Tribe and the NAHC. Unless expressly agreed to by the Kizh, the Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.*
-
-

With the implementation of Mitigation Measures TCR-1 through TCR-3, impacts associated with the development of Project Area A would be less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

THIS SPACE INTENTIONALLY LEFT BLANK

4.19 Utilities and Service Systems

Threshold 4.19 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		✓		

Impact Analysis

As detailed in Section 3.0, *Project Description*, and discussed throughout this Initial Study, the proposed development of Project Area A will require the installation and connection to existing utilities and service systems such as water, sewer, storm drain, electrical, natural gas, and telecommunication facilities. The construction/installation/connection of these facilities will result in some level of ground disturbance, either onsite or in the adjacent public streets. All environmental topics have either no impact or a less than significant impact except for Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources which require mitigation measures as described below.

With the implementation of Mitigation Measures BIO-1, BIO-2, CUL-1, CUL-2, NOI-1, and TCR-1 through TCR-3, impacts associated with the development of Project Area A would be less-than-significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.19 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years?			✓	

Impact Analysis

Golden State Water Company (GSWC) provides water service to the City of San Dimas, portions of the cities of La Verne, Walnut, and Covina, and adjacent unincorporated areas of Los Angeles County. GSWC obtains its water supplies from the Main San Gabriel Basin (Main Basin) for local groundwater and treated water from Covina Irrigating Company (CIC.). GSWC also purchases treated imported water from the Metropolitan Water District of Southern California (MWD) through the Three Valleys Municipal Water District. GSWC also purchases treated water from Walnut Valley Water District (WVWD).

In addition, groundwater replenishment is delivered through the flood control channels and diverted and spread at spreading grounds through the Main Basin Watermaster's agreement with DPW. Because the Project Site is not used as a spreading ground, it will not impede the replenishment of the Main Basin. As such, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there is no increase in water demand caused by the GPA and ZC to Single-Family Low and SF-7500.

Urban Water Management Plan

Golden State Water Company – San Dimas (GSWC) is classified as an urban water supplier because it serves more than 3,000 customers (i.e., individual metered accounts) and it supplies more than 3,000 acre-feet of water annually to its customers for municipal purposes. Per the "Urban Water Management Planning Act," which was enacted by the California Legislature in 1983, every urban water supplier (including GSWC) is required to prepare and adopt an Urban Water Management Plan (UWMP), periodically review its UWMP, and incorporate updated and new information into an updated UWMP at least once every 5 years.³⁴

GSWC's UWMP projected dry-year water supplies over the next 25 years were based on the minimum supplies needed by GSWC to meet projected single-dry-year demands. Table 7-4 of the UWMP summarizes GSWC's projected water demands and supplies over the next 25 years in 5-year increments, including during normal years, single dry years, and 5-consecutive-year drought periods. The average water demand over this period is 11,370 AFY.

The proposed development of Project Area A is forecast to generate a water demand of 4.9 acre feet per year (AFY). ($600 \text{ gpd} \times 7 \text{ units} = 4,200 \text{ gpd} \times 365 \text{ days} = 1,533,000 \text{ gallons per year}$ or = 4.9 AFY).³⁵ This water demand represents only 0.04% of the average available water supply (11,370 AFY) during the next 5 years. Because the existing home on Project Area A is receiving water, the Project results in a net increase of six homes. As such, the net water demand is 3,600 gpd or 4.03 AFY, which represents 0.03% of the average available water supply (11,370 AFY) during the next 5 years.

As shown below in Table 7-4 of the UWMP, GSWC can meet water demands during normal years, single dry years, and 5-consecutive-year drought periods over the next 25 years.³⁶ As such, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there is no increase in water demand caused by the GPA and ZC to Single-Family Low and SF-7500.

34 California Department of Water Resources, Urban Water Management Planning Act, <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Urban-Water-Management-Plans>.

35 Environmental Information Form. Part I - Initial Study (Appendix K).

36 *Golden State Water Company, San Dimas System, Final 2020 Urban Water Management Plan*, July 2021, pps. 6-24-25. https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmp_attachments%2F9623822867%2FFINAL%20GSWC-%20San%20Dimas%202020%20UWMP.pdf pps. 7-12-13.

Table 7-4 Multiple Dry Years Supply and Demand Comparison

Submittal Table 7-4 Retail: Multiple Dry Years Supply and Demand Comparison						
		2025*	2030*	2035*	2040*	2045* (Opt)
First year	Supply totals	11,280	11,325	11,371	11,416	11,462
	Demand totals	11,280	11,325	11,371	11,416	11,462
	Difference	0	0	0	0	0
Second year	Supply totals	12,072	12,120	12,168	12,217	12,266
	Demand totals	12,072	12,120	12,168	12,217	12,266
	Difference	0	0	0	0	0
Third year	Supply totals	12,135	12,184	12,232	12,281	12,330
	Demand totals	12,135	12,184	12,232	12,281	12,330
	Difference	0	0	0	0	0
Fourth year	Supply totals	11,983	12,031	12,079	12,127	12,175
	Demand totals	11,983	12,031	12,079	12,127	12,175
	Difference	0	0	0	0	0
Fifth year	Supply totals	9,359	9,397	9,434	9,472	9,510
	Demand totals	9,359	9,397	9,434	9,472	9,510
	Difference	0	0	0	0	0
Sixth year (optional)	Supply totals					
	Demand totals					
	Difference	0	0	0	0	0

***Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Table 2-3.**

Source: Table 7-4, Golden State Water Company, San Dimas System, Final 2020 Urban Water Management Plan, July 2021

Threshold 4.19 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	

Impact Analysis

GSWC wastewater is collected by gravity sewers and lift stations owned by the cities of San Dimas, Covina, La Verne, Walnut, and the Sanitation Districts of Los Angeles County (LACSD). Wastewater is transported through LACSD trunk sewers to LACSD's San Jose Creek Water Reclamation Plant (SJCWRP).

The SJCWRP currently provides primary, secondary, and tertiary treatment for a design capacity of 100 million gallons of wastewater per day (MGD) and serves a large residential population of approximately 1,000,000 people. The City has identified a wastewater generation rate of 270 gal/day for single-family residential units.³⁷ The Project is forecast to generate 1,890 gal/day of wastewater. $270 \text{ gal/day} \times 7 \text{ units} = 1,890 \text{ gal/day}$. This represents 0.001% of the daily total wastewater treatment capacity of the SJCWRP. Because the existing home on Project Area A is served by sewer, the proposed development of Project Area A results in a net increase of six homes. As such, the net wastewater treatment demand is 1,620 gpd which represents 0.001% of the daily total wastewater treatment capacity of the SJCWRP. As such, there is adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. As such, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there is no increase in wastewater demand caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.19 (d) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Generate solid waste more than State or local standards, or more than the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	

Impact Analysis

Solid waste disposal services for San Dimas are provided by Waste Management, Inc., a private company under contract with the City. According to CalRecycle's Jurisdiction Disposal and Alternative Daily Cover (ADC) Tons by Facility report, in 2019, the latest year for which data are

³⁷ Project Application Materials, Environmental Information Form Part I-Initial Study, July 14, 2022.

available, approximately 94% of the solid waste landfilled from San Dimas was disposed of at the three landfills described below in Table 4.19-1. This report provides annual estimates of the disposal amounts for jurisdictions in California as reported by county and regional agency disposal reporting coordinators. The report shows the total amount disposed of by the jurisdiction at each disposal facility for a requested year.³⁸

Construction Related Impacts

The California Green Building Standards Code (CALGreen) requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The City of San Dimas Building and Safety Department reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CALGreen solid waste requirements will ensure that construction waste impacts are less than significant.

In addition, as shown in Table 4.19-1 below, the landfills serving Project Area A receive well below their maximum permitted daily disposal volume and demolition, and construction waste generated by the proposed development of Project Area A is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project’s construction period. As such, these regional landfill facilities would have sufficient daily capacity to accept construction solid waste generated by the Project, and impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Operational Related Impacts

Based on solid waste generation usage obtained from the Project’s *Summary of CalEEMod Model Runs and Output*,³⁹ the Project would generate approximately 95.68 tons of solid waste per year or 0.26 tons per day. Table 4.19-1 compares the proposed Project development’s waste generation against the remaining landfill capacity.

Table 4.19-1 Project Waste Generation Compared to Landfill Daily Throughput

Landfill	Remaining Capacity (cubic yards)	Estimated Closing Date	Landfill Daily Throughput (tons per day)	Project Waste Generated (tons per day)	Project Percentage of Daily Throughput
El Sobrante Landfill	143,977,170	2051	16,054	0.02	0.00012
Olinda Alpha Landfill	17,500,000	2036	8,000	0.02	0.00025
Simi Valley Landfill	82,954,873	2063	10,792	0.02	0.00018

Source: CalRecycle SWIS Facility/Site Search: <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>, accessed February 26, 2023.

38 <https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Destination/DisposalByFacility>. Accessed February 26, 2023

39 Air Quality/Greenhouse Gas (GHG)/Energy Analysis, (Appendix A)

Based on solid waste generation rates obtained from the California Emissions Estimator Model (CalEEMod), the Project is forecast to generate 8.2 tons of solid waste per year (or 0.02 tons per day). As shown in Table 4.19-1 above, the proposed Project development’s solid waste generation will add a minimal amount of additional solid waste to the remaining capacity of the landfills serving San Dimas. As such, the proposed Project is not anticipated to cause these landfills to exceed their remaining capacities, and impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Project Area B, there is no increase in solid waste caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.19 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

Impact Analysis

Construction Waste

Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of the 2019 California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11) requires that at least 65% of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. Any future construction would include the diversion of at least 65% of demolition and construction waste for recycling or salvage in compliance with CALGreen Section 5.408. Accordingly, impacts associated with the development of Project Area A would be less than significant. Additionally, because no development is proposed for Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Operational Waste

The City’s waste hauler, Waste Management, is required to implement all applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Act of 1991; Public Resources Code §42901) and other applicable local, state, and federal solid waste disposal standards. This would ensure that the solid waste stream to regional landfills is reduced in accordance with existing regulations. As such, impacts associated with the development of Project Area A are less than significant. Additionally, because no development is proposed for Area B, there is no increase in solid waste caused by the GPA and ZC to Single-Family Low and SF-7500.

4.20 Wildfire

Threshold 4.20. If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c) 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?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?				✓

Impact Analysis

As shown in CAL FIRE’s Fire Hazard Severity Zones in State Responsibility Areas map,⁴⁰ Project Area A is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, there are no impacts associated with the development of Project Area A. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

40 CAL FIRE, Fire Hazard Severity Zones in State Responsibility Areas, September 29, 2023. located at: calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008. Accessed on October 26, 2023.

4.21 Mandatory Findings of Significance

Threshold 4.21 (a).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		

Impact Analysis

As indicated in this Initial Study, Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources may be adversely impacted by the proposed development of Project Area A. Mitigation Measures BIO-1, BIO-2, CUL-1, CUL-2, NOI-1, and TCR-1 through TCR-3 are required to reduce impacts associated with the development of Project Area A to less than significant levels. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.21 (b).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓		

Impact Analysis

The cumulative impacts analysis provided here is consistent with §15130(a) of the CEQA Guidelines, in which the study of the cumulative effects of a project is based on two determinations:

- 1) Are the combined impact of this project and other projects significant?
- 2) If so, is the project’s incremental effect cumulatively considerable, causing the combined impact of the projects evaluated to become significant? The cumulative impact must be analyzed only if the combined effects are significant, and the Project’s incremental effect is found to be cumulatively considerable (CEQA Guidelines 15130(a)(2) and (3)).

The analysis of potential environmental impacts in Section 4.0, *Environmental Analysis*, of this Initial Study, concluded that the proposed development of Project Area A would have no impact or a less than significant impact for all environmental topics, except Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources. Mitigation Measures are required to reduce impacts to less than significant levels as discussed below. Based on the preceding analysis, the Project's impacts associated with the development of Project Area A would not be cumulatively considerable. Additionally, because no development is proposed for Project Area B, and the operational aspects of the existing development in these areas are part of the baseline conditions, there are no new impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Biological Resources

As discussed in Section 4.4, Biological Resources, of this Initial Study, habitat for nesting birds is present on and adjacent to Project Area A, including vegetation, open ground, stored vehicles, and structures. A red-tailed hawk (*Buteo jamaicensis*) was observed perched on a transmission line tower about 150 feet to the northeast of Project Area A; however, no raptor nests were observed in the tower or anywhere on or adjacent to the site. No active or inactive songbird nests were observed on or adjacent to the site during the survey. However, there is a suitable habitat for nesting birds on and adjacent to the site. Nesting birds are protected under state and federal laws. Therefore, the Mitigation Measure BIO-1 was required to reduce impacts to a less-than-significant level.

Additionally, the trees and structures of Project Area A provide potentially suitable roosting habitat for special-status bats. No evidence of bat roosting was observed during the survey. However, the survey did not include an examination of the interior of structures. Therefore, Mitigation Measure BIO-2 was required to reduce impacts to a less-than-significant level.

Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Cultural Resources

As discussed in Section 4.5, *Cultural Resources*, of this Initial Study, the records search, and field survey did not identify any cultural resources, including historic and prehistoric sites or historic-period buildings within Project Area A boundaries. The research results, combined with surface conditions, have failed to indicate sensitivity for buried cultural resources. No additional cultural resources work or monitoring are necessary during proposed activities associated with the development of the earth-moving activities. If previously undocumented cultural resources are identified during earth-moving activities, a qualified archaeologist shall be contacted to assess the nature and significance of the find, diverting construction excavation, if necessary, as required by Mitigation Measure CUL-2. Based on the preceding analysis, impacts associated with the development of Project Area A would not be cumulatively considerable. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Noise

As discussed in Section 4.13, *Noise*, the 83 dBA noise level would occur 60 feet from the homes on the east side of Cherokee Court, which is the eastern property line on Project Area A, as shown in Figure 2-1, *Project Area*. Because this is the edge of Project Area A, the noise level will be reduced by 6 dBA at 120 feet (which is in the middle of Project Area A) from the existing homes to the east. Therefore, it is expected the noise levels will be 77 dBA at this point, which is below the 80 dBA threshold. To the extent that construction activities were to take place, especially with heavy equipment operation, they would create noise effects on and adjacent to the construction site. However, given that the proposed development associated with Project Area A would only allow a minor incremental increase in grading activity, since Project Area A is small (1.59 acres) and grading would be minimal given the flat topography of the site, the noise impacts associated with the development of Project Area A could be considered less than significant. However, to ensure noise impacts are reduced to the maximum extent feasible, Mitigation Measure NOI-1 is required.

Tribal Cultural Resources

As discussed in Section 4.18, *Tribal Cultural Resources*, of this Initial Study, construction, and operation of the proposed development on Project Area A would include activities limited to the confines of Project Area A. The tribal consultation conducted through the AB 52 consultation process determined that the development of Project Area A is unlikely to adversely affect tribal cultural resources by implementing Mitigation Measures TCR-1 through TCR-3. Based on the preceding analysis, impacts associated with the development of Project Area A would not be cumulatively considerable. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Utilities and Service Systems

As discussed in Section 4.19, *Utilities and Service Systems*, of this Initial Study, the installation and construction of the sewer, water, and storm drainage facilities described below will result in earth-moving that may impact Biological Resources, Cultural Resources, and Tribal Cultural Resources. Potential impacts to these resources are mitigated by Mitigation Measures BIO-1, BIO-2, CUL-1, CUL-2, and TCR-1 through TCR-3. Based on the preceding analysis, impacts associated with the development of Project Area A would not be cumulatively considerable. Additionally, because no development is proposed for Project Area B, and the operational aspects of the existing development in these areas are part of the baseline conditions, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

Threshold 4.21 (c).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

Impact Analysis

Under this threshold, the types of impacts analyzed consist of those that affect human health and well-being. As indicated by this Initial Study, the Project will not cause or result in certain potentially significant environmental impacts that directly affect human beings except for construction noise. Mitigation Measure NOI-1 is required to reduce impacts associated with the development of Project Area A to less than significant levels. Additionally, because no development is proposed for Project Area B, there are no impacts caused by the GPA and ZC to Single-Family Low and SF-7500.

THIS PAGE INTENTIONALLY LEFT BLANK

5.0 List of Preparers

Biological and Cultural Resources

L&L Environmental

Leslie Irish, Principal Analyst
Carla Wakeman, Senior Biologist
Guy Bruyey, Field Biologist
Jennifer Gorman, M.H.P., Senior Architectural Historian
John J. Eddy, M.A., RPA, Technical Editor
William Gillean, Field Archaeologist

Air Quality and Greenhouse Gas Emissions

Entech Consulting Group

Geology and Soils

Duco Engineering Inc.

James D. Collett, RCE

Hydrology and Water Quality

Andreason Engineering, Inc.

Stephen Ventura, R.C.E.

Hazards and Hazardous Materials

PIC Environmental Services

J. Tim Hirsch, President
Ethan J. Hirsch, Senior Geologist

Noise

Entech Consulting Group

Initial Study Checklist

EPC Environmental Inc.

Ernest Perea, Principal