



NPDES No. CAS 004001    FY 2011-2012 ANNUAL REPORT

Order No. 01-182

**Los Angeles County Municipal Storm Water Permit (Order 01-182)  
2011-2012 Individual Annual Report Form – City of San Dimas  
Attachment U-4**

---

**Attachment A.3. Stormwater Quality Impacts in Environmental Documents**

**Individual Annual Report, Section IV.C.1.**

**City Comment:**

This attachment is provided in response to Section IV.C.1. of the Individual Annual Report form. The attached Environmental Checklist demonstrates how the City addresses stormwater quality impacts in environmental documents for projects over the past year.



Planning Division  
245 East Bonita Ave., San Dimas CA 91773  
(909) 394-6250

## ENVIRONMENTAL CHECKLIST FORM Part 2 - Initial Study (To Be Completed By Staff)

### **BACKGROUND:**

1. **Project File:**
2. **Related Files:**
3. **Description of Project:**
4. **Project Sponsor's Name and Address:**
5. **General Plan Designation:**
6. **Zoning:**
7. **Surrounding Land Uses and Setting (Briefly describe the project's surroundings):**
8. **Lead Agency Name and Address:**  
City of San Dimas  
Planning Department  
245 East Bonita Avenue  
San Dimas, CA 91773
9. **Contact Person and Phone Number:**  
(Planner's Name)  
(909) 394-6250
10. **Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

### **GLOSSARY – The following abbreviations are used in this report:**

EIR – Environmental Impact Report  
FEIR – Final Environmental Impact Report  
NPDES – National Pollutant Discharge Elimination System  
NOx – Nitrogen Oxides  
ROG – Reactive Organic Gases  
PM<sub>10</sub> – Fine Particulate Matter  
RWQCB – Regional Water Quality Control Board  
SCAQMD – South Coast Air Quality Management District  
SWPPP – Storm Water Pollution Prevention Plan  
URBEMIS7G – Urban Emissions Model 7G

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

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

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

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

<b>EVALUATION OF ENVIRONMENTAL IMPACTS:</b>				
<b>1. AESTHETICS.</b> <i>Would the project:</i>				
a) Have a substantial affect a scenic vista?	()	()	()	(✓)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	()	()	()	(✓)
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	()	()	()	(✓)
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	()	()	(✓)	()

**Comments:**

- a) There are no significant vistas within or adjacent to the project site. The General Plan identifies a number of “scenic highways” as the major means in which one experiences the rural environment of the City of San Dimas. The site is not within a scenic highway according to General Plan Exhibit V-4.
- b) The project site contains no scenic resources and no historic buildings within a State Scenic Highway. There are no State Scenic Highways within the City of San Dimas.
- c) The site is located \_\_\_\_\_ and is characterized by \_\_\_\_\_ development to the \_\_\_\_\_ (north/south/east/west). The visual quality of the area will not degrade as a result of this project. Design review is required prior to approval. City standards require the developer to underground existing and new utility lines and facilities to minimize unsightly appearance of overhead utility lines and utility enclosures.
- d) The project would increase the number of streetlights and security lighting used in the immediate vicinity. The design and placement of light fixtures will be shown on site plans which require review for consistency with City standards that requires shielding, diffusing, or indirect lighting to avoid glare. Lighting will be selected and located to confine the area of illumination to within the project site. The impact is not considered significant.

<b>2. AGRICULTURAL RESOURCES.</b> <i>Would the project:</i>				
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?	()	()	(✓)	()
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	( )	( )	( )	(✓)

**Comments:**

- a) There are no Class I prime agricultural soils within the City of San Dimas according to the General Plan Exhibit VI-1. Further, there are no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), according to maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The 1991 General Plan estimated that there were 507 undeveloped acres of Class II potential prime agricultural soils located in the northern half of the city, and areas north of Bonelli Regional Park. Of the total 507 acres, 172 acres were designated open space while the remaining 335 acres were undeveloped parcels of various sizes. The General Plan concluded that “most of these parcels are adjacent to existing residential developments, making the agricultural uses incompatible because of the use of pesticides, fertilizers and equipment noise. Therefore, the impact is considered less than significant.
- b) There are seven areas of agriculturally zoned land within the City of San Dimas, mostly landscape plant nurseries of approximately 5 acres each. There are no Williamson Act contracts within the City. Therefore, no adverse impacts are anticipated.
- c) The site is located \_\_\_\_\_ and is characterized by \_\_\_\_\_ development to the \_\_\_\_\_ (north/south/east/west). The nearest agricultural use is more than \_ miles \_\_\_\_\_ (north/south/east/west) from the project site. Therefore, no adverse impacts are anticipated.

<b>3. AIR QUALITY. <i>Would the project:</i></b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	( )	( )	( )	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	( )	( )	(✓)	( )
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	( )	( )	( )	(✓)
d) Expose sensitive receptors to substantial pollutant concentrations?	( )	( )	(✓)	( )
e) Create objectionable odors affecting a substantial number of people?	( )	( )	( )	(✓)

**Comments:**

- a) The proposed project is located in the eastern portion of Los Angeles County in the City of San Dimas. The proposed project site is located within the jurisdictional boundaries of the

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

South Coast Air Quality Management District, within the South Coast Air Basin (SCAB). The SCAB encompasses 6,745 square miles and includes some portions of San Bernardino, Riverside, Los Angeles, and Orange Counties. The SCAQMD stretches from the Pacific Ocean in the west, to the Angeles National Forest to the north, Orange County to the south, and Riverside and San Bernardino Counties to the east. Currently, the SCAQMD is in the process of preparing the 2007 Air Quality Management Plan (AQMP).

The City of San Dimas is predominantly built-out. The majority of large undeveloped areas are designated as open space or conservation areas. Continued development will contribute to the pollutant levels in the San Dimas area, which already exceed Federal and State standards. The General Plan FEIR notes that if development is not more intensive than plans in effect when the Air Quality Management Plan (AQMP) adopted in 1982 by the Southern California Association of Governments (SCAG), then development-related emissions will have been properly anticipated and regional air quality impacts will be insignificant. The proposed project is consistent with the General Plan for which the FEIR was prepared and impacts evaluated.

b) During the construction phases of development, on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use will generate emissions. In addition, fugitive dust would also be generated during grading and construction activities. While most of the dust would settle on or near the project site, smaller particles would remain in the atmosphere, increasing particle levels within the surrounding area. Construction is an on-going industry in the San Dimas area. Construction workers and equipment work and operate at one development site until their tasks are complete. They then transfer to a different site where the process begins again. Therefore, the emissions associated with construction activities are not new to the San Dimas area and would not violate an air quality standard or worsen the existing air quality in the region. [Planners: Include one of the following statements: The project site is less than 5 acres; therefore, no adverse impacts are anticipated.] **OR** [The project site is 5 acres or larger. Fugitive dust and equipment emissions are required to be assessed by the South Coast Air Quality Management District (SCAQMD) on a project-specific basis. Therefore, the following mitigation measures shall be implemented to reduce impacts to less-than-significant levels:]

- 1) **Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.**
- 2) **Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon time of year of construction.**
- 3) **All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.**
- 4) **All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.**
- 5) **All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

- Reestablish ground cover on the construction site through seeding and watering.
- Pave or apply gravel to any on-site haul roads.
- Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time.
- Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
- Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
- Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means.

**6) The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board [RWQCB]) daily to reduce PM<sub>10</sub> emissions, in accordance with SCAQMD Rule 403.**

7) Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.

8) The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.

9) The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.

In the long-term, development consistent with the General Plan would result in significant operational vehicle emissions; therefore, would all be cumulatively significant if they cannot be mitigated on a project basis to a level less than significant. The following mitigation measures shall be implemented:

10) All industrial and commercial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 10 minutes).

11) All industrial and commercial facilities shall designate preferential parking for vanpools.

12) All industrial and commercial site tenants with 50 or more employees shall be required to post both bus and Metrolink schedules in conspicuous areas.

13) All industrial and commercial site tenants with 50 or more employees shall be required to configure their operating schedules around the Metrolink schedule to the extent reasonably feasible.

14) All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**15) All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.**

- c) Continued development would contribute to the pollutant levels in the San Dimas area, which already exceed Federal and State standards. The project proposed is consistent with the General Plan for which the FEIR was prepared and impacts evaluated.

Global warming and greenhouse gas (GHG) emissions are an emerging environmental concern being raised on statewide, national, and global levels. Regional, State, and Federal agencies are developing strategies to control pollutant emissions that contribute to global warming. However, neither CEQA nor the CEQA Guidelines mention or provide any methodology for analysis of GHGs, including CO<sub>2</sub>, nor do they provide any significance thresholds. Evaluation of any potential global warming effects resulting from the project, including modeling and gauging the impacts associated with an increase of trips or generation of new trips, and the effect on the greenhouse effect or global warming would be entirely speculative since no modeling protocol or significance criteria have been established.

- d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. [The project site is located more than \_\_\_ miles from the nearest sensitive receptor. Therefore, no adverse impacts are anticipated.] **OR** [The project site is located within 1/4 mile of a sensitive receptor. Potential impacts to air quality are consistent with the San Dimas General Plan. During construction, there is the possibility of fugitive dust to be generated from grading the site. The mitigation measures listed under b) above will reduce impact to less-than-significant levels.]
- e) Typically, the uses proposed do not create objectionable odors. No adverse impacts are anticipated.

<p><b>4. BIOLOGICAL RESOURCES.</b> <i>Would the project:</i></p> <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	()	()	()	(✓)
<p>b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p>	()	()	()	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	( )	( )	( )	(✓)
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	( )	( )	( )	(✓)
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	( )	( )	( )	(✓)
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	( )	( )	( )	(✓)

**Comments:**

- a) The project site is located in an area developed with \_\_\_\_\_ uses. The site has been previously disrupted during (construction of infrastructure and surrounding developments/annual disking for weed abatement). According to the General Plan the majority of the habitats and native plant species are found in eight areas (primarily U.S. Forest Service land and several creeks and canyons that bisect community) within San Dimas. The General Plan Conservation Element specifically calls for retaining these areas as Conservation Overlay areas. The project site is not within an area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals due to the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.
- b) The project site is located in an urban area with no natural communities. No riparian habitat exists on site, meaning the project will not have any impacts.
- c) No wetland habitat is present on site. As a result, project implementation would have no impact on these resources.
- d) The majority of the surrounding area has been or is being developed, thereby disrupting any wildlife corridors that may have existed. No adverse impacts are anticipated.
- e) There are/are no heritage trees on the project site; therefore, the proposed project is/is not in conflict with any local ordinance. [If there are heritage trees that will be removed, then include following mitigation:]
  - 1. Existing trees shall be removed and replaced two-for-one with minimum 15-gallon size trees, or other replacement of equivalent value and size, within the subject property.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

- f) The project site is not located within a conservation overlay area according to the General Plan Exhibit II-4.1. No conflicts with habitat conservation plans will occur.

<b>5. CULTURAL RESOURCES.</b> <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	( )	( )	( )	(✓)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	( )	(✓)	( )	( )
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	( )	(✓)	( )	( )
d) Disturb any human remains, including those interred outside of formal cemeteries?	( )	( )	( )	(✓)

**Comments:**

- a) There are 328 residential structures of cultural and historic significance identified by the San Dimas Historical Society according to the 1991 Historic Survey. The project site [has/has not] been identified as a "Historic Resource" by the City of San Dimas 1991 Historic Resources Survey. There will be no impact.
- b) There are no known archaeological sites or resources recorded on the project site; however, the San Dimas area is known to have been inhabited by the Gabrielano Indians according to the General Plan FEIR, probably in the Cienega Springs, San Dimas Canyon, Walnut Creek, and Way Hill areas. There are seven prehistoric sites identified within San Dimas according to the General Plan FEIR Technical Appendix. Construction activity, particularly grading, soil excavation and compaction, could adversely affect or eliminate existing and potential archaeological resources. The following mitigation measures shall be implemented:
- 1) **If any prehistoric archaeological resources are encountered before or during grading, the developer will retain a qualified archaeologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of San Dimas will:**
- **Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.**
  - **Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities as a theme or focal point.**
  - **Pursue educating the public about the area's archaeological heritage.**
  - **Propose mitigation measures and recommend conditions of approval to eliminate adverse project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines.**



Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

development, no mitigation is required in the unlikely event human remains are discovered on-site. No adverse impacts are anticipated.

<p><b>6. GEOLOGY AND SOILS.</b> <i>Would the project:</i></p> <p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>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.</p>	( )	( )	( )	(✓)
<p>ii) Strong seismic ground shaking?</p>	( )	( )	( )	(✓)
<p>iii) Seismic-related ground failure, including liquefaction?</p>	( )	( )	( )	(✓)
<p>iv) Landslides?</p>	( )	( )	( )	(✓)
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	( )	( )	(✓)	( )
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	( )	( )	( )	(✓)
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	( )	( )	( )	(✓)
<p>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?</p>	( )	( )	( )	(✓)

**Comments:**

- a) No known faults pass through the site and it is not in an Earthquake Fault Zone according to the General Plan Exhibit VII-1, and Section 3.2 of the General Plan FEIR. The San Andreas Fault Zone lies approximately 20 miles to the north and is capable of generating up to  $M_w$  8.2 earthquakes. The Sierra Madre Fault zone, passes within \_\_\_ miles (north/south/east/west) of the site, and the Cucamonga Fault lies approximately \_\_\_ miles (north/south/east/west). These faults are both capable of producing  $M_w$  6.5-7.0 earthquakes. Also, there are several inferred faults that cross the city. One of these, the San Jose fault, is capable of producing up to  $M_w$  4.9 earthquakes is \_\_\_ miles (north/south/east/west) of the site. Each of these faults can produce strong ground shaking. Adhering to the Uniform Building Code will ensure that geologic impacts are less than significant.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

The site [is/is not] located within an area of potential liquefaction according to the 2004 Natural Hazard Mitigation Plan Map 6-4. [If located in liquefaction area, then include this sentence: "Adhering to the Uniform Building Code will ensure that geologic impacts are less than significant."]

- b) The proposed project will require the excavation, stockpiling, and/or movement of on-site soils. The San Dimas area is subject to strong Santa Ana wind conditions during September to April, which generates blowing sand and dust, and creates erosion problems. Construction activities may temporarily exacerbate the impacts of windblown sand, resulting in temporary problems of dust control; however, development of this project under the General Plan would help to reduce windblown sand impacts in the area as pavement, roads, buildings, and landscaping are established. [Planners: Include one of the following statements: The project site is less than 5 acres; therefore, no adverse impacts are anticipated.] **OR** [The project site is 5 acres or larger. Therefore, the following mitigation measures shall be implemented to reduce impacts to less-than-significant levels:]
  - 1) **The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM<sub>10</sub> emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible**
  - 2) **Frontage public streets shall be swept according to a schedule established by the City to reduce PM<sub>10</sub> emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year of construction.**
  - 3) **Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM<sub>10</sub> emissions from the site during such episodes.**
  - 4) **Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM<sub>10</sub> emissions.**
- c) There are no areas in San Dimas identified as subject to potential subsidence according to the General Plan and General Plan FEIR. Subsidence is generally associated with large decreases or withdrawals of water from the aquifer. The project would not withdraw water from the existing aquifer. The site is not within a geotechnical hazardous area or other unstable geologic unit or soil type according to General Plan Exhibit VI-1 and VII-1. No adverse impacts are anticipated.
- d) The majority of San Dimas, including the project site, is located on alluvial soil deposits. These types of soils are not considered to be expansive. Soils, geologic and structural evaluation reports are required of all new development prior to issuance of grading and building permits. No adverse impacts are anticipated.
- e) The project will connect to, and be served by, the existing local sewer system for wastewater disposal. No septic tanks or alternative wastewater disposal is proposed.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i></b>				
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?	( )	( )	( )	(✓)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	( )	( )	( )	(✓)
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	( )	( )	( )	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	( )	( )	( )	(✓)
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	( )	( )	( )	(✓)
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	( )	( )	( )	(✓)

**Comments:**

- a) The project will not involve the transport, use, or disposal of hazardous materials. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials and/or waste will reduce the potential for significant impacts to a level less than significant. [If industrial use this paragraph: The proposed industrial buildings are to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine the potential impacts to the surrounding residential uses and elementary schools.] No adverse impacts are expected.
- b) The proposed project does not include the use of hazardous materials or volatile fuels. Compliance with Federal, State, and local regulations concerning the storage and handling of hazardous materials or volatile fuels will reduce the potential for significant impacts to a level less than significant. [If industrial use this paragraph: The proposed

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

industrial buildings are to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Department will review each Business License for each tenant to determine the potential impacts to the surrounding residential uses and elementary schools.] No adverse impacts are anticipated.

- c) There [are/are no] schools located within 1/4 mile of the project site. The project site is located within \_\_ miles of the nearest existing or proposed school. [If non-industrial use this paragraph: Typically, the uses proposed do not create objectionable odors. No adverse impacts are anticipated.] [If industrial use this paragraph: The proposed buildings are to be constructed as speculative with no definitive users at this time. However, at the time of occupancy the Planning Division will review each Business License for each tenant to determine the potential impacts to the surrounding residential uses and elementary schools. No impacts are anticipated.]
- d) The proposed project is not listed as a hazardous waste or substance materials site. Recent site inspection did not reveal the presence of discarded drums or illegal dumping of hazardous materials. No impact is anticipated.
- e) The site is within \_\_ miles of Brackett Field, the nearest public airport. The project would not result in a safety hazard for people residing or working in the project area. No impact is anticipated.
- f) There are no private airstrips within 5 miles of San Dimas. No impact is anticipated.
- g) The City's 2004 Natural Hazard Mitigation Plan includes policies and procedures to be administered by the Los Angeles County Fire Department, which is our City's contract fire service provider, in the event of a disaster. Because the project includes public street access and is required to comply with all applicable City codes, including local fire ordinances, no adverse impacts are anticipated.
- h) San Dimas faces the greatest ongoing threat from a wind-driven fire in the Wildland/Urban Interface area found in the hillsides and canyons in the northern part of the City according to the 2004 Natural Hazard Mitigation Plan. The proposed project site [is/is not] located within a high fire hazard area according to maps provided by the Los Angeles County Fire Department.

<b>8. HYDROLOGY AND WATER QUALITY.</b> <i>Would the project:</i> a) Violate any water quality standards or waste discharge requirements?	()	()	(✓)	()
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	()	()	()	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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, in a manner, which would result in substantial erosion or siltation on- or off-site?	( )	( )	( )	(✓)
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	( )	( )	( )	(✓)
e)	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?	( )	( )	( )	(✓)
f)	Otherwise substantially degrade water quality?	( )	( )	( )	(✓)
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	( )	( )	( )	(✓)
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	( )	( )	( )	(✓)
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	( )	( )	( )	(✓)
j)	Inundation by seiche, tsunami, or mudflow?	( )	( )	( )	(✓)

**Comments:**

- a) Water and sewer service is provided by the Golden State Water Company. Project is designed to connect to existing water and sewer systems. The State of California is authorized to administer various aspects of the National Pollution Discharge Elimination System (NPDES) permit under Section 402 of the Clean Water Act. The General Construction Permit treats any construction activity over 1 acre as an industrial activity, requiring a permit under the State's General NPDES permit. The project site [is/is not] over 1 acre in size. The State Water Resource Control Board (SWRCB) through the Los Angeles Regional Water Quality Control Board, administers these permits.

Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity for new development or significant redevelopment. Prior to commencement of construction of a project, a discharger must submit a Notice of Intent (NOI) to obtain coverage under the General Permit. The General permit requires all dischargers to comply with the following during construction activities, including site clearance and grading:

- Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) that would specify Best Management Practices (BMPs) that would prevent construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving off-site into receiving waters.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

- Eliminate or reduce non-storm water discharges to storm sewer systems and other waters of the nation.
- Perform inspections of all BMPs.

Waste discharges include discharges of storm water and construction project discharges. A construction project for new development or significant redevelopment requires an NPDES permit. Construction project proponents are required to prepare a Storm Water Pollution Prevention Plan (SWPPP). To comply with the NPDES, the project's construction contractor will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) during construction activities, and a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. The applicant must submit a WQMP, prior to issuance of grading permits, that identifies Best Management Practices (BMPs) to minimize the amount of pollutants, such as eroded soils, entering the drainage system after construction. Runoff from driveways, roads and other impermeable surfaces must be controlled through an on-site drainage system. BMPs include both structural and non-structural control methods. Structural controls used to manage storm water pollutant levels include detention basins, oil/grit separators, and porous pavement. Non-structural controls focus on controlling pollutants at the source, generally through implementing erosion and sediment control plans, and various Business Plans that must be developed by any businesses that store and use hazardous materials. Practices, such as periodic parking lot sweeping can substantially reduce the amount of pollutants entering the storm drain system. [Planners: Include one of the following statements: The project site is not over 1 acre in size; therefore, the impact is considered less than significant. **OR** The project site is over 1 acre in size; therefore, the following mitigation measures would be required to control additional storm water effluent:]

Hydrology and Water Quality

*Construction Activities:*

1. A Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less than 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.
2. For projects of any size, an erosion control plan shall be prepared, included with the grading plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.

3. During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.

4. During construction, to remove pollutants, street cleaning will be performed prior to storm events and the use of water trucks after storm events to control dust in order to prevent discharge of debris or sediment from the site.

*Post- Construction Operational:*

5 All discretionary development and redevelopment projects that fall into one of the following categories are subject to the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). If the project falls under one of these categories and prior to issuance of building permits, the permit applicant shall submit to the City Engineer for approval a SUSMP based upon the design requirements as defined in the “Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP)”, September 2002 as published by the Los Angeles County Department of Public Works. Evidence of on-going maintenance of post-construction BMPs will be required in the form of a signed and notarized Maintenance Covenant. A copy of this form is available at the public counter.

a. Single-family hillside residential

b. 100,000 square foot commercial development

c. Automotive repair shop

d. Retail gasoline outlet

e. Restaurants

f. Home subdivisions with 10 or more housing units

g. Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff

6. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Landscaped areas shall be monitored and maintained for at least two years to ensure adequate coverage and stable growth. Plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

- b) San Dimas overlies three groundwater basins of varying water depth. The Los Angeles County Flood Control District is responsible for groundwater recharge along the San Dimas Canyon wash and Walnut Creek. The proposed project will not deplete groundwater supplies, nor will it interfere with recharge because it is not within an area designated as a recharge basin or spreading ground. The development of the site will require the grading of the site and excavation; however, would not affect the existing aquifer. Continued development citywide will increase water needs and is a significant impact; however, Golden State Water Company has plans to meet this increased need through the construction of future water facilities.
- c) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff due to the amount of new building and hardscape proposed on a site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, the project will not result in substantial erosion or siltation on- or off-site. The impact is not considered significant.
- d) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff due to the amount of new building and hardscape proposed on a site; however, the project will not alter the course of any stream or river. All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.
- e) The project will cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff due to the amount of new building and hardscape proposed on a site; however, all runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project will not result in substantial additional sources of polluted runoff. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. Therefore, increase in runoff from the site will not result in flooding on- or off-site. No impacts are anticipated.
- f) Grading activities associated with the construction period could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is for new development or significant redevelopment; therefore, is required to comply with the National Pollutant Discharge Elimination System (NPDES) to minimize water pollution. [Planners: Include **one** of the following statements: The project site is not over 1 acre in size; therefore, the impact is considered less than significant. **OR** The project site is over 1 acre in size; therefore, the following mitigation measures would be required to control additional storm water effluent:]
  - 1) **Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures.**

**2) Prior to issuance of grading or paving permits, applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.**

- g) [If residential include this sentence: The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2.] **OR** [If non-residential, include this sentence: No housing units are proposed with this project.] No adverse impacts are expected.
- h) The project site (is/is not) located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.
- i) The San Dimas area is flood protected by an extensive storm drain system designed to convey a 100-year storm event. The system is substantially improved and provides an integrated approach for regional and local drainage flows. This existing system includes several debris dams and levees north of the City, spreading grounds, concrete-lined channels, and underground storm drains. The project site is not located within a 100-year flood hazard area according to General Plan Exhibit VII-2. No adverse impacts are expected.
- j) There are no oceans, lakes or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated. The San Dimas area sits at the base of the steep eastern San Gabriel Mountains whose deep canyons were cut by mountain streams. Numerous man-made controls have been constructed to reduce the mudflow impacts to the level of non-significance within the City. This existing system includes several debris dams, and spreading grounds along San Dimas Canyon.

<b>9. LAND USE AND PLANNING.</b> <i>Would the project:</i>				
a) Physically divide an established community?	( )	( )	( )	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	( )	( )	( )	(✓)
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**Comments:**

- a) The site is located \_\_\_\_\_ and is characterized by \_\_\_\_\_ development to the \_\_\_\_\_ (north/south/east/west). This project will be of similar design and size to surrounding \_\_\_\_\_ development to the (north/south/east/west). The project will become a part of the larger community. No adverse impacts are anticipated.
- b) The project site land use designation is \_\_\_\_\_. The proposed project is consistent with the General Plan and does not interfere with any policies for environmental protection. As such, no impacts are anticipated.
- c) The project site is not located within any habitat conservation or natural community plan area. According to the General Plan Exhibit II-4.1 the project site is not within a conservation overlay area of sensitive biological resources; therefore, development will not adversely affect rare or endangered species of plants or animals due to the fact that the project is surrounded by urbanized land uses and is consistent with the General Plan Land Use Plan.

<b>10. MINERAL RESOURCES.</b> <i>Would the project:</i> 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?	()	()	()	(✓)
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?	()	()	()	(✓)

**Comments:**

- a) The site is not designated as a State Aggregate Resources Area with significant mineral deposits according to the General Plan Exhibit VI-2; therefore, there is no impact.
- b) The site is not designated by the General Plan Exhibit VI-2, as a valuable mineral resource recovery site; therefore, there is no impact.

<b>11. NOISE.</b> <i>Would the project result in:</i> a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	()	()	()	(✓)
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	()	()	()	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	()	(✓)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	()	(✓)	()	()

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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 2 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?	( )	( )	( )	(✓)
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	( )	( )	( )	(✓)

**Comments:**

- a) The project site (is/is not) within an area of noise levels exceeding City standards according to General Plan Exhibit VIII-5 at build-out. [If not within noise area include this sentence: No adverse impact expected. **OR** if within noise area, then include discussion, findings of Noise Study, and the following: Mitigation measures listed below would reduce exterior and interior noise levels to less-than-significant levels:

*Exterior:*

*Interior:*

**1)**

- b) [If industrial include this paragraph: The proposed industrial buildings are to be constructed as speculative with no definitive users at this time. The City's Zoning Code requires that all industrial uses be conducted within an enclosed building; hence, no adverse operational impact to nearby commercial uses is expected. However, at the time of occupancy the Planning Division will review each Business License for each tenant to determine the potential impacts to the surrounding residential uses and elementary schools.] **OR** [If non-industrial include this sentence: The uses associated with this type of project normally do not induce ground borne vibrations or noise.] As such, no impacts are anticipated.

- c) The primary source of ambient noise levels in San Dimas is traffic and, for areas near rail line, train movements along the AT & SF rail line. The proposed activities will not significantly increase traffic; hence, are not anticipated to increase the ambient noise levels within the vicinity of the project.

- d) During a construction phase, on-site stationary sources, heavy-duty construction vehicles, and construction equipment, will generate noise exceeding City standards. The following measures are provided to mitigate the short-term noise impacts:

**2) Construction or grading shall not take place between the hours of dusk and 7:00 a.m. on weekdays, including Saturday, nor shall take place at any time on Sunday or a city observed holiday.**

**3) Construction or grading noise levels shall not exceed the standards specified in Municipal Code Chapter 8.36. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with above noise standards or halted.**

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

**4) The perimeter block wall shall be constructed as early as possible in first phase.**

The preceding mitigation measures will reduce the disturbance created by on-site construction equipment; however, do not address the potential impacts due to the transport of construction materials and debris. The following mitigation measures shall then be required:

**5) Haul truck deliveries shall not take place between the hours of dusk and 7:00 a.m. on weekdays, including Saturday, nor shall take place at any time on Sunday or a city observed holiday. Additionally, if heavy trucks used for hauling would exceed 100 daily trips (counting both to and from the construction site), then the developer shall prepare a noise mitigation plan denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.**

- e) The site [is/is not] not located within an airport land use plan and is within \_\_ miles of Brackett Field, a public airport, and is offset north of the flight path. No impact is anticipated.
- f) There are no private airstrips within 5 miles of the City limits. No impact is anticipated.

<b>12. POPULATION AND HOUSING. <i>Would the project:</i></b>				
a) Induce substantial 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)?	( )	( )	( )	(✓)
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	( )	( )	( )	(✓)

**Comments:**

- a) The project is located in a predominantly developed area and will not induce population growth. Construction activities at the site will be short-term and will not attract new employees to the area. [If commercial or industrial include this sentence: Once constructed, the proposed project will have a limited number of employees; hence, will not create a demand for additional housing as a majority of the employees will likely be hired from within the City or surrounding communities.] No impacts are anticipated.
- b) The project site contains no existing housing units. No adverse impact expected.
- c) The project site is vacant land. No impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

<p><b>13. PUBLIC SERVICES.</b> <i>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:</i></p>				
a) Fire protection?	( )	( )	( )	(✓)
b) Police protection?	( )	( )	( )	(✓)
c) Schools?	( )	( )	( )	(✓)
d) Parks?	( )	( )	( )	(✓)
e) Other public facilities?	( )	( )	( )	(✓)

**Comments:**

- a) The site, located \_\_\_\_\_, would be served by a fire station located approximately \_\_\_ miles from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Standard conditions of approval from the Uniform Building and Fire Codes will be placed on the project so no impacts to fire services will occur. No impacts are anticipated.
- b) Additional police protection is not required as the addition of the project will not change the pattern of uses within the surrounding area and will not have a substantial increase in property to be patrolled as the project site is within an area that is regularly patrolled.
- c) [If residential include this paragraph: The \_\_\_\_\_ School District serves the project area. The school district has been notified regarding the proposed development. A standard condition of approval will require the developer to pay the school impact fees. With this standard mitigation, impacts to the School District is not considered significant.] **or** [If non-residential include this paragraph: The site is in a developed area currently served by the \_\_\_\_\_ School District. The project will be required to pay school fees as prescribed by State law prior to the issuance of building permits. No impacts are anticipated.]
- d) The site is in a developed area, currently served by the City of San Dimas. The nearest park is located \_\_\_ miles from the project site. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. A standard condition of approval will require the developer to pay park development fees. No impacts are anticipated.
- e) The proposed project will utilize existing public facilities. The site is in a developed area, currently served by the City of San Dimas. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. RECREATION.</b> <i>Would the project:</i> a) 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?	()	()	()	(✓)
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?	()	()	()	(✓)

**Comments:**

- a) The site is in a developed area, currently served by the City of San Dimas. The nearest park is located \_\_\_ miles from the project site. This project is not proposing any new housing or large employment generator that would cause an increase in the use of parks or other recreational facilities. A standard condition of approval will require the developer to pay park development fees. No impacts are anticipated.
- b) See a) response above.

<b>15. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i> a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	()	()	()	(✓)
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	()	()	()	(✓)
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	()	()	()	(✓)
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	()	()	()	(✓)
e) Result in inadequate emergency access?	()	()	()	(✓)
f) Result in inadequate parking capacity?	()	()	()	(✓)
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	()	()	()	(✓)

**Comments:**

- a) Implementation of the proposed project is estimated to generate \_\_\_ Average Daily Trips (ADTs) according to the Institute of Transportation Engineers. The proposed project

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

includes the development of \_\_\_\_\_. Continued development will contribute to the traffic load in the San Dimas area. The proposed project is consistent with the General Plan for which the FEIR was prepared and impacts evaluated. The project is in an area that is mostly developed with street improvements existing or included in project design. The project will not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections. The project site will be required to provide street improvements (curb, gutter and sidewalk) along the street frontage of the site per City roadway standards. In addition, the City has established a Transportation Development fee that must be paid by the applicant prior to issuance of building permits. Fees are used to fund roadway improvements necessary to support adequate traffic circulation. No impacts are anticipated.

- b) According to the Institute of Transportation Engineers, it is estimated that the project will generate \_\_\_ two-way peak hour trips daily. The City of San Dimas has adopted a Transportation Development Fee Schedule. This project will be required, as a condition of approval, to pay the adopted transportation development fee prior to issuance of building permit. The project is in an area that is mostly developed with all street improvements existing. The project will not negatively impact the level of service standards on adjacent arterials. The project will be required to provide street improvements (curb, gutter and sidewalk) along the street frontage of the site. No impacts are anticipated.
- c) The proposed development will not result in a change in air traffic patterns from Brackett Field, a public airport, and will not change air traffic patterns. No impacts are anticipated.
- d) The project is in an area that is mostly developed. The project will be required to provide street improvements (curb, gutter and sidewalk) along the street frontage of the site. The project design does not include any sharp curves or dangerous intersections or farming uses. The project will, therefore, not create a substantial increase in hazards due to a design feature. No impacts are anticipated.
- e) The project will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. No impacts are anticipated.
- f) The project design has adequate parking in compliance with standards of the San Dimas Zoning Code and will therefore not create an inadequate parking capacity. No impacts are anticipated.
- g) The project design includes, or the project will be conditioned to provide, features supporting transportation and vehicle trip reduction (e.g., bus bays, bicycle racks, carpool parking, etc.).

<b>16. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	( )	( )	( )	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	( )	( )	( )	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.?	()	()	()	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	()	()	()	(✓)
e) 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?	()	()	()	(✓)
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	()	()	()	(✓)
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	()	()	()	(✓)

**Comments:**

- a) The proposed project is served by the Golden State Water Company sewer system. The project is required to meet the requirements of the Los Angeles Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.
- b) The proposed project is served by the Golden State Water Company sewer system. The project is required to meet the requirements of the Los Angeles Regional Water Quality Control Board regarding wastewater. No impacts are anticipated.
- c) All runoff will be conveyed to existing storm drain facilities, which have been designed to handle the flows. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. The impact is not considered significant.
- d) The project is served by the Golden State Water Company water system. There is currently a sufficient water supply available to the City of San Dimas to serve this project. No impacts are anticipated.
- e) The proposed project is served by the Golden State Water Company sewer system. No impacts are anticipated.
- f) Solid waste disposal will be provided by the current City contracted hauler who disposes the refuse at a permitted landfill with sufficient capacity to handle the City's solid waste disposal needs.
- g) This project complies with Federal, State, and local statutes and regulations regarding solid waste. The City of San Dimas continues to implement waste reduction procedures consistent with AB 939. Therefore, no impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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?	( )	( )	( )	(✓)
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)?	( )	( )	( )	(✓)
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	( )	( )	( )	(✓)

**Comments:**

- a) The site is not located in a conservation overlay area of sensitive biological resources as identified on the City of San Dimas General Plan Exhibit II-4.1. Additionally, the area surrounding the site is developed. Based on previous development and street improvements, it is unlikely that any endangered or rare species would inhabit the site.
- b) If the proposed project were approved, then the applicant would be required to develop the site in accordance with the City of San Dimas General Plan. The General Plan was adopted along with the certification of a FEIR, and Findings of Fact, in the City and Sphere of Influence. The City made findings that adoption of the General Plan would result in significant adverse effects. Mitigation measures were adopted that reduce impacts to less than significant levels. With these no further discussion or evaluation of cumulative impacts is required.
- c) Development of the site under the proposed land use change would not cause substantial adverse effects on human beings, either directly or indirectly. The Initial Study identifies construction-related emissions of criteria pollutants as having a potentially significant impact. Proposed mitigation measures would further reduce emission levels. Additionally, impacts resulting from air quality would be short-term and would cease once construction activities were completed. The Initial Study identified potentially significant impacts associated with the exposure of people to increased noise levels. Mitigation measures contained in this Initial Study will ensure impacts are at less than significant levels.

**EARLIER ANALYSES:**

Earlier analyses may be used where, pursuant to the tiering, EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of San Dimas, Planning Division offices, 245 East Bonita Avenue (check all that apply):

- (T) General Plan FEIR  
(SCH#91011017)
  
- (T) Other: Trip Generation, 6th Edition, by Institute of Transportation Engineers, 1997.
  
- (T) Other:

**APPLICATION CERTIFICATION:**

I certify that I am the applicant for the project described in this Initial Study. I acknowledge that I have read this Initial Study and the proposed mitigation measures. Further, I have revised the project plans or proposals and/or hereby agree to the proposed mitigation measures to avoid the effects or mitigate the effects to a point where clearly no significant environmental effects would occur.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_