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WALNUT CREEK HABITAT AND OPEN SPACE PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Lead & Responsible Agencies:

Watershed Conservation Authority

CITY OF San Dimas CALIFORNIA

Prepared by:
Morse Planning Group

Draft

Initial Study/
Mitigated Negative Declaration

Walnut Creek
Habitat and Open Space Project

LEAD AGENCY:

Water Conservation Authority
100 N. Old San Gabriel Canyon Boulevard
Azusa, CA 91702
Contact: Mr. Rob Romanek

RESPONSIBLE AGENCY:
City of San Dimas
245 East Bonita Avenue
San Dimas, CA 91733
Contact: Mr. Lawrence L. Stevens, AICP

PREPARED BY:

Morse Planning Group
Contact: Ms. Collette L. Morse, AICP

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1.0 INTRODUCTION

The Walnut Creek Habitat and Open Space Project (herein referenced as the "project" or the "proposed project") involves the demolition of most on-site buildings and the creation of a 60.9-acre habitat and open space recreation area. Following a preliminary review of the proposed project, the Watershed Conservation Authority (WCA) has determined that the proposed project is subject to the guidelines and regulations of the *California Environmental Quality Act* (*CEQA*). This Initial Study addresses the direct, indirect, and cumulative environmental effects of the project, as proposed.

1.1. STATUTORY AUTHORITY AND REQUIREMENTS

This environmental document has been prepared in conformance with *CEQA* (*California Public Resources Code* [*PRC*] Section 21000 et seq.); *CEQA Guidelines* (*California Code of Regulations* [*CCR*], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of *CEQA*, as adopted by the Watershed Conservation Authority.

In accordance with the *CEQA Guidelines* Sections 15051 and 15367, the Watershed Conservation Authority (WCA) is identified as the Lead Agency for the proposed project. Under *CEQA* Sections 21000-21177 and pursuant to *CEQA Guidelines* Section 15063, the WCA is required to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration. Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such impacts may occur (*CEQA* Section 21080(c)).

The environmental documentation, which is ultimately selected by WCA in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions relevant to the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

The environmental documentation and supporting analysis are subject to a public review period. During this review, agency and public comments on the document relative to environmental issues should be addressed to the Watershed Conservation Authority. Following review of any comments received, the WCA and the City of San Dimas (City) will consider these comments as a part of the project's environmental review and include them with the Initial Study documentation for consideration by the WCA and the City.

1.2. PURPOSE

The purposes of an Initial Study are to:

1. Identify environmental impacts;
2. Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a negative declaration;
3. Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared;
4. Facilitate environmental assessment early in the design of the project;
5. Document the factual basis of the finding in a negative declaration that a project would not have a significant environmental effect;
6. Eliminate needless EIRs;
7. Determine whether a previously prepared EIR could be used for the project; and
8. Assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

CEQA Guidelines Section 15063 identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

- A description of the project, including the location of the project
- Identification of the environmental setting
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries
- Discussion of ways to mitigate significant effects identified, if any
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study

1.3. RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as

Responsible Agencies and Trustee Agencies. Pursuant to *CEQA Guidelines* Sections 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

> *"Responsible Agency" means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term "responsible agency" includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (Section 15381)*

> *"Trustee Agency" means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Wildlife, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386)*

For this project, the WCA is the Lead Agency and has the principal responsibility of processing and approving the project.

Responsible and Trustee Agencies and other entities that may use this Initial Study in their decision-making process or for informational purposes include, but may not be limited to, the following:

- City of San Dimas
- California Department of Fish and Wildlife
- Los Angeles Regional Water Quality Control Board
- Los Angeles County Fire Department
- Los Angeles County Sheriff Department
- United States Army Corps of Engineers

1.4. CONSULTATION

As soon as the Lead Agency has determined that an Initial Study would be required for the project, the Lead Agency is directed to consult informally with all Responsible Agencies and Trustee Agencies that are responsible for resources affected by the project, in order to obtain the recommendations of those agencies as to whether an EIR or a Negative Declaration should be prepared for the project. Following receipt of any written comments from those agencies, the Lead Agency considers any recommendations of those agencies in the formulation of the preliminary findings. Following completion of this Initial Study, the Lead Agency initiates formal consultation with these and other governmental agencies as required under *CEQA* and its implementing guidelines.

1.5. INCORPORATION BY REFERENCE

Pertinent documents relating to this Initial Study have been cited in accordance with *CEQA Guidelines* Section 15150, which encourages "incorporation by reference" as a means of reducing redundancy and length of environmental reports. The following documents are available for public review at the web addresses noted. The documents are hereby incorporated by reference into this Initial Study. Information contained within these documents has been utilized for this Initial Study.

City of San Dimas

San Dimas General Plan (September 1991, January 2014)

Available online at: http://www.cityofsandimas.com/pubdocs.cfm?task=detail&ID=3042

The San Dimas General Plan is the primary source of long-range planning and policy direction that guides growth and preserves the quality of life within the community. The General Plan estimates the maximum level of development within the City that can occur. The General Plan includes the following elements: Land Use, Circulation, Housing, Conservation, Open Space, Safety, and Noise. The 2014-2021 Housing Element was adopted in January 2014.

Land Use. This element 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.

Circulation. This element identifies the general location and extent of the existing and proposed major roads, highways, trails, railroads, public transit routes and stations, and other public utilities and public facilities.

Housing. This element identifies the existing and projected housing needs for the city. It establishes goals, objectives, policies, and programs for the preservation, improvement, and development of housing to meet the needs of all economic segments of the economy.

San Dimas 2014-2021 Housing Element

The Housing Element is one of the seven state-mandated elements of the City's General Plan and must be updated for the established 2014-2021 planning period. The Housing Element identifies and assesses existing and projected housing needs and provides an analysis of constraints and resources relevant to meeting these needs. The Housing Element also establishes the City's goals, policies, and programs for addressing its needs during the 2014-2021 period. The proposed project consists of: 1) a General Plan Amendment to adopt and implement the City's 2014-2021 Housing Element, which represents an update of the City's existing Housing Element, and 2) amendments to the Land Use and Safety Elements to update flood information as required by law.

Open Space. This element 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 element 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 element 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.

The General Plan was utilized throughout this document as the fundamental planning document governing development at the project site. Background information and policy information from the General Plan is cited throughout this document.

San Dimas Municipal Code (current through Ordinance 1231 and the October 2014 code supplement). Available online at: http://qcode.us/codes/sandimas/

The Municipal Code is the set of laws for the City. The Municipal Code covers all aspects of City regulations, including zoning and various development related requirements. All zoning district standards are included in the Municipal Code. In addition, standards for development and architectural review, parking, signs, hillside development, home occupations, variances, and other similar topics are included in the Municipal Code. Aside from zoning standards, other City regulations are also included in the Municipal Code, such as subdivision requirements, business license regulations, street, water and sewer standards, and vehicle and traffic requirements.

Los Angeles County

General Plan. The County of Los Angeles General Plan consists of two major components: 1) the countywide chapters and elements that set the countywide policy framework; and 2) the areawide and community plans that deal with local issues of unincorporated communities. Available online at

http://planning.lacounty.gov/generalplan/existing

The various chapters of the General Plan and their adoption dates are noted below:

- Introduction, November 25, 1980
- General Goals and Policies, November 25, 1980
- Conservation, and Open Space Element, November 25, 1980
- Land Use Element, November 25, 1980
- Land Use Policy Map, November 25, 1980
- Housing Element, February 4, 2014
- Transportation Element, November 25, 1980
- Bicycle Master Plan | Bicycle Network, March 13, 2012
- Water and Waste Management Element, November 25, 1980
- Economic Development Element, July 21, 1987
- Safety Element | Safety Technical Appendix | Plates 1 – 8, December 6, 1990
- Noise Element, January 30, 1975
- Scenic Highway Element, October 11, 1974
- Regional Recreation Areas Plan, July 29, 1965
- Implementation Chapter, November 25, 1980
- Technical Supplement, November 25, 1980
- Amendment SP 86-173 Development Monitoring, October 27, 1986

The County is comprehensively updating the General Plan. The Los Angeles County 2035 General Plan provides the policy framework for how and where the unincorporated County will grow

through the year 2035, while recognizing and celebrating the County's wide diversity of cultures, abundant natural resources, and status as an international economic center. Comprising approximately 2,650 square miles, unincorporated Los Angeles County is home to over one million people. The Los Angeles County 2035 General Plan accommodates new housing and jobs within the unincorporated areas in anticipation of population growth in the County and the region. The General Plan Update effort includes goals, policies, implementation programs, and ordinances. The project will replace the adopted General Plan, including all of the elements (excluding the Housing Element), land use distribution maps, and circulation maps. Other components of the General Plan Update include amendments to the existing County ordinances and/or adoption of new County ordinances as necessary to implement the updated General Plan; and digitizing, parceling, and refining land use policy maps for existing community-based plans, as needed.

On December 10, 2014, the Los Angeles County Regional Planning Commission voted to recommend that the County Board of Supervisors approve the General Plan Update. The Regional Planning Commission considered the General Plan Update during a series of public hearings in 2014, during which the public provided testimony and written comments. On March 24, 2015, the Los Angeles County Board of Supervisors voted to approve the General Plan Update and certify the Final Environmental Impact Report. The various chapters of the General Plan 2035 include:

- Executive Summary
- Chapter 1: Introduction
- Chapter 2: Applicability
- Chapter 3: Guiding Principles
- Chapter 4: Background
- Chapter 5: Planning Areas Framework
- Chapter 6: Land Use Element
- Chapter 7: Mobility Element
- Chapter 8: Air Quality Element
- Chapter 9: Conservation and Natural Resources Element
- Chapter 10: Parks and Recreation Element
- Chapter 11: Noise Element
- Chapter 12: Safety Element
- Chapter 13: Public Services and Facilities Element

- Chapter 14: Economic Development Department
- Chapter 15: General Plan Maintenance
- Chapter 16: General Plan Implementation Programs
- Chapter 17: Goals and Policies Summary

The 2035 General Plan and Appendices are available online at http://planning.lacounty.gov/generalplan/draft2014

Los Angeles County SEA Program

The identification of important biological resources and preservation of Significant Ecological Areas (SEA) has a long standing history in Los Angeles County since 1970. In 2011, the draft SEA Map was released for public review as part of the Los Angeles County Draft 2035 General Plan.

There are 21 Proposed SEAs in the Draft 2035 General Plan. Proposed SEAs entirely or partially within the County's jurisdiction are marked with an asterisk (*). These SEAs will be subject to the County's SEA Ordinance. All other SEAs are subject to the regulations of the cities they are located within. On March 24, 2015, the Los Angeles County Board of Supervisors voted to approve the General Plan Update, which included the 21 Proposed SEA areas.

- Altadena Foothills and Arroyos*
- Antelope Valley*
- Cruzan Mesa Vernal Pools*
- East San Gabriel Valley*
- Griffith Park
- Harbor Lake Regional Park*
- Joshua Tree Woodlands*
- Madrona Marsh Preserve
- Palos Verdes Peninsula and Coastline*
- Puente Hills*
- Rio Hondo College Wildlife Sanctuary*
- San Andreas*

- San Dimas Canyon and San Antonio Wash*
- San Gabriel Canyon*
- Santa Clara River*
- Santa Felicia*
- Santa Monica Mountains*
- Santa Susana Mountains and Simi Hills*
- Tujunga Valley and Hansen Dam
- Valley Oaks Savannah*
- Verdugo Mountains

Los Angeles County SEA Program

The Hillside Management and Significant Ecological Areas Ordinance was adopted in 1982 and is regulated through Section 22.56.215 of Title 22, the Los Angeles County Zoning code. Available online at https://library.municode.com/HTML/16274/level4/TIT22PLZO_DIV1PLZO_CH22.56COUSPEVANOUSTEUSDIRE_PT1COUSPE.html#TIT22PLZO_DIV1PLZO_CH22.56COUSPEVANOUSTEUSDIRE_PT1COUSPE_22.56.215HIMASIECARDDRE

- As a component of the SEA Program and 2035 General Plan Update, the SEA Ordinance is also being updated. There have been 6 drafts of the SEA Ordinance. The draft SEA Ordinance was originally intended to be adopted alongside the General Plan Update. As of October 8, 2014, in order to respond to additional questions and concerns regarding implementation of the SEA Program and to provide more detailed, community-level outreach and follow-up, the SEA Ordinance and its components (the SEA Ordinance Program Guide, SEA Development Map, and the SEA Connectivity and Constriction Map), were taken off calendar by the Regional Planning Commission

Work on the Draft SEA Ordinance will be on hold for the foreseeable future and will not resume before the draft General Plan Update has finished public hearings at the Board of Supervisors.

Los Angeles County Code

The Los Angeles County Code is a compilation of County ordinances of a general nature which have been codified, chaptered, and indexed. The document is current through Ordinance 2014-0043. Available online at

https://library.municode.com/index.aspx?clientId=16274

Title 22 - Planning & Zoning (Zoning Ordinance). It is hereby declared that in the creation by the ordinance set out in this Title 22 of the respective zones set forth herein, the board of supervisors has given due and special consideration to the peculiar suitability of each and every such zone herein created for the particular uses enumerated therefor, the area requirements, density of land occupancy, and the necessary, proper and comprehensive groupings and arrangements of the various industries, businesses and population of the unincorporated area of the county of Los Angeles and in relation with established plans in the incorporated areas of the county in accordance with a well-considered master plan of land use for the development of the entire county, paying particular attention to those areas in said unincorporated territory wherein more densely populated communities have arisen, giving to such communities urban characteristics.

Walnut Creek Habitat and Open Space Project

Walnut Creek Habitat and Open Space Project Site Assessment Report, September 2011
Available online at:

http://watershedconservationauthority.org/plans/Walnut%20Creek/111017%202011-09-12%20Site%20Assessment%20Report_web.pdf

Prepared by AHBE Landscape Architects, the report summarizes Task 1 of the project, which included developing an understanding of the issues and opportunities of the site, evaluating site characteristics that could be used as inspiration for the conceptual design development, and identifying a list of key stakeholders to engage in the design process.

Walnut Creek Habitat and Open Space Project Concept Development Report, June 2012
Available online at:

http://watershedconservationauthority.org/plans/Walnut%20Creek/111017%20Outreach%20and%20Concept%20Development-FINAL_2012-06-29.pdf

Prepared by AHBE Landscape Architects, the report summarizes Task 2 of the project, which builds upon the Site Assessment Report (Task 1) and outreach to initiate development of a Preferred Conceptual Design Alternative for the project.

2.0 PROJECT DESCRIPTION

2.1. PROJECT LOCATION

Regionally, the project site is located in an unincorporated Los Angeles County West San Dimas island, which is surrounded by the corporate limits of the City of San Dimas (City). The City is located in the eastern portion of the San Gabriel Valley along the foothills of the San Gabriel Mountains, and approximately 25 miles east of Los Angeles. The City is bordered by the Cities of Glendora and Covina to the west, the City of La Verne to the east, and the City of Pomona to the south. United States Forest Service land is north of the City's corporate boundary. Refer to *Exhibit 2-1, Regional Location*.

Locally, the project site is located west of State Route (SR) 57 and west of South San Dimas Avenue in the southwestern portion of the City. Access to the project site is from Avenida Loma Vista, which connects with San Dimas Avenue on the east and Avenida Monte Vista on the west. Refer to *Exhibit 2-2, Local Vicinity*.

2.2. ENVIRONMENTAL SETTING

2.2.1 EXISTING LAND USES

The 60.9-acre project site is owned by the Water Conservation Authority (WCA) and the City (6.9 acres by San Dimas, remainder by WCA). The project site is located at the northern edge of the San Jose Hills, which is part of the Transverse Ranges, and within the Walnut Creek watershed. The project site elevation ranges from approximately 650 feet to 910 feet above mean sea level (msl), with the areas of highest elevation occurring along the eastern edge. The lowest elevations are within the stream bed of Walnut Creek in the northwestern portion of the project site.

The eastern portion of the project site supports rugged, naturally vegetated hillsides that drain in a northwestern direction into Walnut Creek. Walnut Creek traverses the areas along the northern boundary of the project site in an east/west direction. The central portion of the project site was previously occupied by the Voorhis School for Boys and the California State Polytechnic College Southern Campus (Cal Poly Pomona/Cal Poly) campuses. Construction for the Voorhis School for Boys began in 1928, the school opened in 1932 and closed in 1938. The property was donated to Cal Poly in 1938 and operated from 1938 to 1956. From 1961 to 1971, the property was used as an Educational and Retreat Center. The western portion of the project site is open space, with Walnut Creek traversing along the northwestern edge.

A total of nine buildings, concrete building remains, and roads are present on-site (refer to *Exhibit 2-3, Location of Existing On-Site Buildings*). A description of the nine buildings is provided below.

1. **Hughes Hall:** This circa 1940s one-story classroom building is rectangular in plan and has undergone window, doorway, and surface wall alterations. The design and construction are utilitarian and hold "no [historic] architectural merit or value." The structure has

friable lead/asbestos penetration in mastic adhesives, window putty, and drywall and joint compounds.

2. **Print Shop:** This circa 1940s one-story, post-Voorhis period, utilitarian building is located in an area once serving as a corral barn. The structure has a very low-pitched gable roof and has been altered by new doorways and windows. It holds "no [historic] architectural merit or value," and has friable lead/asbestos penetration in mastic adhesives, window putty, and drywall and joint compounds.

3. **Original Ranch Cottage:** This Spanish Colonial Revival building built in 1928 belongs to the Voorhis period of occupancy. It is constructed with a wood frame and covered in a gunite-like surface that visually appears as stucco. The one-story structure is virtually unaltered and retains significant architectural and historical values. Lead and asbestos are assumed to be present in the duct insulation and the transit pipe.

4. **Laundry Building/Shed:** This circa 1940 one-story, small utilitarian structure is constructed of stucco, gunite, and clapboard and is associated with a concrete loading dock and a metal shed. It was built during the Cal Poly period of occupancy and has "no [historic] architectural design value." The building and the shed tested negative for asbestos; however, they have lead-containing exterior paint, and suffer overall structural damage.

5. **Open Storage Shed**: This one-story, small utilitarian structure is constructed of wood with a corrugated metal shed roof, but appears unfinished. It was built during the Cal Poly period of occupancy (year of construction is unknown) and holds "no [historic] architectural design value." The open structure tested negative for asbestos and lead contamination.

6. **Original Incinerator/Vacant Shed:** This marginally influenced Spanish Colonial style building from the Voorhis period (constructed in 1928) contains no decorative detailing. The structure has been altered, but remains a minor contributing historical feature. No asbestos is present; however, the exterior stucco has very low levels of lead. Associated ash material sampled from the structure contains elevated levels of metals, the extent of which is unknown.

7. **Original Auto Shop:** This Spanish Colonial Revival style building is from the Voorhis period (constructed in 1928). It is a two-story structure containing industrial maintenance bays on the lower lever with classrooms on the second floor. Wood shutters, ornamental ironwork, and decorative vents and chimneys contribute to the architectural and historic value of the unit. No asbestos is present; however, lead was found in paint on window trim, doors, and jambs.

8. **Original Cottage J:** This L-shaped Spanish Colonial Cottage belongs to the Voorhis period of occupancy (constructed in 1928). The arched entry, wood shutters, ornamental

ironwork, and circular vents in the gable area contribute to the building's architectural and historic value. The structure is in good condition and reported negative results for asbestos. Lead was found in ceramic tile in the restroom.

9. **Garage/Storage Shed:** This one-story structure from the Cal Poly period of occupancy (year of construction is unknown) has a wood frame construction with clapboard siding. It has been altered by the removal of the garage door and by the partial enclosure of the opening. It has "no historic architectural value" and tested negative for asbestos. Lead was found in the green paint on the exterior wood siding.

2.2.2 SURROUNDING LAND USES

The project site is surrounded by the following uses:

North: The Tzu Chi Foundation campus is immediately north of the project site, which is located in unincorporated Los Angeles County. North of the Tzu Chi Foundation site are single-family homes and open space areas in the City.

Los Angeles County Department of Parks and Recreation facilities located north of the project site include the Lyman Staging Area, the Walnut Creek Regional Park, and the Valley Center Staging Area.

The Lyman Staging Area, located in the 1900 block of Scarborough Lane in San Dimas, hosts a shaded parking area for horse trailers along with several picnic areas. There are no hitching posts or water troughs. Trail paths lead to the Bonelli Trail to the east and the Schabarum Trail to the south.

The Walnut Creek Regional Park, located at 1100 S. Valley Center Drive in San Dimas, is a 2-acre equestrian staging area. The staging area allows access to the Walnut Creek trail system. The staging area has parking space available for 10 trucks and horse trailers.

The Valley Center Staging Area is located at 1100 South Valley Center Drive in San Dimas. Visitors can enter from Valley Center Drive and Gainsborough Road. This staging area connects to both Michael D. Antonovich and Schabarum Trails and has space for day parking of horse trailers and trucks.

West: Single-family homes and open space areas are located east of the project site.

South: Single-family homes, a golf course, and open space areas are located south of the project site.

East: South San Dimas Avenue and SR-57 are located directly east of the project site. In addition, the Los Angeles County Department of Parks and Recreation San Dimas Staging Area on South San Dimas Avenue has a small area for parking cars, trucks, and horse trailers along with picnic tables for day use. There are no water troughs or hitching posts.

This equestrian staging area connects to the Michael D. Antonovich Trail. In addition, the Michael D. Antonovich Trail/Walnut Creek Park Trail begins at the San Dimas Staging Area. The 5.9-mile trail extends to the west and along Walnut Creek. The trail is primarily used for hiking, mountain biking, trail running, and walking.

East of SR-57 is the Frank G. Bonelli Regional Park, which is a 1,800-acre facility featuring a 250-acre lake (Puddingstone Reservoir) with 14 miles of multi-use trails. Bonelli Park offers a wide variety of recreational activities, including boating, jet skiing, fishing, swimming, family and group picnicking, nature walks, hiking, jogging, and biking. There are concessionaires offering RV camping, hot tubs, wedding facilities, and horseback riding. In addition, the Raging Waters theme park is located within the regional park.

2.3. EXISTING ZONING AND GENERAL PLAN

Los Angeles County General Plan and Zoning

The Los Angeles County General Plan designates the project site as Public Facilities and Open Space. The majority of the site is zoned Residential Planned Development (RPD-10,000 – 3 DU/Acre), with small portions of the site zoned as Open Space (OS) or Light Agriculture (A-1-1). The RPD-10,000 – 3 DU/Acre permits a gross density of up to three units per acre with a minimum lot area of 10,000 square feet.

The Tzu Chi Foundation property located to the north of the project site is designated as Public Facilities and Open Space in the General Plan. This property is zoned as Residential Planned Development (RPD-10,000 – 3 DU/Acre), Open Space (OS), or Light Agriculture (A-1-1).

The County is comprehensively updating the General Plan (refer to Section 1.5, Incorporated by Reference).

San Dimas General Plan and Zoning

The San Dimas General Plan designates properties to the south of the project site as Single-Family Low (3.1-6 DU/AC) and Open Space. The uses located to the south of the project site are zoned Single-Family Residential – 7500, which requires a minimum lot area of 7,500 square feet, and Open Space.

2.4. PROJECT CHARACTERISTICS

2.4.1 PROJECT BACKGROUND

In 2011, the Watershed Conservation Authority (WCA), a joint powers entity comprised of the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District (LACFD), along with the City, undertook the process of conceptual site planning and programming for the 60.9-acre parcel. The firm of AHBE Landscape Architects was

hired to facilitate a two-step process: 1) Site Analysis and Assessment and 2) Outreach and Concept Development.

Task 1: Site Analysis and Assessment

The goal was to develop a clear understanding of the issues and the opportunities around the site, evaluate site characteristics that can be used as inspiration for the conceptual design development, and identify a list of key stakeholders that will be engaged in the design process. This task is summarized in the Site Assessment Report, dated December 2011.

Task 2: Outreach and Concept Development

The AHBE Team built upon the Site Assessment Report and public outreach to initiate the development of a Preferred Conceptual Design Alternative for the property. The process included targeted meetings with project stakeholders, regular meetings with a project steering committee, vetting of technical design issues via a technical advisory committee, meetings with the necessary regulatory agencies, three visioning workshops with the community, development of three distinct conceptual design alternatives validated by cost estimates, and a clear understanding of the necessary permit requirements and required agency approvals. This task is summarized in the Concept Development Report, dated June 2012, which includes the identification of a Conceptual Plan. The Conceptual Plan was based upon input from the City, the WCA, and public comments at the three visioning workshops. The Conceptual Plan is intended to be used as a resource for the City and the WCA to move forward with fund sourcing, design development, and implementation.

2.4.2 PROJECT OBJECTIVES

The primary objective for the Walnut Creek Habitat and Open Space Project is the preservation of the natural setting of the site and education about California's unique environment, in order to foster an appreciation and connection to the natural landscape. With respect to the natural setting, the objective is to maintain and enhance the existing oak and Walnut Woodlands and coastal sage scrub, as well as establish a native plant species through the disturbed portion of the site.

2.4.3 DESCRIPTION OF PROJECT

The City and the WCA, in a joint partnership, are proposing to implement the Walnut Creek Habitat and Open Space Conceptual Plan (refer to *Exhibit 2-4, Conceptual Plan* and *Exhibit 2-5, Phase 1 Plan*).

Currently, the project site includes both open spaces and developed areas. The developed area is occupied with buildings and facilities associated with past site users dating back to the 1920s, including the Voorhis School for Boys and the California State Polytechnic College Southern Campus. A total of nine buildings, concrete building remains, and roads are present on-site:

1. Hughes Hall, circa 1940
2. Print Shop, circa 1940s

3. Original Ranch Cottage, 1928
4. Laundry Building/Shed, circa 1940
5. Open Storage Shed, year unknown
6. Original Incinerator/Vacant Shed, 1928
7. Original Auto Shop, 1928
8. Original Cottage J, 1928
9. Garage/Storage Shed, year unknown

As part of the proposed project, all on-site buildings with the exception of the Original Auto Shop and Original Cottage J buildings, parking lots, and landscaped areas will be demolished and/or removed to implement the Walnut Creek Habitat and Open Space Conceptual Plan.

Walnut Creek Habitat and Open Space Conceptual Plan

The Conceptual Plan envisions a new park site on the 60.9-acre project site. The predominant activity will be passive recreation that highlights the existing natural landscape, and educating the visitor about the native California environment. Although restoration to a fully native plant palette is not proposed, the management of invasive species and re-vegetation using native species is a priority.

The Conceptual Plan provides options for vehicular and pedestrian site access. Additional program opportunities within the future park are concentrated in one place to reserve most of the site as a natural habitat. Key features of the Conceptual Plan include the following:

- Native plant buffer of shrubs, trees, and groundcover will be used to screen visibility into adjacent residential properties along the site boundary.
- Areas that have previously been disturbed by development will be planted with native plant species in an effort to recreate a native habitat on the site.
- Orchards formerly found on-site can be recreated as community orchards with mandarins, navels, and blood orange citrus varieties. A community garden is also proposed.
- Loma Vista Park. The existing park will be modified at a minimum to incorporate a pedestrian path into the new park with a lockable gate. Native planting will surround the new path.
- The former Auto Shop will be converted into a multi-purpose building for the general public and WCA use. The building will include, public restrooms and outdoor gathering and flexible meeting/educational spaces.

- The former Original Cottage J will be converted into a ranger residence.
- A network of trails will traverse the site, highlighting vistas and natural resources on-site. Access to and from the Michael D. Antonovich Trail will be provided. Interpretative signage, benches, and trash receptacles will be located along the trail system as amenities.

Access Alternatives

Four access alternatives have been proposed for the site (refer to *Exhibit 2-6, Access Alternatives*). Each provides controlled access points for both pedestrian and vehicular use from dawn until dusk consistent with the City's standard park operating hours. Access onto the Tzu Chi property will remain limited and controlled in all four options.

Alternative 1: One-Way Access. This alternative proposes a tree-lined 16-foot wide one-way vehicular circulation drive through the site, with entry through Loma Vista Park and exit through the existing Calle Bandera gate. Pedestrian entry and exit would be provided at both gates (the direction of traffic could be reversed, and the existing roadway width of the existing site road from Calle Bandera would remain).

Alternative 2: Loma Vista Gate as Primary Entry and Exit Gate. This alternative proposes a new tree-lined 22 foot wide two-way drive through the site, and modifications to the Loma Vista Park including a new entry drive and gate as the site's primary vehicular entry and exit point. Pedestrian entry and exit will be provided at both the Loma Vista and Calle Bandera gates. Landscape enhancements, such as tree planting, will be limited to the new site road only.

Alternative 3: Two-Way Access at Loma Vista Park and Calle Bandera. This alternative proposes entry and exit to be shared between two points, Loma Vista Park and Calle Bandera. A new 22-foot wide tree-lined site road and entry gate is proposed at Loma Vista Park and will connect to the existing site road from the Calle Bandera Gate. Pedestrian entry and exit will be provided at both gates.

Alternative 4: Calle Bandera Gate as Primary Entry and Exit Gate. This alternative proposes the existing drive and gate at Calle Bandera as the site's primary vehicular entry and exit point. Pedestrian entry and exit will be provided at both the Calle Bandera gate and through Loma Vista Park.

Access Implications to Loma Vista Park

Access Alternatives 1, 2 and 3 propose new vehicular and pedestrian entry options that impact the existing Loma Vista Park. The existing amenities, including the playgrounds, picnic pavilion, and basketball court will not be impacted by the proposed entry drive. To mitigate the impact of the entry drive, a portion of the project site will be dedicated to extend the Loma Vista Park site as an open lawn area. The proposed entry drive will be lined with large boulders and native canopy trees – such as the California Sycamore or Engelmann Oak, species that were historically found in the area.

Parking

A total of three parking areas will be provided in the central portion of the site. This includes one paved parking area adjacent to the multi-purpose building (approximately 13 spaces and five spaces for ranger residence), along with a second paved parking area (approximately 26 spaces) and unpaved special event overflow parking area (approximately 20spaces) to the west.

Site Vegetation Strategies

The existing site has native vegetative resources that exemplify some of southern California's unique plant communities. These existing resources will be maintained, preserved, and enhanced to expand the existing habitat resources. This partial restoration will consist of weed control and removal of appropriate non-indigenous planting within existing native habitats, and the selective revegetation and management of non-native plant communities throughout the site. To assist in vegetating the site with native species, a 5,000 square foot area has been dedicated as a plant propagation and growing area, with the intent that the site generates its own plant resources.

Another critical vegetation strategy throughout the site is to create a vegetated buffer along the property's interface with adjacent residential units. This buffer of trees, shrubs, and groundcovers will serve as a privacy screen between the residences and public access to the site's trails and proposed program amenities. The buffer will vary in dimension, but will have a minimum width of 50 feet. Refer to *Exhibit 2-7, Site Vegetation Strategies* and *Exhibit 2-8, Conceptual Vegetation Diagram*.

Trail System

A series of multi-purpose trails have been proposed to encourage the visitor to explore and enjoy the natural beauty of the site (refer to *Exhibit 2-9, Conceptual Trail Diagram*). Three thematic trails are planned to highlight the existing plant communities. The Meadow Trail will tell the story of plant succession, highlighting the impacts of development and how a disturbed site, overtime, can revert back into a natural habitat. The Woodland Trail will tell the story of southern California's native woodlands, and the importance of managing invasive species. The Coastal Sage Scrub Trail will highlight both the flora and fauna found in this rich plant community. The trails range from four- to eight-feet in width with accompanying interpretive signage that highlights the native plant communities on site along them. Benches and overlook areas are planned in strategic locations to create points of interest, resting spots, and gathering areas along the trail network. The proposed overlook and resting areas will be directly adjacent to the trail, sited to take advantage of scenic vistas while also limiting visibility into the adjacent residential properties.

The overall trail system includes varying levels of terrain difficulty, accessibility, and vegetation, providing options appropriate for all user types. Along with site-specific opportunities, the proposed system will have at least one connection, and potentially two additional connections, to the Michael D. Antonovich Trail, a hiking and equestrian trail that winds through several plant communities and connects to the Frank G. Bonelli Regional Park Tail, a part of the Los Angeles County Multi-Use Trail System.

Park Programming and Amenities

Self-Guided Educational Trail. Educational signage, highlighting aspects of the site's history and the natural environment is proposed in conjunction with the proposed trail system.

Overlook Areas. Four small overlook areas are planned at strategic locations along the trail network to take advantage of the site's scenic views. The overlooks will be a maximum of 450 square feet and be sited directly adjacent to the trail, orientated to restrict visibility into the adjacent residential properties. Benches and signage will be oriented away from adjacent properties and buffer planting will be provided for additional screening.

Native Plant Growing Area. To assist in establishing new native plant communities and enhance the existing vegetative resources, a 5,000-square foot native plant growing and propagation area is proposed. In addition to providing the desired resources, this program amenity will serve as a connection to the historical propagation techniques practiced within the Cal Poly campus.

Community Garden. A 5,000-square foot community garden is planned for local residents to plant and grow their own produce. In addition to growing opportunities, a community garden can provide a platform for educational programming that could incorporate workshops on planting techniques, composting, and natural pest abatement.

Orchard. A 15,000-square foot community orchard that references the citrus orchards formerly grown on the property as part of Cal Poly's agricultural campus is planned. The orchard will be planted with mandarins, navel, and blood oranges, creating the opportunity for a unique harvest activity for the community to participate in annually.

Natural Play Area. A 3,500-square foot non-traditional naturalized play area is proposed to provide children opportunities to play and experiment within the natural environment in a safe setting. Logs and boulders replace typical playground equipment for an alternative play experience.

Infrastructure

The proposed project will remove unnecessary on-site water and wastewater infrastructure, and replace and/or upgrade the on-site water and wastewater infrastructure to serve the proposed on-site recreational uses.

2.4.4 PROJECT PHASING

The proposed project will be implemented in phases as funding becomes available. The improvements for Phase 1 have been identified and are described below.

Phase 1

In Phase 1, public access to the site will be limited to pedestrian access through Loma Vista Park, and pedestrian, bicycle and equestrian trail connections on a multi-use trail to the Michael D. Antonovich

Trail on the western portion of the site. Phase 1 will also include the development of 6,400 linear feet (LF) of trails, landscape, and vegetated buffer between adjacent properties, new fencing/gates to secure the property, and demolition of on-site structures. Trail development will include interpretive signage about the natural ecology and history of the site.

Demolition of Structures

Three structures within the City's portion of the site will be demolished and removed from the property: Hughes Hall, Print Shop, and Original Ranch Cottage. All structures will require lead and asbestos abatement.

Trail Development

The trails (General Site Trail and Meadow Trail) are intended to connect the site programmed areas and connect to the Michael D. Antonovich Trail at the western half of the site. The General Site Trail has very little grade change and will be ADA accessible. The Meadow Trail follows the gently, shaded edge of the open meadow area and descends into the oak woodland. The trail drops over 120-feet over more than one-half-mile, maintaining easy access for most users.

A decomposed granite (DG) walkway will be constructed at Loma Vista Park to create a pedestrian walkway at the access point to the site.

Landscaping/Buffer

A vegetated buffer of native plants will be planted along the southern property fenceline from Loma Vista Park toward the western boundary, and north along the Mesarica Road properties' fencelines. The landscaping will include improvements at the pedestrian access point walkway at Loma Vista Park.

Gates/Fencing

A controlled public access will be installed onto the project site with gates and fencing.

Parking

No on-site parking will be provided as part of Phase 1. Off-site parking on public streets adjacent to Loma Vista Park will be available to park users.

2.5. PERMITS AND APPROVALS

The WCA (lead agency under *CEQA*) and the City (responsible agency under *CEQA*) will use this IS/MND in making decisions with regard to the approval of the Walnut Creek Habitat and Open Space Project and the subsequent construction and development of the park facilities, trails, parking lots, and other project elements.

Various permits, approvals, and actions by WCA, Los Angeles County, and the City may be required in order to execute and implement the proposed project.

Phasing and Permitting of Improvements

The implementation of the proposed improvements would require the issuance of permits from various public agencies. The permits and approvals from responsible and trustee agencies that would be necessary include:

- Water Conservation Authority (WCA) approvals of the improvements proposed on the parcel owned by WCA.
- City of San Dimas approval and issuance of building permits for the proposed improvements on the parcel owned by the City and for improvements at Loma Vista Park.
- County of Los Angeles approval and issuance of building permits for the proposed improvements within the parcels owned by the WCA and within the portion of the site within unincorporated County areas.
- County of Los Angeles approval for conditional use permit for Significant Ecological Area (SEA).
- Issuance of an Oak Tree Permit from Los Angeles County for the removal and replacement of oak trees within County areas of the site.
- United States Army Corps of Engineers (USACE), Los Angeles Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) permits for any work in or near jurisdictional areas and/or drainage channels and Walnut Creek.
- United States Fish and Wildlife Service (USFWS) approval (Take Authorization through Section 7 or Section 10 of FESA) for removal of coastal sage scrub habitat if found to be occupied by the coastal California gnatcatcher.
- Los Angeles RWQCB discharge permit for use of a septic tank on site or annexation into the Los Angeles County Sanitation District 22 for extension of a sewer line into the site.
- Los Angeles County Fire Department approval of proposed site improvements.

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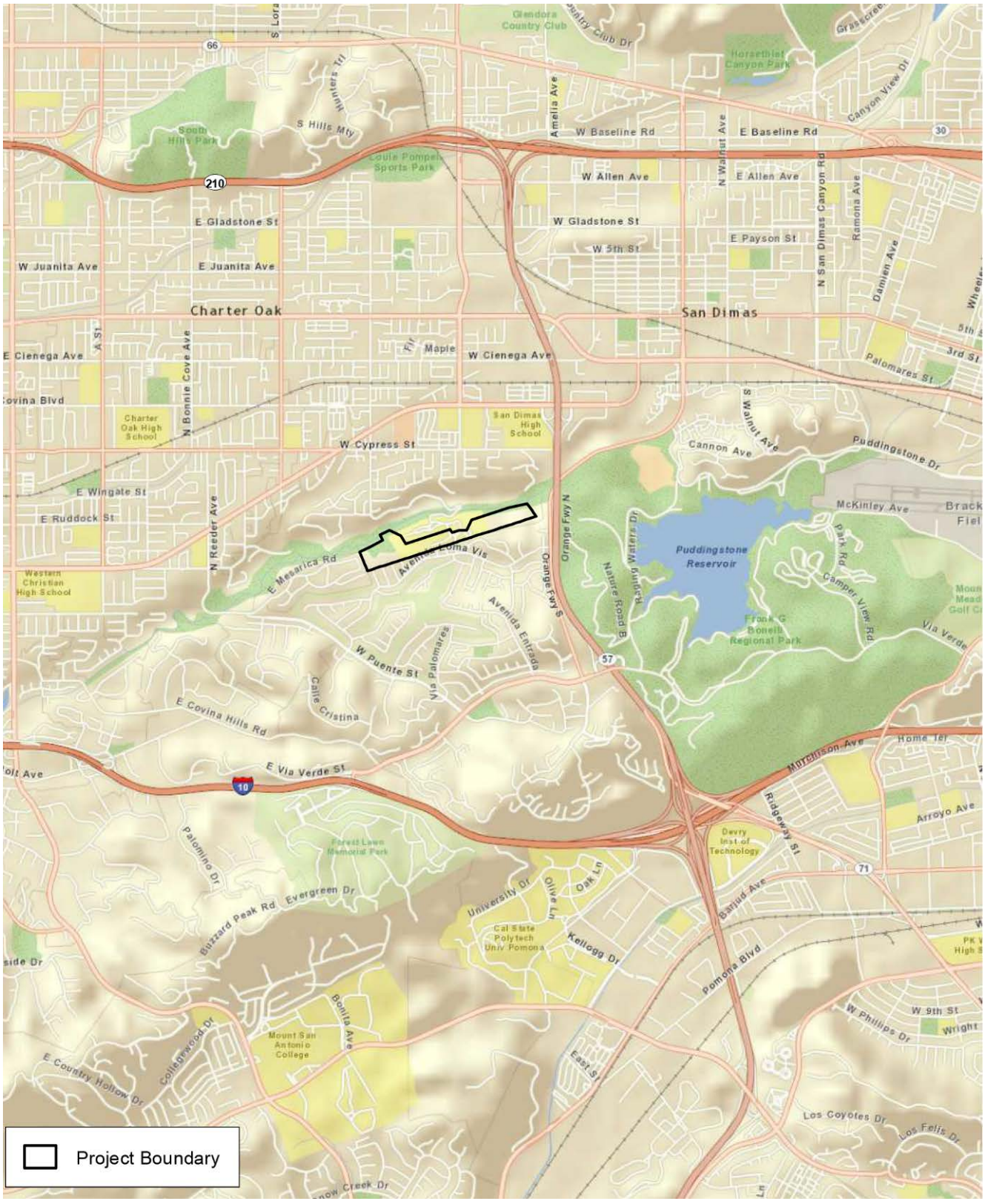
Source: BonTerra Psomas, 2015

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-1

Not to Scale

REGIONAL LOCATION



Source: BonTerra Psomas, 2015

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-2

LOCAL VICINITY

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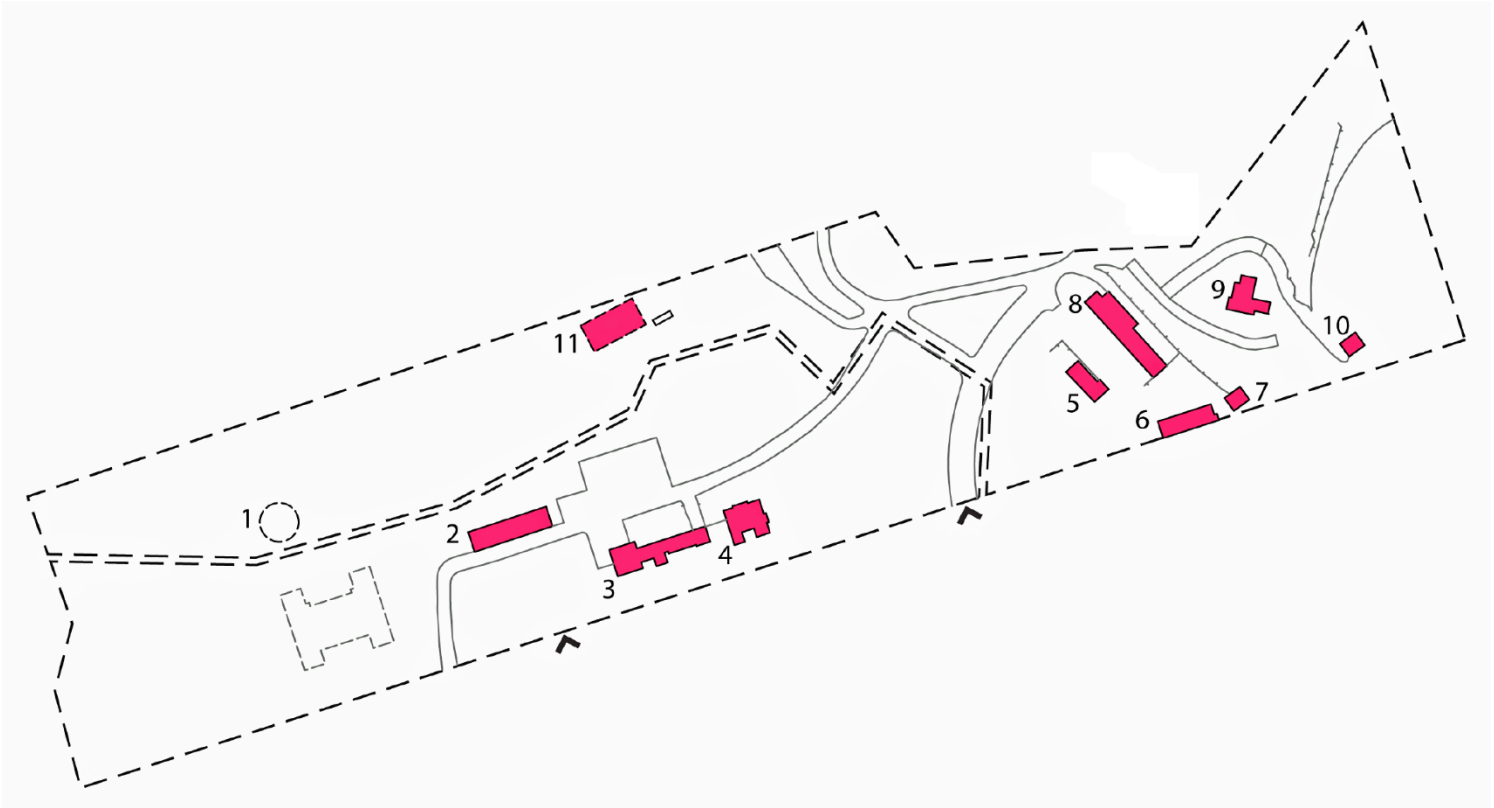


Legend

1	Rubble Pile from "H" Building
2	Hughes Hall
3	Print Shop
4	Original "Ranch" Cottage
5	Laundry Building/Shed
6	Open Storage Shed
7	Original "Incinerator" now Vacant Shed
8	Original "Auto Shop"
9	Original "Cottage J"/Former Residence #4
10	Garage/Storage Shed
11	Unidentified

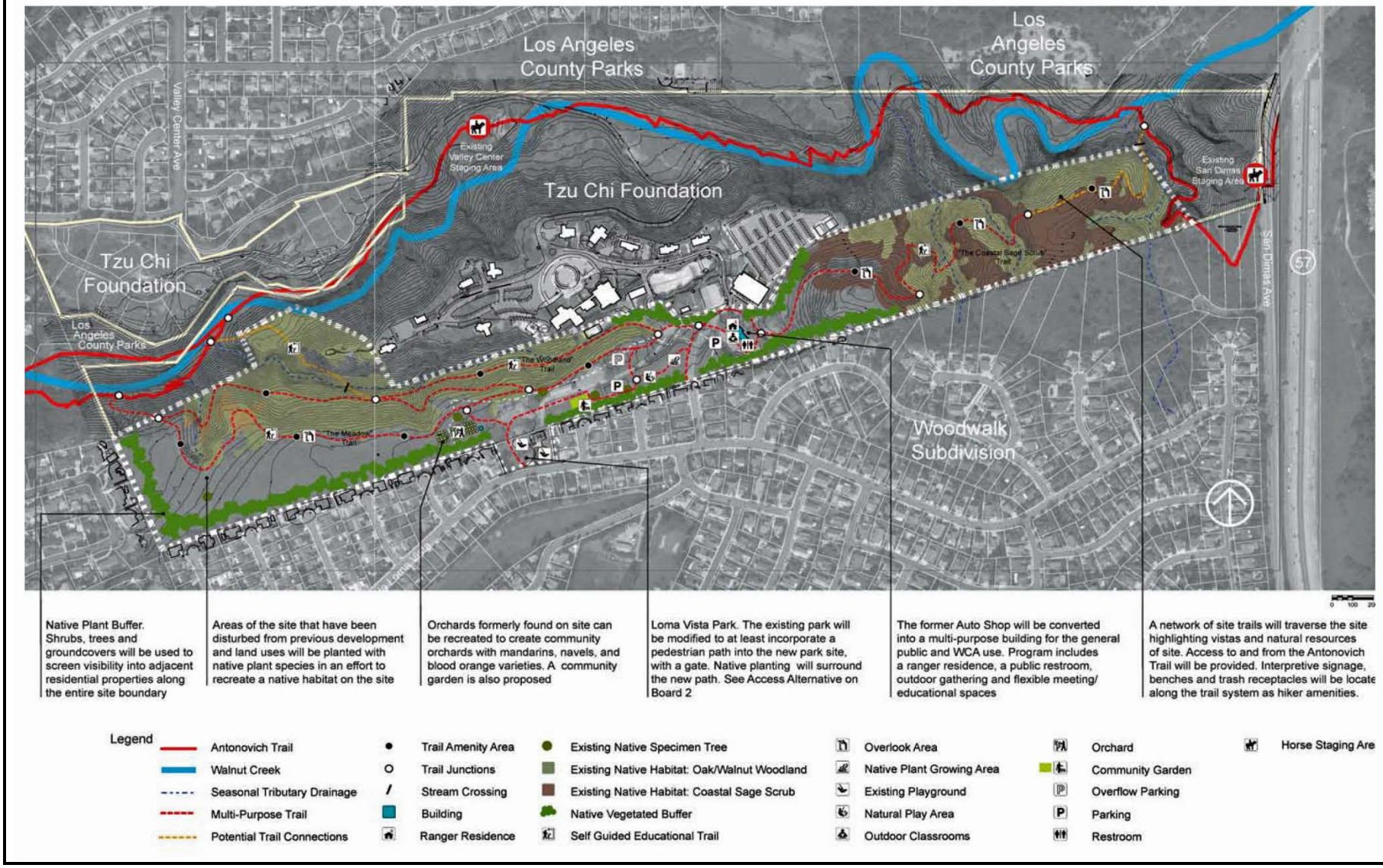
Source: Touraine Richmond Architects, May 2011

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-3

Not to Scale

LOCATION OF ON-SITE BUILDINGS

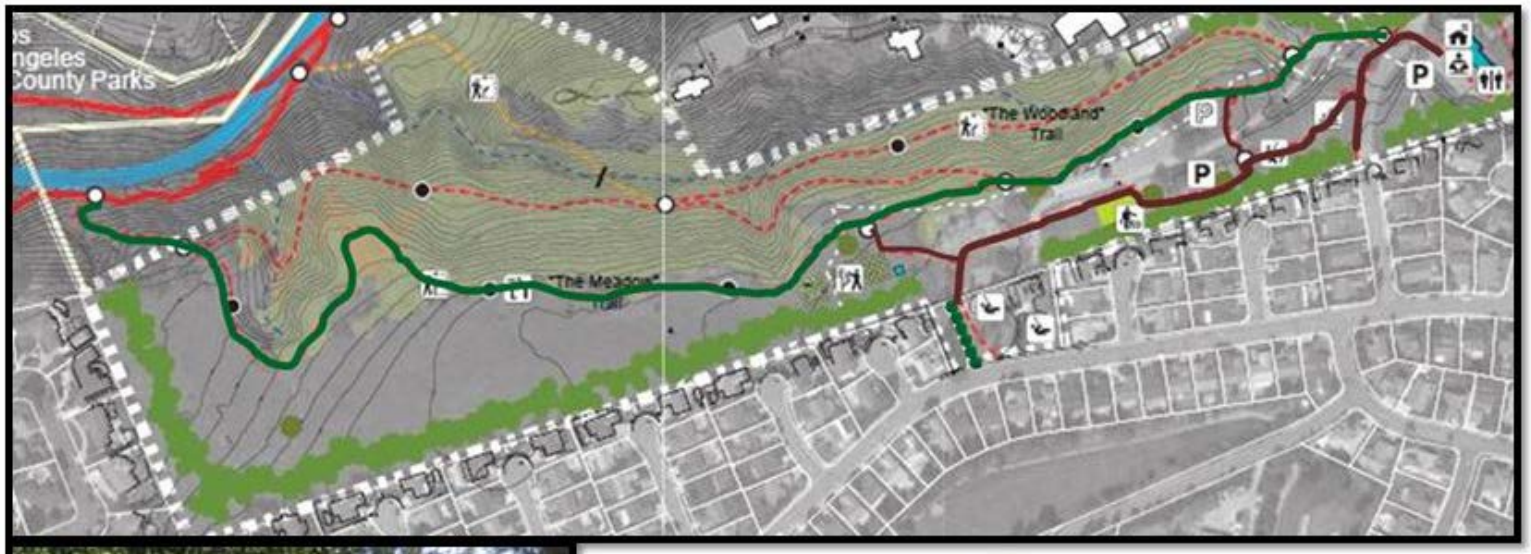


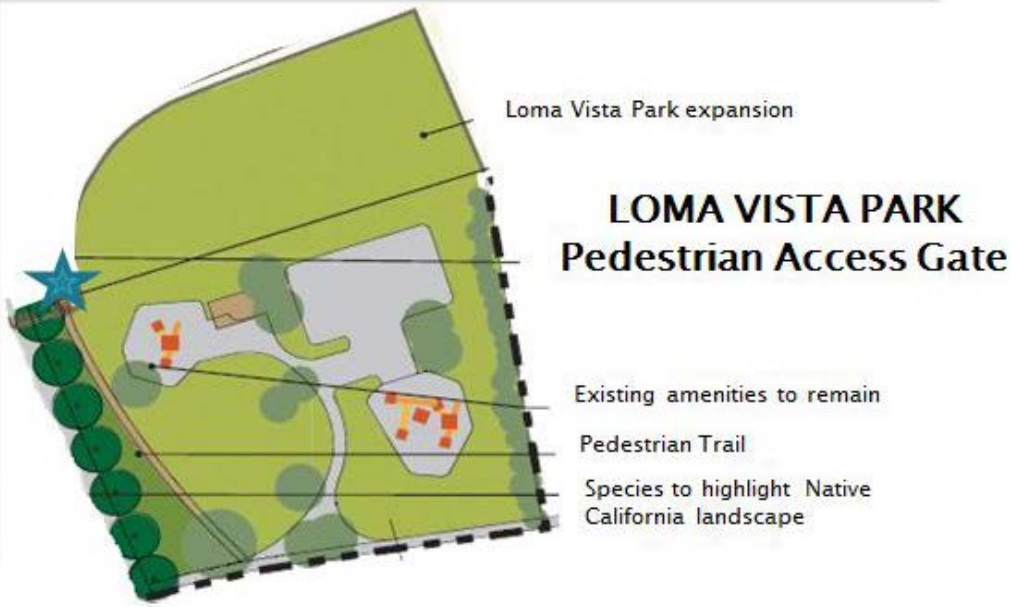
Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-4

Not to Scale

CONCEPTUAL PLAN





Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-5

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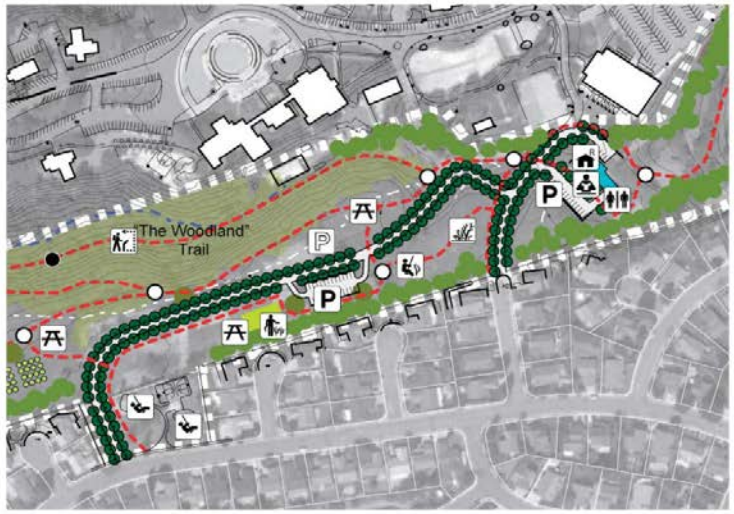
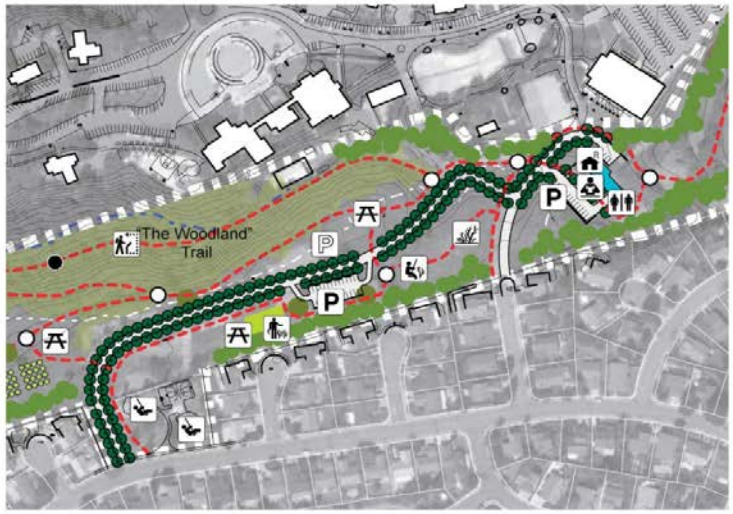
PHASE 1 PLAN

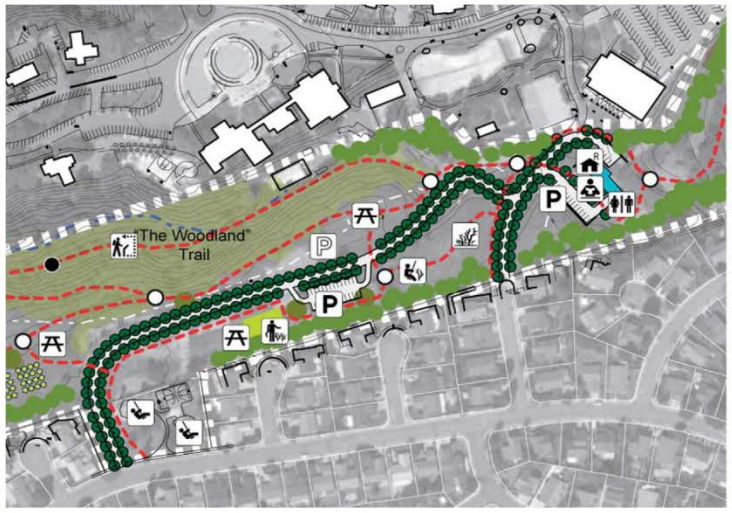
ALTERNATIVE 1



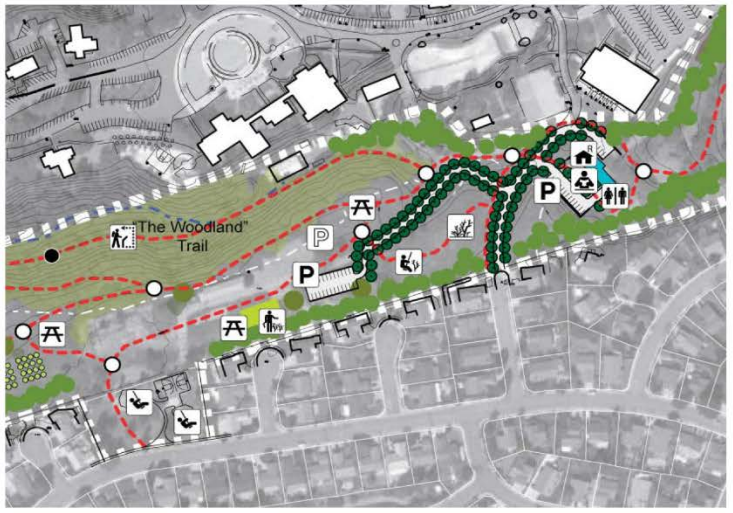
ALTERNATIVE 2



ALTERNATIVE 3



ALTERNATIVE 4



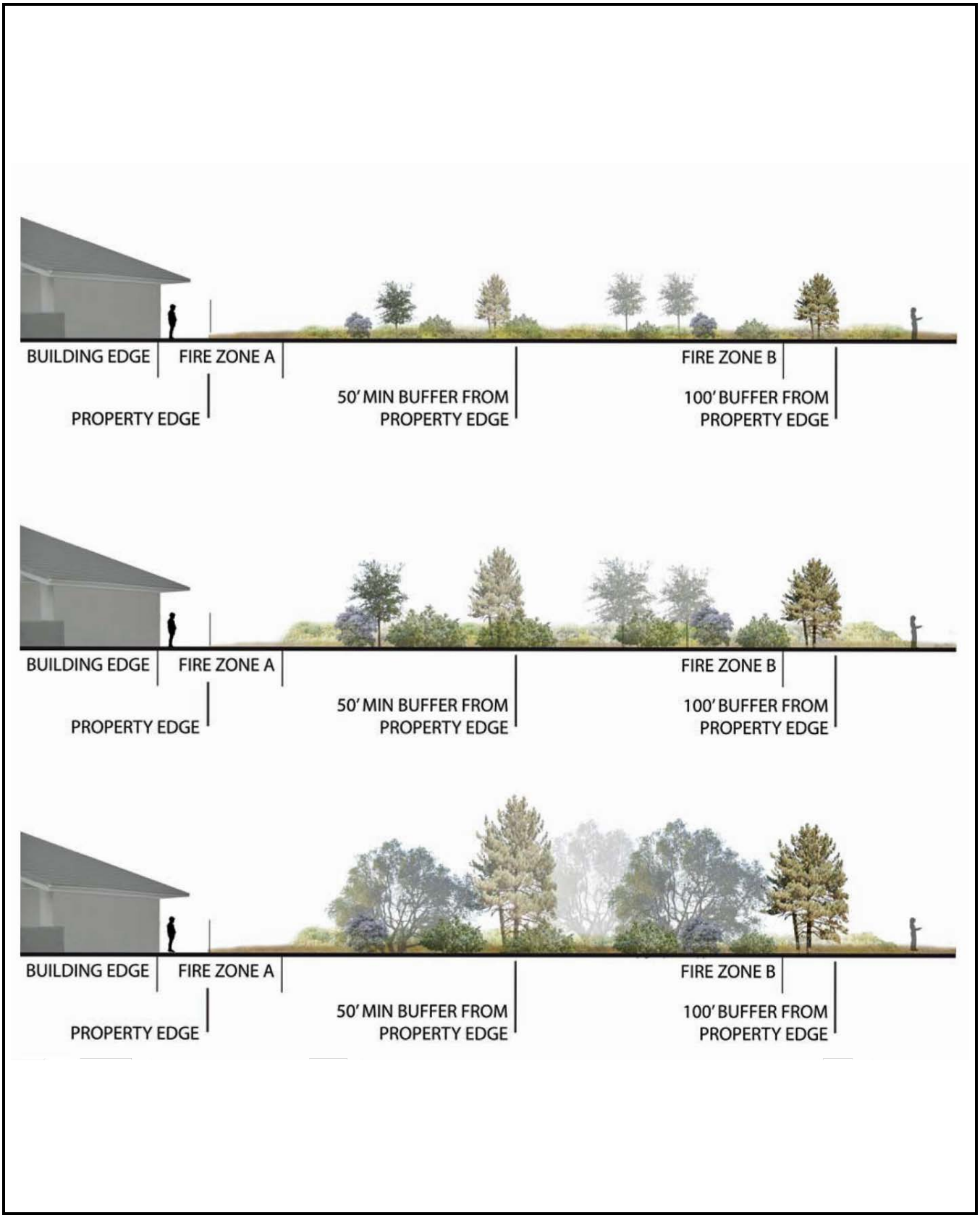
Source: AHBE, 2012

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-6

Not to Scale

ACCESS ALTERNATIVES



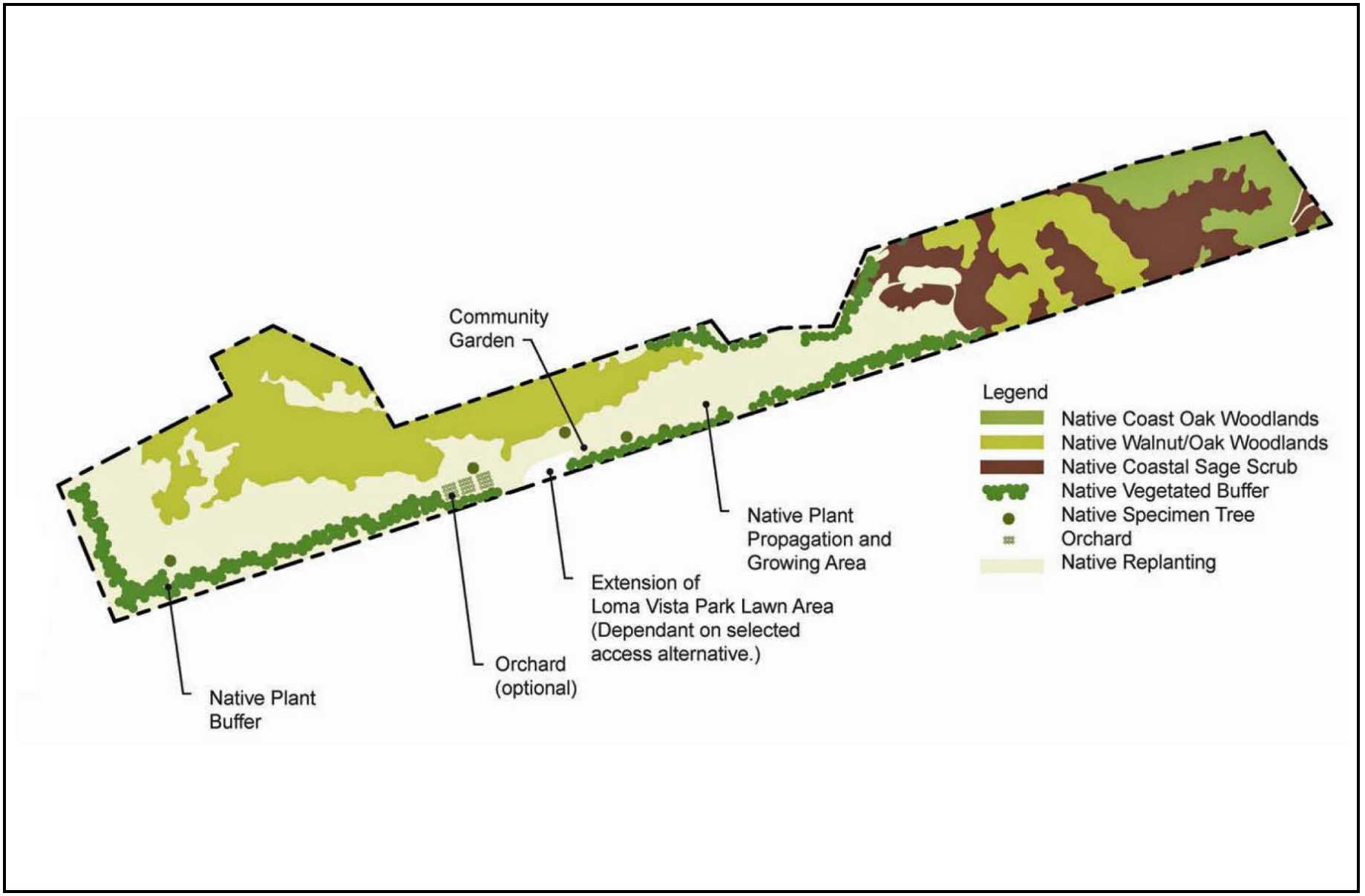
Source: AHBE, 2012

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-7

Not to Scale

SITE VEGETATION STRATEGIES



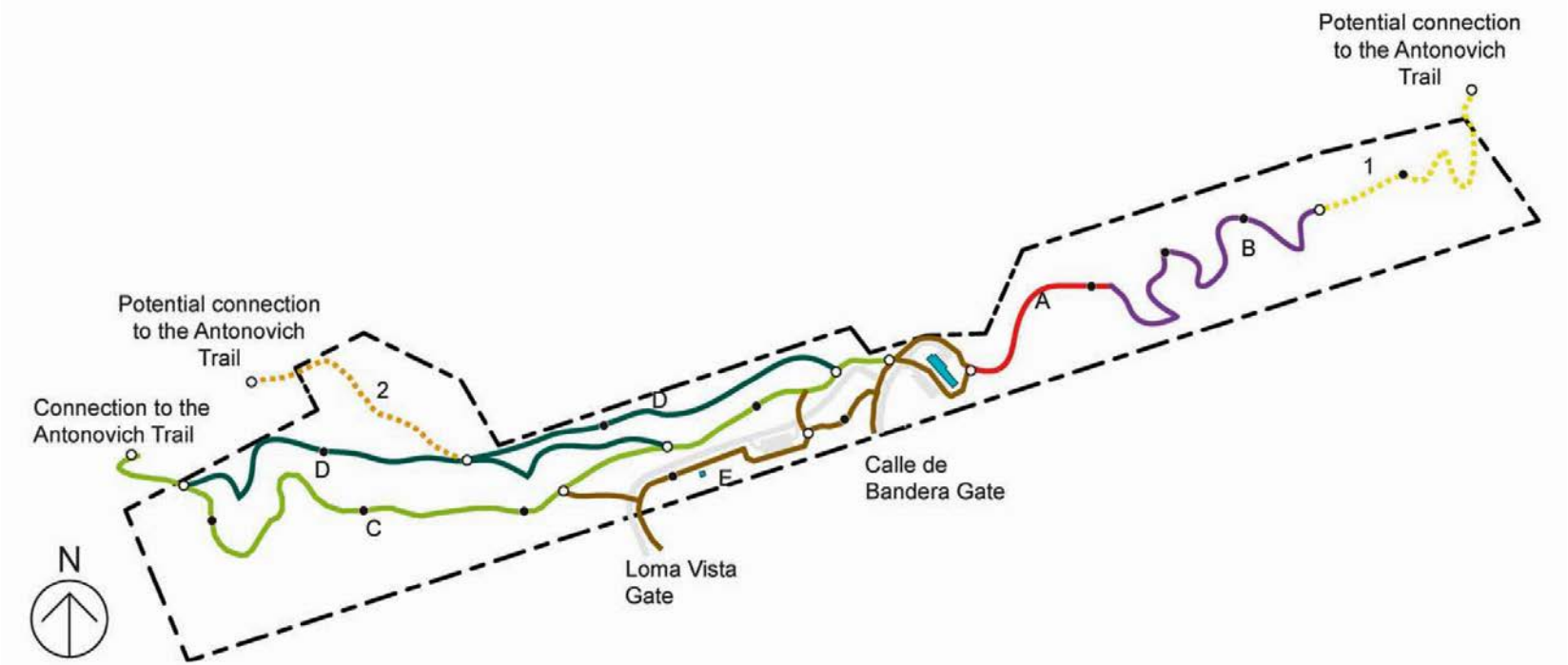
Source: AHBE, 2012

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-8

Not to Scale

CONCEPTUAL VEGETATION DIAGRAM



A. Summit Circumnavigator: This trail follows an existing graded road in an ascending spiral around a prominent hill on the property with a 70-foot elevation gain and offers views of Mt Baldy and the front range of the San Gabriel Mountains.

B. Coastal Sage Scrub: This trail rises and falls over 60 feet as it skirts around habitat-rich ravines and slopes. It will be a moderate to easy hike for most users.

C. Meadow Trail: The Meadow Trail follows the gently graded, shaded edge of the open meadow area of the western side of the site, descending into the oak woodland at an existing graded, over grown, road to connect to the Michael D. Antonovich Trail. The trail drops over 120-feet over more than one half-mile, maintaining easy access for most users.

D. Woodland Trail: The Woodland Trail descends mid-slope along a long, shaded ravine offering a sense of immersion in nature. An alternate alignment connects to a graded, but unused, road close to the Tzu Chi Foundation property. The Woodland Trail has approximately 70-feet of elevation change over (up to) one half mile in length, making this trail an easy trail for most users.

E. General Site Trail: This trail is intended to connect the parking to the site programmed areas. It has very little grade change and will be ADA accessible.

Trail Amenity Area

Trail Junctions

1. Potential Eastern Connection: This trail completes a much desired connection with the Michael D. Antonovich Trail, and offers direct access to the existing staging area on San Dimas Avenue. This trail follows a long ridge, switch backing down slopes 130-feet to a tributary of Walnut Creek where a footbridge would be required to access the Michael D. Antonovich Trail. It will be a moderate to challenging hike for most users.

2. Potential Western Ridgeline Spur Trail: The Western Ridgeline Spur Trail leaves the Woodland Trail and descends a short distance into a ravine, crossing a minor drainage, and then climbing back out to a mid-slope open terrace with views of Walnut Canyon. In total, this trail descends approximately 100-feet to the Michael D. Antonovich Trail. Trail gradient will depend on the extent of switch backs and the alignment through the ravine. This trail will be a moderate hike for most users.

Source: AHBE, 2012

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-9

Not to Scale

CONCEPTUAL TRAIL DIAGRAM

3.0 INITIAL STUDY CHECKLIST

3.1. BACKGROUND

1.	Project Title: Walnut Creek Habitat and Open Space Project
2.	Lead Agency Name and Address: Watershed Conservation Authority 100 N. Old San Gabriel Canyon Road Azusa, CA 91702
3.	Contact Person and Phone Number: Rob Romanek, Watershed Conservation Authority, 626.815.1019 x108
4.	Project Location: The project site is located west of State Route (SR) 57 and west of South San Dimas Avenue in the southwestern portion of the City of San Dimas. Access to the project site is located via Calle Bandera. Calle Bandera is accessed from Avenida Loma Vista, which connects with San Dimas Avenue on the east and Avenida Monte Vista on the west.
5.	Project Sponsor's Name and Address: Watershed Conservation Authority 100 N. Old San Gabriel Canyon Road Azusa, CA 91702
6.	General Plan Designation: Los Angeles County General Plan: Public Facilities and Open Space
7.	Zoning: Los Angeles County Code: Planned Residential Development (RPD-10,000 – 3 DU/AC), Open Space, and Light Industrial.
8.	Description of the Project: The City of San Dimas and the Water Conservation Authority, in a joint partnership, are proposing to implement the Walnut Creek Habitat and Open Space Conceptual Plan. The Conceptual Plan envisions a new park site on the 60.9-acre project site. The predominant activity will be passive recreation that highlights the existing natural landscape, and educating the visitor about the native California environment. Additional details regarding the proposed project are provided in Section 2.4, Project Characteristics.
9.	Surrounding Land Uses and Setting: Uses to the south of the site include single-family residential and park uses. Uses to the north include institutional and single-family residential uses. For additional details refer to Section 2.2.2, Surrounding Land Uses.
10.	Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). Refer to Section 2.5, Permits and Approvals.

3.2. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant Impact with Mitigation Incorporated," as indicated by the Initial Study Checklist questions in Section 4.1 through Section 4.18.

✓	Aesthetics		Land Use and Planning
	Agriculture and Forestry Resources		Mineral Resources
✓	Air Quality	✓	Noise
✓	Biological Resources		Population and Housing
✓	Cultural Resources		Public Services
✓	Geology and Soils		Recreation
✓	Greenhouse Gas Emissions		Transportation/Traffic
✓	Hazards & Hazardous Materials	✓	Utilities & Service Systems
✓	Hydrology and Water Quality	✓	Mandatory Findings of Significance

3.3. EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- ❑ Aesthetics
- ❑ Agriculture and Forestry Resources
- ❑ Air Quality
- ❑ Biological Resources
- ❑ Cultural Resources
- ❑ Geology and Soils
- ❑ Greenhouse Gas Emissions
- ❑ Hazards and Hazardous Materials
- ❑ Hydrology and Water Quality
- ❑ Land Use and Planning
- ❑ Mineral Resources
- ❑ Noise
- ❑ Population and Housing
- ❑ Public Services
- ❑ Recreation
- ❑ Transportation/Traffic
- ❑ Utilities and Service Systems

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines* and used by the Watershed Conservation Authority (WCA) and the City of San Dimas (City) in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less Than Significant Impact With Mitigation Incorporated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact**. The development will have impacts which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures would be required, so that impacts may be avoided or reduced to a less than significant level.

4.0 ENVIRONMENTAL ANALYSIS

The following sections include a discussion of potential project impacts as identified in the Initial Study Checklist. Explanations are provided for each item. At the end of each section is a "Sources Cited," which identifies the sources utilized in that particular section.

4.1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on 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?		✓		

Sources Cited In Section 4.1

City of San Dimas, *San Dimas General Plan* Open Space Element, September 1991

City of San Dimas, *San Dimas Municipal Code*, Chapter 18.162, as of October 2014

A. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?

LESS THAN SIGNIFICANT IMPACT

The San Dimas General Plan Open Space Element states scenic resources in the City include the open foothills and canyons and views to the San Gabriel Mountains. These unique visual resources are visible from most areas of the City and include Walnut Creek, northern foothills, Way Hills, San Dimas Canyon, Sycamore Canyon, Cinnamon Creek, and other associated canyons. The project site is located within or in proximity to a scenic vista.

The project proposes to maintain or rehabilitate the site as a natural habitat and open space area. The existing site has native vegetative resources that exemplify some of southern California's unique plant communities. These existing on-site resources would be maintained, preserved, and enhanced to expand the existing habitat resources. The partial restoration would consist of weed control and removal of appropriate non-indigenous planting within existing native habitats, and the selective revegetation and management of non-native plant communities throughout the site. A full restoration is not considered feasible, due to the site's size and degree of previous development.

In addition, the proposed project includes four small overlook areas and resting areas at strategic locations along the trail network to take advantage of scenic views. The overlooks and resting areas would be directly adjacent to the paths and sited to restrict visibility into the adjacent residential properties. This would be done by positioning the overlooks and resting areas below high points and on north facing slopes. Benches and signage would be oriented away from adjacent properties, and if required, buffer planting would be provided for additional screening.

A series of multi-purpose trails have been proposed to encourage the visitor to explore and enjoy the natural beauty of the site. Three thematic trails are planned for the site that highlight the distinct plant communities on site. The Meadow Trail would tell the story of plant succession, highlighting the impacts of development and how a disturbed site, overtime, can revert back into a natural habitat. The Woodland Trail would tell the story of southern California's native Woodlands, and the importance of managing invasive species. The Coastal Sage Scrub Trail would highlight both the flora and fauna found in this rich plant community.

The overall trail system includes varying levels of terrain difficulty, accessibility and vegetation, providing options appropriate for all user types. Along with site-specific opportunities within the Walnut Creek Habitat and Open Space project area, the proposed system would have at least one, and potentially two additional connections to the Michael D. Antonovich Trail, a hiking and equestrian trail that winds through several plant communities and connects to the Frank G. Bonelli Regional Park trail, a part of the County Multi-Use Trail System.

The proposed project both preserves and enhances the site's scenic vistas, while affording access for the public to enjoy other scenic vistas in the area while on-site. The proposed project would not obstruct scenic views from the residential uses to the north, south, and west. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

No officially designated or eligible State scenic routes or highways occur on or near the project site. However, the *San Dimas General Plan* Open Space Element designates the following as scenic highways in the vicinity of the project site: San Dimas Avenue, Via Verde Drive, and State Route 57. Other scenic highways in the City with views of the project site include: Interstate 210 and Foothill Boulevard. While no trees, rock outcroppings, or historic buildings

exist within a state scenic highway, the on-site scenic resources include trees and historic buildings.

Coast live oak (Quercus agrifolia) trees were identified on the project site and are subject to the Los Angeles County Oak Tree Ordinance, *Los Angeles County Code* Section 22.56.2060. Coast live oak, southern California black walnut (Juglans californica), and other tree species (i.e., willow [Salix spp.], western sycamore [Platanus racemosa], ornamental ash [Fraxinus sp.]) occur on the project site and are protected under City of San Dimas Ordinance No. 1163, *San Dimas Municipal Code* Chapter 13.36, Community Tree Management for the City of San Dimas. In addition, the proposed project must comply with the requirements of *San Dimas Municipal Code* Chapter 18.162, Tree Preservation. Compliance with *Los Angeles County Code* and *San Dimas Municipal Code* requirements as stipulated in Mitigation Measure BIO-9 reduce impacts to less than significant.

MITIGATION MEASURES

Refer to Mitigation Measure BIO-9. No additional mitigation measures are required.

C. WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?

LESS THAN SIGNIFICANT IMPACT

Refer to Response 4.1.A. In addition, the project site and its surroundings contain both natural open space areas and urbanized uses, including residential and institutional uses. The proposed project is intended to preserve the site as natural open space, which would not degrade the existing visual character of the site or its surroundings. The preservation and enhancement of the site for natural open space and recreation uses is a beneficial impact associated with implementation of the proposed project. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The project site and its surroundings contain both natural open space areas and urbanized uses. There are presently various forms of on- and off-site lighting. Project implementation would

result in development of less intensity than currently exists, and would not introduce significant new sources of light and glare, potentially affecting views in the area.

The proposed project is a natural habitat and open space park that would be open from dawn to dusk, and would be closed to public access at night. Therefore, the project site would be used primarily during daytime hours and nighttime lighting would be used for security purposes, including lighting the park entrances, visitor center, and ranger station. The park entrances are located within the adjacent residential community and would blend in with residential lighting, street lighting, and headlights from passing vehicles. The new parking lots and associated security lighting would be visible from some nearby residences. To minimize potential impacts to adjacent residences and wildlife, mitigation measure AES-1 is recommended. With the incorporation of Mitigation Measure AES-1, potentially significant effects of nighttime lighting would be mitigated to less than significant levels.

MITIGATION MEASURES

Refer to Mitigation Measure BIO-7. In addition, the following mitigation measure is recommended.

AES-1 Night lighting shall be low intensity directional lighting focused away from open space and residential uses. The Watershed Conservation Authority may utilize hoods, filtering louvers, glare shields, and/or landscaping as necessary to achieve a standard of no more than 2 foot-candles above the ambient light level, measured at the nearest residential property line. The lamp enclosures and poles shall be painted or be or a natural finish to reduce reflection.

4.2. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	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?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
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))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

Sources Cited in Section 4.2

Los Angeles County Code Zoning Map, June 2012

State of California, California Natural Resources Agency, Department of Conservation, California Important Farmland Finder, http://maps.conservation.ca.gov/ciff/ciff.html, Los Angeles County, accessed April 28, 2015

Los Angeles County Important Farmland 2012, California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Map Published January 2015

A. WOULD THE PROJECT 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?

NO IMPACT

The project site does not contain any land that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the California Important Farmland Finder

and Los Angeles County Important Farmland Maps published by the California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. Thus, project implementation would not result in the conversion of important farmland to non-agricultural uses. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?

NO IMPACT

The project site does not include any land under a Williamson contract. The project site is currently zoned Residential Planned Development (RPD-10,000 – 3 DU/Acre), Open Space (OS), and Light Agriculture (A-1-1). The preservation and enhancement of the site for natural open space and recreation uses would not conflict the existing zoning that allows agricultural uses. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT 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))?

NO IMPACT

Forestry operations do not occur on or within the vicinity of the project site. Also, the project site does not support any trees 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. Project implementation would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

NO IMPACT

Refer to Response 4.2.C.

MITIGATION MEASURES

No mitigation measures are required.

E. WOULD THE PROJECT INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT, WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

NO IMPACT

The project site does not contain any forest land, but a small portion of the site is zoned for agriculture. Thus, implementation of the proposed project would not result in changes to the environment that would result in the conversion of farmland to a non-agricultural use or forest land to a non-forest use. Thus, there would be no potential for the conversion of these resources and no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 which exceed quantitative thresholds for ozone precursors)?		✓		
d. Expose sensitive receptors to substantial pollutant concentrations?		✓		
e. Create objectionable odors affecting a substantial number of people?			✓	

Sources Cited in Section 4.3

South Coast Air Quality Management District, *Final 2012 Air Quality Management Plan*, December 7, 2012

South Coast Air Quality Management District, *CEQA Air Quality Handbook*, revised November 1993

South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, revised October 21, 2009

A. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?

LESS THAN SIGNIFICANT IMPACT

The project site is located within the South Coast Air Basin (SCAB), monitored by the South Coast Air Quality Management District (SCAQMD). The United States Environmental Protection Agency (U.S. EPA) has classified the SCAB as a non-attainment area for Federal and State air quality standards. On December 7, 2012, the South Coast Air Quality Management District's (SCAQMD) Governing Board approved the *2012 Air Quality Management Plan (2012 AQMP)*, which outlines its strategies for meeting the National Ambient Air Quality Standards (NAAQS) for particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) and ozone (O_3).

The proposed project would not conflict with or obstruct implementation of the *2012 AQMP*. A project is deemed inconsistent with the AQMP if it would result in population and/or employment growth that exceeds the growth estimates in the AQMP. The proposed project

does not include the development of housing units or employment centers, and therefore, would not induce significant population or employment growth.

Construction and operation of the proposed project would generate a limited number of temporary and permanent jobs. However, these new jobs would be minimal and would not exceed the population or employment growth projections in the *2012 AQMP*.

The proposed project would not result in a long-term impact on the region's ability to meet State and Federal air quality standards. As discussed above, the proposed project's long-term influence would also be consistent with the SCAQMD and SCAG's goals and policies, and is therefore considered consistent with the *2012 AQMP*. Therefore, less than significant impacts would occur relative to obstructing implementation of air quality plans.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Short-Term Construction Emissions

The proposed project involves limited construction activities associated with demolition, grading, paving, building construction, and architectural coating. Emitted pollutants would include ROG, CO, NO_X, PM_{10}, and $PM_{2.5}$. ROG emissions would be the greatest during the paving and architectural coating phases of construction. The largest amount of CO and NO_X emissions would occur during the earthwork phase. PM_{10} and $PM_{2.5}$ emissions would occur from fugitive dust due to earthwork and excavation and from construction equipment exhaust. The majority of PM_{10} and $PM_{2.5}$ emissions would be generated by fugitive dust from earthwork activities. Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from the project site, emissions produced on-site as the equipment is used, and emissions from trucks transporting materials to and from the site.

Construction-related emissions would not exceed the established SCAQMD thresholds for criteria pollutants. However, the proposed project would be required to adhere to standard SCAQMD regulations, such as implementing SCAQMD Rule 403 (Mitigation Measure AQ-1) which would further reduce construction emissions. Mitigation Measure AQ-1 requires limiting on-site vehicle speeds, shutting down equipment when not in use for extended periods of time, watering construction areas not in use, and tarping haul trucks. Thus, construction-related air quality impacts would be less than significant.

Long-Term Operational Emissions

Long-term air quality impacts would consist of mobile source emissions generated from project-related traffic and stationary source emissions. Emissions associated with each of these sources were calculated and are discussed below.

Mobile Sources – Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NO_X, SO_X, PM_{10}, and $PM_{2.5}$ are all pollutants of regional concern (NO_X and ROG react with sunlight to form O_3 [photochemical smog], and wind currents readily transport SO_X, PM_{10}, and $PM_{2.5}$). However, carbon monoxide tends to be a localized pollutant, dispersing rapidly at the source.

The proposed project would result in 276 daily trips on weekdays, 344 daily trips on Saturday, and 392 daily trips on Sunday. Emissions generated by vehicle traffic associated with the proposed project would not exceed established SCAQMD thresholds for ROG, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$. Thus, there would be no impact in this regard.

MITIGATION MEASURES

AQ-1 Prior to issuance of any Grading Permit, the City Engineer (Los Angeles County or City of San Dimas or both) shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust.
- Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance.
- Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied.

- All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour.
- Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area.
- Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt track-out from unpaved truck exit routes. Alternatively a wheel washer shall be used at truck exit routes.
- On-site vehicle speed shall be limited to 15 miles per hour.
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site.
- Reroute construction trucks away from congested streets or sensitive receptor areas, if feasible.
- Operate all construction vehicles and equipment with emission levels that meet current air quality standards.
- Minimize idling times either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of *California Code of Regulations* [CCR]). Clear signage shall be provided for construction workers at all access points.

C. WOULD THE PROJECT 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 WHICH EXCEED QUANTITATIVE THRESHOLDS FOR OZONE PRECURSORS)?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Cumulative Construction Impacts

With respect to the proposed project's construction-period air quality emissions and cumulative South Coast Air Basin-wide conditions, the SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the *2012 AQMP* pursuant to Federal Clean Air Act mandates. As such, the proposed project would comply with SCAQMD Rule 403 requirements, and implement all feasible mitigation measures (Mitigation Measure AQ-1). Rule 403 requires that fugitive dust be controlled with the

best available control measures in order to reduce dust so that it does not remain visible in the atmosphere beyond the property line of the proposed project. In addition, the proposed project would comply with adopted *2012 AQMP* emissions control measures. Per SCAQMD rules and mandates, as well as the *CEQA* requirement that significant impacts be mitigated to the extent feasible, these same requirements (i.e., Rule 403 compliance, the implementation of all feasible mitigation measures, and compliance with adopted *2012 AQMP* emissions control measures) would also be imposed on construction projects throughout the Basin, which would include related projects.

Compliance with SCAQMD rules and regulations would reduce the proposed project's construction-related impacts to a less than significant level. Thus, it can be reasonably inferred that the project-related construction emissions, in combination with those from other projects in the area, would not substantially deteriorate the local air quality. A less than significant impact would occur in this regard.

Cumulative Long-Term Impacts

As previously discussed, the proposed project would not result in long-term air quality impacts, as emissions would not exceed the SCAQMD adopted operational thresholds. Additionally, adherence to SCAQMD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. As a result, the proposed project would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant. Therefore, cumulative operational impacts associated with implementation of the proposed project would be less than significant.

MITIGATION MEASURES

Refer to Mitigation Measure AQ-1. No additional mitigation measures are required.

D. WOULD THE PROJECT EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Limited construction activities are anticipated for the proposed project, and as such the proposed project would not disturb more than one acre per day during any phase of construction. The closest sensitive receptors to the project site are residential uses located adjacent to the south of the project site. These sensitive land uses may be potentially affected by air pollutant emissions generated during on-site construction activities. However, the requirements in Mitigation Measure AQ-1 would reduce impacts to less than significant.

From an operations perspective, no park uses are proposed that would generate toxic pollutants or substantial quantities of criteria pollutants that would affect sensitive receptors

near the project site, which includes surrounding residences to the north, south, and west of the project site. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

Refer to Mitigation Measure AQ-1. No additional mitigation measures are required.

E. WOULD THE PROJECT CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?

LESS THAN SIGNIFICANT IMPACT

According to the 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 proposed project does not include any uses identified by the SCAQMD as being associated with odors.

Construction activities associated with the proposed project may generate detectable odors from heavy-duty equipment exhaust. Construction-related odors would be short-term in nature and cease upon project completion. Any impacts to existing adjacent land uses would be short-term and are considered less than significant.

MITIGATION MEASURES

No mitigation measures are required.

4.4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	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 Game or U.S. Fish and Wildlife Service?		✓		
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 U.S. Fish and Wildlife Service?		✓		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓	

Sources Cited in Section 4.4

BonTerra Consulting, *Revised Biological Constraints Analysis for the Proposed Walnut Creek Habitat and Open Space Project, San Dimas, California*, September 9, 2011

BonTerra Consulting, *CEQA and NEPA Recommendations for Walnut Creek Habitat and Open Space Project*, April 11, 2012

BonTerra Psomas, *Biological Constraints Analysis Update for Walnut Creek Habitat and Open Space Project*, November 25, 2014

BonTerra Psomas, *Jurisdictional Delineation Report, Walnut Creek Habitat and Open Space Project, Los Angeles County, California*, December 9, 2014

Background

Biological Resources

The approximate 60.9-acre Walnut Creek Habitat and Open Space Project is located in an unincorporated Los Angeles County, which is surrounded by the City of San Dimas on the north, south, and east.. A Revised Biological Constraints Analysis Report was prepared for the project on September 9, 2011 (*Biological Constraints Analysis Update* Attachment A in Appendix C) and a California Environmental Quality Act (*CEQA*) and

National Environmental Policy Act (NEPA) Recommendations Memorandum was prepared on April 11, 2012 (*Biological Constraints Analysis Update* Attachment B in Appendix C). On October 8, 2014, a Scoping Initial Study/Environmental Checklist for Walnut Creek Habitat and Open Space Project was prepared by Morse Planning Group (Morse 2014). Per the Initial Study/Environmental Checklist, an update to the 2011 biological survey was requested. BonTerra Psomas conducted a biological survey of the Walnut Creek Habitat and Open Space Project on October 30, 2014, to update BonTerra's 2011 Revised Biological Constraints Analysis Report, which was submitted to AHBE Landscape Architects. The purpose of the 2014 survey was to confirm the species composition and the previously mapped vegetation types on the project site and to identify any significant differences between the conditions described in 2011 and the current site conditions.

In January 2013, the California Department of Fish and Game (CDFG) changed its name to California Department of Fish and Wildlife (CDFW). Technical reports for the project site were prepared prior to 2013 and reference CDFG.

Jurisdictional Delineation

The purpose of Jurisdictional Delineation report is to provide baseline data concerning the type and extent of jurisdictional resources for the proposed Walnut Creek Habitat and Open Space Project. Jurisdictional resources considered for this report include wetlands and non-wetland "waters of the U.S." regulated by the U.S. Army Corps of Engineers (USACE); "waters of the State" regulated by the Los Angeles Regional Water Quality Control Board (RWQCB); and the bed, bank, and channel of all lakes, rivers, and/or streams (and associated riparian vegetation), as regulated by the California Department of Fish and Wildlife (CDFW). The jurisdictional delineation work was performed by BonTerra Psomas on October 30, 2014. The proposed project is located in an unincorporated Los Angeles County island in West San Dimas on the U.S. Geological Survey's (USGS) San Dimas 7.5-minute quadrangle map.

Wetland features were identified based on the USACE's three-parameter approach in which wetlands are defined by the presence of hydrophytic vegetation, hydric soils, and presence of wetland hydrology indicators. The limits of non-wetland "waters of the U.S." were identified by the presence of an ordinary high water mark (OHWM). The limits of CDFW jurisdictional waters were identified as the top of bank or the outer drip line of riparian vegetation.

A. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Site Conditions

In the eastern portion of the project site, the small canyons and drainages are dominated by oak and walnut woodlands. The gentler trending slopes in these areas are dominated by coastal sage scrub, with small areas of ruderal vegetation due to previous disturbance of native vegetation types. The central portion of the project site is dominated by disturbed/ developed areas were the structures and roads for the campus facilities are present. Surrounding many of these disturbed/developed areas are areas dominated by ornamental vegetation and ruderal vegetation. The northwestern portion of the project site is dominated by oak and walnut woodlands, while the southwestern portion of the site is dominated by a large expanse of non-native grassland. Vegetation types present throughout the project site are described below and illustrated on *Exhibit 4-1* and *Exhibit 4-2*. *Table 4-4-1* identifies the acreage for the vegetation types and other areas on the project site.

Vegetation Types

Coastal Sage Scrub – Coastal sage scrub is present in small scattered patches in the western portion of the project site and in larger, contiguous areas in the eastern portion of the project site. This vegetation type is dominated by California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), deerweed (*Lotus scoparius*), bush monkeyflower (*Mimulus aurantiacus*), black sage (*Salvia mellifera*), and western poison oak (*Toxicodendron diversilobum*). Other species common in the open areas of the sage scrub canopy include common horehound (*Marrubium vulgare*), goldenbush (*Isocoma menziesii*), fascicled tarweed (*Deinandra fasciculate*), wand mullein (*Verbascum virgatum*), tidy-tips (*Layia platyglossa*), phacelia (*Phacelia* sp.), bedstraw (*Galium* sp.), and common miner's-lettuce (*Claytonia perfoliata* ssp. *perfoliata*).

Non-native Grassland – A large area of non-native grassland is present in the southwestern portion of the project site, with additional areas scattered within the central portion of the site. These areas include patches of dense annual grasses and forbs, dominated by various non-native species such as ripgut grass (*Bromus diandrus*), foxtail chess (*Bromus madritensis* ssp. *rubens*), cheat grass (*Bromus tectorum*), wild oats (*Avena* sp.), Mediterranean schismus (*Schismus barbatus*), and doc (*Rumex* sp.).

Ruderal – Ruderal areas are present with a patchy distribution throughout the project site. These areas have typically been disturbed by past vegetation clearing activities, often for fuel modification near structures, and are dominated by various weedy native and non-native plant species that have re-established. Plant species present in these areas include scarlet pimpernel (*Anagallis arvensis*), radish (*Raphanus sativus*), tocalote (*Centaurea melitensis*), jimson weed (*Datura* sp.), shortpod mustard (*Hirschfeldia incana*), and black mustard (*Brassica nigra*).

Woodlands – The woodlands on-site are dominated by Southern California black walnut (*Juglans californica*) and coast live oak (*Quercus agrifolia*). The dominance of one species over the other varies on the project site, with the lower portions of the slopes closer to the creek bottom generally supporting a higher occurrence of oaks, while the walnuts generally occur on the upper margins of the slopes, with more direct exposure to light source. Other shrub species common to both trees in these mixed woodland settings include mulefat (*Baccharis salicifolia*), Mexican elderberry (*Sambucus nigra* ssp. *caerulea*), laurel sumac (*Malosma laurina*), western poison oak, toyon (*Heteromeles arbutifolia*), and hollyleaf redberry (*Rhamnus ilicifolia*).

Ornamental – Ornamental landscaping is present on portions of the project site, mostly in association with the Voorhis School, Cal Poly Pomona campuses and adjacent Tzu Chi Foundation property. Additional ornamental landscaping occurs along the southern boundary of the project site, where plant and trees from adjoining residences have encroached upon the project site. Ornamental areas are those landscaped with non-native vegetation, including shrubs, trees, and vines planted for aesthetic purposes. Common tree species observed in these areas include ornamental ash (*Fraxinus* sp.), kaffir plum (*Harpephyllum caffrum*), Mexican fan palm (*Washingtonia robusta*), ornamental pine (*Pinus* sp.), olive (*Olea europea*), Peruvian pepper tree (*Schinus molle*), Brazilian pepper tree (*Schinus terebinthifolius*), and gum (*Eucalyptus* sp.). Additional ornamental species present in these areas include century plant (*Agave americana*), oleander (*Nerium oleander*), greater periwinkle (*Vinca major*), mission prickly-pear (*Opuntia ficus-indica*), and garden nasturtium (*Tropaeolum majus*).

Several native California tree species appear to have been planted on the project site, due to their location immediately adjacent to building sites on the property. In addition, several of these trees appear to have been pruned for their aesthetic value. These ornamental native trees include western sycamore (*Platanus racemosa*), California black oak (*Quercus kelloggii*), and coast live oak.

It should be noted that due to the proximity of residential and campus properties to native habitat areas within the project site, non-native ornamental plants are also present to some degree in many native habitat areas, especially in moist canyon bottoms along Walnut Creek.

Disturbed/Developed – Disturbed/developed areas are generally devoid of vegetation and dominate the areas previously occupied by the Voorhis School and the Cal Poly Pomona campuses. These areas include vacant clearings with compacted soils, fuel modification areas with exposed soils that have been recently altered by mechanical activity, existing building, concrete building pads, parking lots, and paved roads.

Wildlife Habitat

Wildlife species observed or expected within the vegetation types on the project site are discussed below. All special status species mentioned below are discussed in greater detail in the Special Status Wildlife section.

Fish – Walnut Creek may have year-round water due to urban runoff, and may support habitat for native fish species. The non-native mosquito fish (*Gambusia affinis*) is also expected to occur. This species is widely used by vector control for mosquito abatement.

Amphibians – Amphibians require moisture for at least a portion of their life cycle, and many require standing or flowing water for reproduction. The canyon bottoms of the project site provide suitable habitat for common amphibian species including the western toad (*Bufo boreas*) and Pacific treefrog (*Pseudacris* [*Hyla*] *regilla*). The garden slender salamander (*Batrachoseps major major*) and black-bellied salamander (*Batrachoseps nigriventris*) may also be present in habitats associated with drainages and canyon bottoms.

Reptiles – Reptilian diversity and abundance typically varies with vegetation type and substrate characteristics. Many species occur in only one or two vegetation types; however, most will forage in a variety of situations. The vegetation types on the project site provide a variety of suitable habitat for varying reptile species. Common reptile species observed within the project site include the western fence lizard (*Sceloporus occidentalis*), alligator lizard (*Elgaria multicarinata*), and California striped racer (*Coluber lateralis lateralis*). Additional species expected to occur, especially in the native habitats, include the side-blotched lizard (*Uta stansburiana*), western skink (*Eumeces skiltonianus*), western whiptail (*Cnemidophorus tigris*), gopher snake (*Pituophis catenifer*), common kingsnake (*Lampropeltis getulus*), western rattlesnake (*Crotalis viridis*), ringneck snake (*Diadophis punctatus*), and coachwhip (*Masticophis flagellum*).

Birds – A variety of bird species are expected to reside in the project site throughout the year. Other species are present only during certain seasons. For example, the white-crowned sparrow (*Zonotrichia leucophrys*) likely occurs on the project site only during the winter season and then migrates north in the spring to breed during the summer.

Scrub vegetation types on-site support an avifauna that is comprised of species adapted to the dense, low vegetation that typifies these areas. Although large numbers of

individuals can often be found to inhabit these vegetation types, species diversity is usually low to moderate. Year-round resident species observed or expected to occur in these habitats include California quail (*Callipepla californica*), Anna's hummingbird (*Calypte anna*), Bewick's wren (*Thryomanes bewickii*), wrentit (*Chamaea fasciata*), California thrasher (*Toxostoma redivivum*), spotted towhee (*Pipilo maculatus*), California towhee (*Pipilo crissalis*), and rufous-crowned sparrow (*Aimophila ruficeps*). Migratory birds expected to use this habitat include Costa's hummingbird (*Calypte costae*) (summer resident), and blue-gray gnatcatcher (*Polioptila caerulea*), hermit thrush (*Catharus guttatus)*, fox sparrow (*Passerella iliaca*), golden-crowned sparrow (*Zonotrichia atricapilla*), and white-crowned sparrow (winter residents).

Grassland and ruderal areas support fewer bird species than most other vegetation types, though these species can often be numerous, especially during winter. Year-round residents and migrants to these habitats include mourning dove (*Zenaida macroura*), Say's phoebe (*Sayornis saya*), western meadowlark (*Sturnella neglecta*), western kingbird (*Tyrannus verticalis*), American pipit (*Anthus rubescens*), and savannah sparrow (*Passerculus sandwichensis*).

Oak and walnut woodland vegetation types provide high-value habitat for birds throughout the year. Resident and migrant species observed or expected include California quail, Anna's hummingbird, Nuttall's woodpecker (*Picoides nuttallii*), Hutton's vireo (*Vireo huttoni*), western scrub-jay (*Aphelocoma californica*), oak titmouse (*Baelophus inornatus*), bushtit (*Psaltriparus minimus*), Bewick's wren, house wren (*Troglodytes aedon*), acorn woodpecker (*Melanerpes formicivorus*), western bluebird (*Sialia sialis*), lesser goldfinch (*Carduelis psaltria*), black phoebe (*Sayornis nigricans*), song sparrow (*Melospiza melodia*), and house finch (*Carpodacus mexicanus*).

Raptors expected to nest within the project site include the Cooper's hawk (*Accipiter cooperii*), red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), and American kestrel (*Falco sparverius*). Additional raptors expected to during the winter season include the white-tailed kite (*Elanus leucurus*), northern harrier (*Circus cyaneus*), and sharp-shinned hawk (*Accipiter striatus*). The turkey vulture (*Cathartes aura*), a scavenger, is expected to occur all year but not expected to nest on-site.

Mammals – Common mammals species observed or expected to occur onsite include the Virginia opossum (*Didelphis virginiana*), California ground squirrel (*Spermophilus beecheyi*), western gray squirrel (*Sciurus griseus*), broad-footed mole (*Scapanus latimanus*), Botta's pocket gopher (*Thomomys bottae*), desert cottontail (*Sylvilagus auduboni*), raccoon (*Procyon lotor*), and striped skunk (*Mephitis mephitis*). The deer mouse (*Peromyscus maniculatus*), California pocket mouse (*Chaetodipus californicus*), and dusky-footed woodrat (*Neotoma fuscipes*) are expected to be present in native habitats on-site. Larger mammals potentially present include coyote (*Canis latrans*), bobcat (*Felis rufus*), and mule deer (*Odocoileus hemionus*).

Bats that may occur on-site for foraging and/or roosting include the big brown bat (*Eptesicus fuscus*), hoary bat (*Lasiurus cinereus*), California myotis (*Myotis californicus*), western pipistrelle (*Pipistrellus hesperus*), and Brazilian free-tailed bat (*Tadarida brasiliensis*).

Wildlife Movement – Local wildlife movement within the project site is expected to occur within most of the naturally vegetated drainages that feed into Walnut Creek. Most of these drainages are oriented north to south, and connect with the east/west trending Walnut Creek and the unnamed tributary that parallels Walnut Creek in the westernmost portion of the project site. As a result, there is expected to be a general east-west trend to wildlife movement, with wildlife species using the side canyons at high elevations for nesting, denning, and foraging opportunities.

Frank G. Bonelli Regional Park and the open space associated with Puddingstone Reservoir are located approximately 850 feet from the eastern boundary of the project site. However, there are no effective wildlife crossings under San Dimas Avenue and the SR-57. Wildlife species capable of flight or traveling within high traffic/urban areas (coyotes, raccoons, etc.) may periodically make the crossing to the Bonelli/Puddingstone area; however, these conditions are perilous to these and other species that occur in both locations.

Regional movement to the west of the project site is expected to occur along Walnut Creek; however, the native vegetation and terrain becomes limited as the creek enters a more urbanized setting. Approximately 6,000 feet west of the project site, the creek and natural hillsides narrow to approximately 200 feet, where natural corridor travels for approximately 2,000 more feet to where it then enters a concrete-lined flood control facility. Wildlife habitat and movement from this point on, towards the San Gabriel River, is significantly compromised. Essentially isolating wildlife species within the Walnut Creek area to the east.

Special Status Biological Resources

The following section addresses special status biological resources observed, reported, or that have the potential to occur in the project site. These resources include plant and wildlife species that have been afforded special status and/or recognition by Federal and State resource agencies and private conservation organizations. In general, the principal reason an individual taxon (i.e., species, subspecies, or variety) is given such recognition is the documented or perceived decline or limitations of its population size, geographic range, and/or distribution resulting in most cases from habitat loss. In addition, special status biological resources include jurisdictional drainages, regional linkages, and vegetation types and habitats that are either unique, of relatively limited distribution in the region, or of particularly high wildlife value.

Special Status Plants – Many special status plant species are known to occur in the vicinity of the project site (i.e., San Dimas USGS 7.5-minute quadrangle). These species are summarized in *Table 4-4-2*. Those species that may occur on-site are discussed below.

- California Androsace (*Androsace elongata* ssp. *acuta*) – California androsace is a CNPS List 4.2 species. This annual herb typically blooms between March and June (CNPS 2011). It is found in chaparral, cismontane woodland, coastal sage scrub, and dry grassy slopes below 1200 meters (Jepson 1993, CNDDB 2011). This androsace is known locally from Los Angeles, Riverside, and San Bernardino counties. California androsace has potential to occur on the project site.

- Western Spleenwort (*Asplenium vespertinum*) – Western spleenwort is a CNPS List 4.2 species. It typically blooms between February and June (CNPS 2011). This perennial herb occurs in rocky soils with chaparral, cismontane woodland, and coastal scrub habitats and is known locally from Los Angeles, Orange, Riverside, San Bernardino, Ventura, and San Diego counties (CNPS 2011). There is potential for Western spleenwort to occur in coastal sage scrub habitats on-site.

- Davidson's Saltscale (*Atriplex serenana* var. *davidsonii*) – Davidson's saltscale is a CNPS List 1B.2 species. It typically blooms between April and October (CNPS 2011). This annual herb occurs in alkaline valleys in valley grassland and coastal sage scrub habitats (Munz 1974) and prefers coastal bluffs between sea level and approximately 650 feet above msl (Hickman 1993). In Southern California, this species occurs in Orange, Riverside, San Diego, San Luis Obispo, Ventura, and possibly Los Angeles and Santa Barbara counties (CNPS 2011). According to a historical record from 1932, this species was observed in nearby La Verne (CDFG 2011). There is limited potential for Davidson's saltscale to occur in the alkaline coastal sage scrub habitats on site.

- Round-leaved Filaree (*California* [*Erodium*] *macrophylla*) – Round-leaved filaree is a CNPS List 1B.1 species. It typically blooms between March and May (CNPS 2011). This low-growing forb is found in open sites in grassland and shrubland at elevations between sea level and approximately 3,940 feet above msl (Hickman 1993). It occurs throughout California, Utah, and northern Mexico (Hickman 1993). In Southern California, this species occurs in Kern, Los Angeles, Riverside, San Luis Obispo, San Diego, Santa Barbara, and Ventura counties (CNPS 2011). According to a historical record from 1955, this species was observed in the San Jose Hills near Puddingstone Dam (CDFG 2011). There is potential for round-leaved filaree to occur in the open grassland and coastal sage scrub habitats on-site.

- Catalina Mariposa Lily (*Calochortus catalinae*) – Catalina mariposa lily is a CNPS List 4.2 species. It typically blooms between March and June (CNPS 2011). This bulbiferous perennial herb occurs in heavy soils on open grassy slopes and

openings in brush, in elevations between sea level and approximately 2,000 feet above msl. It is found in valley grassland and chaparral habitats from San Diego County to San Luis Obispo County (Munz 1974). According to a historical record from 1945, this species has been documented in the Puente Hills region. There is potential for Catalina mariposa lily to occur in coastal sage scrub habitats on-site.

- Plummer's Mariposa Lily (*Calochortus plummerae*) – Plummer's mariposa lily is a CNPS List 1B.2 species. It typically blooms between May and July (CNPS 2011). This bulbiferous perennial herb occurs in dry rocky places and brush in elevations between sea level and approximately 5,000 feet above msl, in coastal sage scrub and yellow pine forest habitats (Munz 1974). In Southern California, this species occurs in Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties (CNPS 2011). This species has been documented in the San Jose Hills at the southwestern edge of Forest Lawn Memorial Park, near Walnut (CDFG 2011). There is potential for Plummer's mariposa lily to occur in coastal sage scrub habitats on-site.

- Intermediate Mariposa Lily (*Calochortus weedii* var. *intermedius*) – Intermediate mariposa lily is a CNPS List 1B.2 species. It typically blooms between May and July (CNPS 2011). This bulbiferous perennial herb occurs in coastal sage scrub and valley grassland on dry rocky open slopes, on hills in elevations between sea level and approximately 2,000 feet above msl (Munz 1974, Hickman 1993). In Southern California, this species occurs in Los Angeles, Orange, and Riverside counties (CNPS 2011). This species has been documented near Elephant Hill in the northern Puente Hills of western Pomona (CDFG 2009). There is potential for intermediate mariposa lily to occur in coastal sage scrub habitats on-site.

- Many-stemmed Dudleya (*Dudleya multicaulis*) – Many-stemmed dudleya is a CNPS List 1B.2 species. It typically blooms between April and July (CNPS 2011). This perennial herb occurs in heavy clay soils in coastal sage scrub, chaparral, and coastal plains at elevations between sea level and approximately 2,000 feet above msl (Hickman 1993, Munz 1974). In Southern California, this species occurs in Los Angeles, Orange, Riverside, San Bernardino, and San Diego counties (CNPS 2011). This species has been documented at several locations in the Puddingstone Reservoir/Bonelli Regional Park area (CDFG 2011). There is potential for many-stemmed dudleya to occur in scrub habitats on-site.

- Southern California Black Walnut (*Juglans californica* var. *californica*) – Southern California black walnut is a CNPS List 4.2 species. It typically blooms between April and May and is locally common between sea level and approximately 4,500 feet above msl (Munz 1974). This deciduous tree is low-growing, usually has several trunks, and often occurs on slopes and in canyons within oak woodland habitats (Munz 1974). It is endemic to Southwestern California, from Santa Barbara

to San Diego counties and inland to western San Bernardino and Riverside counties (CNPS 2011). This species occurs frequently throughout the project site.

- Small-flowered Microseris (*Microseris douglasii* var. *platycarpha*) – Small-flowered microseris is a CNPS List 4.2 species. This annual herb typically blooms between March and May (CNPS 2011). This species typically occurs in grassy places throughout Southern California (Munz 1974) and prefers inland clay soils in grassland habitats, often near vernal pools or serpentine outcrops between sea level and approximately 3,275 feet above msl in elevation (Hickman 1993). This species has been documented in the Chino/Puente Hills region (Jepson Flora Project 2009). There is potential for small-floweredmicroseris to occur in clay grassland habitat on-site.

- Hubby's Phacelia (*Phacelia hubbyi*) – Hubby's Phacelia is a CNPS List 4.2 species. It typically blooms between April and June CNPS 2011). This annual herb occurs in gravelly, rocky, and talus soils with chaparral, grassland, and coastal scrub habitats in Kern, Los Angeles, Santa Barbara, and Ventura counties (CNPS 2011). There is potential for Hubby's phacelia to occur in coastal sage scrub and grassland habitats on-site.

- Engelmann Oak (*Quercus engelmannii*) – Engelmann oak is a CNPS List 4.2 species. This evergreen tree typically blooms between April and May and occurs away from the coast on dry fans and foothills at elevations between sea level and approximately 4,000 feet above msl (Munz 1974). This semi-deciduous species is found from eastern Los Angeles County south to northwestern Baja California, Mexico, on alluvial fans and interior valleys in southern oak woodland, oak savannah, and chaparral habitats (Roberts 1995). This species has been documented historically in the San Dimas area and more recently in the Big Dalton Canyon/Glendora area (Jepson Flora Project 2009). There is potential for Engelmann oak to occur on-site in the woodland areas.

- Chaparral Ragwort (*Senecio aphanactis*) – Chaparral ragwort is a CNPS List 2.2 species. It typically blooms between January and April (CNPS 2011). This annual herb occurs in dry open places in coastal sage scrub and chaparral vegetation (Munz 1974). This species prefers drying alkaline flats at elevations between sea level and approximately 1,300 feet above msl (Hickman 1993). This species is known from scattered locations in western California, from the San Francisco Bay area south along the coast and through the Central Valley into Baja California, Mexico (Hickman 1993). In Southern California, this species occurs in Los Angeles, Orange, Riverside, Santa Barbara, San Diego, San Luis Obispo, and Ventura counties (CNPS 2011). According to a historical record from 1932, this species was observed in the San Jose Hills near Puddingstone Dam (CDFG 2011). There is potential for chaparral ragwort to occur in open scrub habitats on-site.

- San Bernardino Aster (*Symphyotrichum defoliatum* [synonym of *Aster bernardinus*]) – San Bernardino aster is a CNPS List 1B.2 species. It typically blooms between July and November (Munz 1974). This rhizomatous herb prefers damp meadows and is generally found from approximately 100 to 3,500 feet above msl in freshwater marshes and coastal sage scrub habitats (Munz 1974). It is associated with meadows and seeps, marshes and swamps, cismontane woodland, coastal scrub, lower montane coniferous forest, and vernally mesic grasslands near ditches, streams, and springs (CNPS 2011). In Southern California, this species occurs in Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, and possibly San Luis Obispo counties (CNPS 2011). According to a historical record from 1896, this species was observed in the Pomona area (CDFG 2011). There is very limited potential for San Bernardino aster to occur in coastal sage scrub and mesic habitats on-site.

Special Status Wildlife – A total of 18 special status wildlife species that are known to occur or potentially occur in the area are listed in *Table 4-4-3*. Several of these species are state- and/or federally listed as Endangered and/or Threatened Species. The remaining species are considered to be "of concern" by the CDFW. Species with potential for occurrence are discussed below. Note that these species are listed taxonomically.

- Western Spadefoot (*Spea* [*Scaphious*] *hammondii*) – The western spadefoot is a California Species of Special Concern. This species occurs in the Great Valley and bordering foothills in the Coast Ranges from Monterey Bay south to Baja California, Mexico (Stebbins 2003). From the Santa Clara River valley in Los Angeles and Ventura counties southward, an estimated 80% of habitat for this species has been lost (Stebbins 2003). The western spadefoot is primarily a species of the lowlands, frequenting washes, floodplains of rivers, alluvial fans, and alkali flats (Stebbins 2003). This species primarily inhabits grasslands, but does occur in other sparsely vegetated habitats (Zeiner et al. 1988). The western spadefoot breeds in quiet streams, vernal pools, and temporary ponds. This species is rarely observed outside of the breeding season. This species has been observed near Workman Hill in the Puente Hills (CDFG 2011). The project site provides potentially suitable habitat for this species; therefore, the western spadefoot may occur.

- Southwestern Pond Turtle (*Actinemys marmorata pallida*) – The southwestern pond turtle is a California Species of Special Concern. This subspecies of the western pond turtle (*Emys* [*Clemmys*] *marmorata*) occurs from approximately the San Francisco Bay area south through the Coast Ranges to northern Baja California, Mexico (Stebbins 2003). The western pond turtle is estimated to be declining throughout 75% to 80% of its range (Stebbins 2003). Its current range is similar to its historic range, but populations have become fragmented by agriculture and urban development. The southwestern pond turtle occurs primarily in freshwater rivers, streams, lakes, ponds, vernal pools, and seasonal wetlands. It requires

basking sites such as logs, banks, or other suitable areas above water level. There are several reported occurrences of this species in the area; however, location information is sensitive and cannot be released to protect this species from collectors. The project site does not provide open water habitat substantial enough to be considered suitable habitat for this species. Therefore, the southwestern pond turtle is not expected to occur.

- Coast [San Diego] Horned Lizard (*Phrynosoma coronatum* [*blainvillii population*]) – The coast [San Diego] horned lizard (*blainvillii* population) is a California Species of Special Concern. The two former subspecies of the coast horned lizard (*P. c. blainvillei* and *P. c. frontale*) have recently been eliminated in current scientific literature (Stebbins 2003). The coast horned lizard occurs throughout much of California, west of the desert and Cascade-Sierra highlands south to Baja California, Mexico (Stebbins 2003). Coast horned lizard is a small, spiny, somewhat rounded lizard that occurs in scrubland, grassland, coniferous forests, and broadleaf woodland vegetation types. The coast horned lizard prefers loose, friable soil for burrowing and open areas for basking (Stebbins 2003). Within the region, the coast horned lizard is known to occur in San Dimas Wash, Carbon Canyon, and Soquel Canyon (CDFG 2011). The project site provides suitable habitat for this species; therefore, the coast horned lizard may occur.

- Silvery Legless Lizard (*Anniella pulchra pulchra*) – The silvery legless lizard is a California Species of Special Concern. The silvery legless lizard occurs in the Coast, Transverse, and Peninsular ranges from Contra Costa County south to Baja California, Mexico (Stebbins 2003). It is a small, secretive lizard that spends most of its life beneath the soil, under stones, logs, debris, or in leaf litter. The silvery legless lizard requires areas with loose, sandy soil, moisture, warmth, and plant cover. It occurs in chaparral, pine-oak woodland, beach, and riparian vegetation types at elevations ranging from sea level to approximately 5,100 feet above msl (Stebbins 2003). The project site provides potentially suitable habitat for this species. Therefore, the silvery legless lizard may occur.

- Coast Patch-nosed Snake (*Salvadora hexalepis virgultea*) – The coast patch-nosed snake is a California Species of Special Concern. The coast patch-nosed snake ranges along the coast of California from San Luis Obispo County south into Baja California, Mexico. It occurs from sea level to approximately 7,000 feet above msl (Stebbins 2003). It inhabits open sandy areas and rocky outcrops in scrub, chaparral, grassland, and woodland vegetation types. This species has been observed near the south end of Telegraph Canyon (CDFG 2011). The project site provides potentially suitable habitat for this species. Therefore, the coast patch-nosed snake may occur.

- Golden Eagle (*Aquila chrysaetos*) – Golden eagle is a California Fully Protected species and is also protected by the Federal Bald Eagle Act. Habitat for this species

generally consists of grasslands, deserts, savannas, and early successional stages of forest and shrub habitats. Broad expanses of open country are required for foraging while nesting is primarily restricted to rugged mountainous areas with large trees or on cliffs (Johnsgard 2001); they are generally absent from the immediate coast and urbanized areas (Garrett and Dunn 1981). The golden eagle is an uncommon resident throughout Southern California, except in the Colorado Desert and Colorado River where it is a casual winter visitor (Garrett and Dunn 1981). The project site provides limited foraging habitat but no suitable nesting habitat for this species. Therefore, the golden eagle may occur for foraging, but it is not expected to nest on-site.

- Northern Harrier (*Circus cyaneus*) – Northern harrier is a California Species of Special Concern. It is a regular winter resident in marshes and fields throughout Southern California, but is very scarce as a local breeder (Garrett and Dunn 1981). This species nests on the ground in a variety of wetland and upland habitats (MacWhirter and Bildstein 1996). The northern harrier can be expected at any month of the year and can be seen foraging in scrub, riparian, and grassland vegetation types. While once a relatively common species during fall, winter, and spring in undeveloped areas of Los Angeles County, the northern harrier population is now greatly reduced and localized in distribution. The project site provides limited suitable foraging and limited suitable nesting habitat for this species. Therefore, the northern harrier is expected to occur for foraging, primarily in winter, and may occur to nest.

- White-tailed Kite (*Elanus leucurus*) – White-tailed kite is a California Fully Protected species. This species is an uncommon to locally fairly common resident in coastal Southern California, and a rare visitor and local nester on the western edge of the deserts (Garrett and Dunn 1981). Kites nest primarily in oaks, willows, and sycamores and forage in grassland and scrub vegetation types. White-tailed kites show strong site fidelity to nest groves and trees. The white-tailed kite has been reported as fairly common in the area. The project site provides suitable foraging and limited suitable nesting habitat for this species. Therefore, the white-tailed kite is expected to occur for foraging, primarily in winter, and may occur to nest on-site.

- Burrowing Owl (*Athene cunicularia*) – The burrowing owl is a California Species of Special Concern. Although the burrowing owl was recently proposed as a State Candidate for listing, the CDFG determined that the species did not warrant listing in consideration of its relatively stable populations in the Central and Imperial Valleys. However, this species is considered a species of local concern because it has declined dramatically elsewhere, especially in coastal Southern California where it has been almost extirpated. In much of their range, burrowing owls breed and forage in grasslands and prefer flat to low rolling hills in treeless terrain. They are small owls that nest in burrows, typically in open habitats most

often along banks and roadsides. The project site provides potentially suitable foraging and nesting habitat for this species. Therefore, the burrowing owl may occur.

- Loggerhead Shrike (*Lanius ludovicianus*) – Loggerhead shrike is a California Species of Special Concern. Shrikes inhabit grasslands and other dry, open habitats (Yosef 1996). They can often be found perched on fences and posts from which prey items (e.g., large insects, small mammals, lizards) can be seen. It was considered to be a fairly common year-round resident in Southern California (Garrett and Dunn 1981), but has recently shown a decline in its coastal Southern California population (Small 1994, Shuford and Gardali 2008). The project site provides suitable foraging and nesting habitat for this species. Therefore, the loggerhead shrike is expected to occur for foraging and may nest on-site.

- Coastal California Gnatcatcher (*Polioptila californica californica*) – The coastal California gnatcatcher is a federally Threatened species and a California Species of Special Concern. This species occurs in most of Baja California, Mexico's arid regions, but this subspecies is extremely localized in the United States where it predominantly occurs in coastal regions of highly urbanized Los Angeles, Orange, Riverside, and San Diego counties (Atwood 1992). In California, this subspecies is an obligate resident of coastal sage scrub vegetation types. This species is known to occur in multiple locations in the area including the Coyote Hills, Chino Hills, San Jose Hills, Telegraph Canyon, Tonner Canyon, Santa Fe Dam Regional Park, Schabarum Park, Bonelli Regional Park, Forest Lawn Memorial Park, and near Cal Poly Pomona (CDFG 2011). The project site provides limited suitable habitat for the coastal California gnatcatcher.

On October 24, 2000, the USFWS published a revised final rule designating 197,650 acres of land as critical habitat for the coastal California gnatcatcher in the Los Angeles, Orange, Riverside, San Bernardino, and San Diego counties. Following the designation of critical habitat, several lawsuits were filed challenging various aspects of the designation. In response to these lawsuits, the critical habitat designation was vacated and the USFWS was instructed by the court to re-evaluate its previous position. A new final critical habitat designation was published on December 19, 2007, covering 197,303 acres; this is a reduction of 298,492 acres from the proposed 495,795 acres published April 24, 2003. The project site is not located within areas designated as critical habitat for the coastal California gnatcatcher, which are located east of the site and the SR-57.

- Grasshopper Sparrow (*Ammodramus savannarum*) – The grasshopper sparrow is a California Species of Special Concern. This sparrow is an uncommon and very local summer resident along the coastal slope of Southern California (Garrett and Dunn 1981). This is an inconspicuous bird of grasslands with an insect-like song; it is declining throughout North America due to loss of habitat and inhibition of fire (Vickery 1996). In the southwestern part of its breeding range, this sparrow prefers

more lush areas with some shrub cover in arid grasslands (Vickery 1996). The project site provides a limited amount of potentially suitable habitat for this species. Therefore, the grasshopper sparrow may occur.

- Pallid Bat (*Antrozous pallidus*) – The pallid bat is a California Species of Special Concern. This species occurs throughout California except for the high Sierra Nevada from Shasta to Kern counties and in the northwestern portion of the state (Zeiner et al. 1990b). It occurs in a wide variety of habitats including grasslands, shrublands and woodlands, but is most common in open habitats with rocky areas for roosting (Zeiner et al. 1990b). Roosting habitat consists of caves, crevices, mines, and occasionally hollow trees and buildings (Whitaker 1980, Zeiner et al. 1990b). The pallid bat is very sensitive to disturbance at its roosting sites (CDFG 2011). This species has been reported in the cities of Azusa and San Dimas (CDFG 2011). The project site provides potentially suitable foraging and roosting habitats for this species. Therefore, the pallid bat may occur for foraging and roosting.

- Western Mastiff Bat (*Eumops perotis californicus*) – The western mastiff bat is a California Species of Special Concern. The subspecies that occurs in Southern California is the western mastiff bat (*Eumops perotis californicus*). It occurs in the southeastern San Joaquin Valley and Coastal Ranges from Monterey County southward through Southern California, and from the coast eastward to the Colorado Desert (Zeiner et al. 1990b). The western mastiff bat is a very wide-ranging and high-flying insectivore that typically forages in open areas with high cliffs. This species roosts in small colonies in crevices on cliff faces. The western mastiff bat is found in many open semi-arid to arid habitats including conifer and deciduous woodlands, coastal scrub, grasslands, palm oases, chaparral, desert scrub, and urban (Zeiner et al. 1990b). This species has been reported in the cities of Azusa, Pomona, Covina, La Verne, and Buena Park and in Yorba Linda Regional Park and Craig Regional Park (CDFG 2011). The project site provides potentially suitable foraging habitat, but no suitable roosting habitat. Therefore, the western mastiff bat may occur for foraging but not for roosting.

- Western Yellow Bat (*Lasiurus xanthinus*) – Western yellow bat is a California Species of Special Concern. Little is known about its habitat, but it is known to roost in leafy vegetation (Best et al. 1998). This species is associated with dry thorny vegetation of the Mexican Plateau, coastal western Mexico, and the deserts of the southwestern U.S. (Best et al. 1998). The project site provides potentially suitable foraging, but no suitable roosting habitat for this species; therefore, the western yellow bat may occur on the project site for foraging.

- Pocketed Free-tailed Bat (*Nyctinomops femorosaccus*) – Pocketed free-tailed bat is a California Species of Special Concern. This species is known to occur in areas with ponds or streams or in arid deserts that provide suitable foraging habitats. It primarily roosts in crevices in rugged cliffs, slopes, and tall rocky outcrops (Best et

al. 1998). This bat occurs in the southwestern U.S. to southern-central Mexico (Best et al. 1998). The project site provides potentially suitable foraging but no suitable roosting habitat for this species; therefore, the pocketed free-tailed bat may occur on the project site for foraging only.

- Big Free-tailed Bat (*Nyctinomops macrotis*) – Big free-tailed bat is a California Species of Special Concern. This species feeds primarily on moths caught while flying over water sources in suitable habitat in the southwestern United States. This species prefers rugged, rocky terrain and roosts in crevices in high cliffs or rocky outcrops (Zeiner et al. 1990b). The project site provides limited suitable foraging but no suitable roosting habitat for this species; therefore, the big free-tailed bat may occur on the project site for foraging only.

- American Badger (*Taxidea taxus*) – This uncommon, permanent resident occupies a wide variety of habitats and ranges throughout the state except for the coastal redwood forests of the extreme northwest. It is most abundant in drier, open stages of most shrub, forest, and herbaceous habitats with friable soil (CDFG 2011). In Southern California, this species is most commonly associated with grasslands and other relatively open habitats with friable, uncultivated soils. This species has been observed in Covina, on Colima Road in the Puente Hills, and in San Dimas (CDFG 2011). The project site provides a limited amount of potentially suitable habitat for this species; however, the level of development and fragmentation of open spaces in the area are considered substantial enough that the American badger is not expected to occur.

Special Status Vegetation Types

Several vegetation types are considered to have special status by the State and Federal resource agencies, academic institutions, and various conservation groups (such as the CNPS). Two such special status vegetation types, coastal sage scrub and walnut woodlands, were observed during the field visit.

Other Considerations

Migratory Bird Treaty Act – Vegetation on the project site could support nesting birds. Due to recent interpretations of the Migratory Bird Treaty Act (MBTA) and the expectations of many local and State agencies, it is recommended that measures to avoid disturbance of nesting birds be implemented or that all project activities be scheduled to avoid the nesting season (generally March 1 through September 15) of all birds that may potentially nest within the project site.

Nesting Raptors – Raptors have potential to nest in the large trees and pole/building structures on the project site and immediate vicinity. State regulations prohibit activities that "take, possess or destroy" any raptor nest or egg (*California Fish and Game Code* Sections 3503, 3503.5,

and 3513). Therefore, if construction is initiated during the raptor nesting season (generally February 1 to June 30), a pre-construction raptor survey is recommended.

Jurisdictional Streambeds – The project site contains several drainage features that are likely under the jurisdiction of the U.S. Army Corps of Engineers (USACE), the Los Angeles Regional Water Quality Control Board (LARWQCB), and/or the CDFG. Any impacts to these features (including operation of vehicles within them or removal/trimming of associated vegetation) would require permits from these resource agencies.

Summary of 2014 Update

Vegetation Types and Wildlife Habitat – The conditions on the project site have not significantly changed since the 2011 survey and report. Vegetation communities and acreages reported from the 2011 survey are shown in *Table 4-4-3, Special Status Wildlife Species Known to Occur or Potentially Occur on the Project Site* and remain the same in 2014. Plants and wildlife observed during the October 2014 survey are similar to those observed and expected to be present as detailed in the 2011 report. The complete *2011 Revised Biological Constraints Analysis Report* is provided in Attachment A in Appendix C.

TABLE 4-4-1 EXISTING VEGETATION TYPES AND OTHER AREAS ON THE PROJECT SITE

Vegetation Types/Other Areas	Acres
Coastal Sage Scrub	8.01
Non-native Grassland	2.48
Ruderal	1.67
Non-native Grassland/Ruderal	13.65
Ruderal/Coastal Sage Scrub	0.71
Ruderal/Non-native Grassland	0.48
Coast Live Oak Woodland	19.65
California Walnut Woodland/Coast Live Oak Woodland	4.97
Ornamental	5.08
Ornamental/Ruderal	0.06
Mixed Woodland (Coast Live Oak, California Walnut, Ornamental)	0.36
Coast Live Oak Tree	0.21
Western Sycamore Tree	0.02
Disturbed/Developed	3.51

Special Status Biological Resources

A literature review was conducted prior to the October 2014 survey to update the section of the *2011 Revised Biological Constraints Report* that addresses special status biological resources observed, reported, or that have the potential to occur on the project site (BonTerra 2011). These resources include plant and wildlife species that have been afforded special status and/or recognition by Federal and State resource agencies and private conservation organizations. In general, the principal reason an individual taxon (i.e., species, subspecies, or variety) is given such recognition is the documented or

perceived decline or limitations of its population size, geographic range, and/or distribution resulting in most cases from habitat loss. In addition, special status biological resources include jurisdictional drainages, regional linkages, and vegetation types and habitats that are either unique; that are of relatively limited distribution in the region; or that are of particularly high wildlife value. These resources have been defined by federal, State, and local government conservation programs. Sources used to determine the special status of biological resources are as follows:

- Plants – Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPS 2014); the California Department of Fish and Wildlife's (CDFW's) California Natural Diversity Database (CNDDB) (CDFW 2014a); various Federal Register notices from the United States Fish and Wildlife Service (USFWS) regarding listing status of plant species; and the CDFW's *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2014c).

- Wildlife – The CNDDB (CDFW 2014a); various Federal Register notices from the USFWS regarding listing status of wildlife species; and the CDFW's *Special Animals List* (CDFW 2014b).

- Habitats – List of Vegetation Alliances and Associations, Vegetation Classification and Mapping Program (CDFG 2010).

Vegetation Types

Special status vegetation types are considered to be "depleted" habitats by the CDFW (CDFG 2010) and other resource agencies. They are typically protected by ordinance, code, or regulation under which conformance typically requires a permit or other discretionary action prior to impacting the habitat. Per the *2011 Revised Biological Constraints Report*, two special status vegetation types - coastal sage scrub and California walnut woodland/coast live oak woodland - occur on the project site. However, in addition to these vegetation types, coast live oak woodland and mixed woodland would also be treated as special status vegetation types.

Coast live oak (Quercus agrifolia) trees were identified on the project site and are subject to the Los Angeles County Oak Tree Ordinance, *Los Angeles County Code* Section 22.56.2060. Coast live oak, southern California black walnut (Juglans californica), and other tree species (i.e., willow [Salix spp.], western sycamore [Platanus racemosa], ornamental ash [Fraxinus sp.]) occur on the project site and are protected under City of San Dimas Ordinance No. 1163, *San Dimas Municipal Code* Chapter 13.36, Community Tree Management for the City of San Dimas. Under this ordinance, a Community Tree is defined as any City-owned tree that is located on any City-owned property. In addition, a City permit is required to plant, prune, root prune, thin, trim, or otherwise perform, cause, or allow an act of maintenance to occur on a Community Tree and prior to any

form of alteration, construction, demolition, relocation or repair of a building that may result in the direct or indirect health of a Community Tree.

Plants and Wildlife

Special status plant and wildlife species known to occur in the vicinity of the project site from the 2011 Revised Biological Constraints Report are shown in *Table 4-4-2, Special Status Plant Species Known To Occur or Potentially Occur on the Project Site* and *Table 4-4-3, Special Status Wildlife Species Known to Occur or Potentially Occur on the Project Site* and remain the same in 2014. However, the following additional species were identified in the current literature review and are described (boldfaced) in *Table 4-4-2* and *Table 4-4-3*. Robinson's pepper-grass (Lepidium virginicum ssp. menziesii), arroyo chub (Gila orcuttii), and least Bell's vireo (Vireo bellii pusillus).

TABLE 4-4-2 SPECIAL STATUS PLANT SPECIES KNOWN TO OCCUR OR POTENTIALLY OCCUR ON THE PROJECT SITE

Species	Status			Likelihood for Occurrence
	USFWS	CDFW	CRPR	
Androsace elongata ssp. *acuta* California androsace	—	—	4.2	May occur; suitable habitat is present.
Asplenium vespertinum western spleenwort	—	—	4.2	May occur; suitable habitat is present.
Atriplex serenana var. *davidsonii* Davidson's saltscale	—	—	1B.2	May occur; limited suitable habitat is present.
California macrophylla round-leaved filaree	—	—	1B.1	May occur; suitable habitat is present.
Calochortus catalinae Catalina mariposa lily	—	—	4.2	May occur; suitable habitat is present.
Calochortus plummerae Plummer's mariposa lily	—	—	4.2	May occur; suitable habitat is present.
Calochortus weedii var. *intermedius* intermediate mariposa lily	—	—	1B.2	May occur; suitable habitat is present.
Centromadia parryi ssp. *australis* southern tarplant	—	—	1B.1	Not expected to occur; no suitable habitat present.
Dudleya multicaulis many-stemmed dudleya	—	—	1B.2	May occur; suitable habitat is present.
Horkelia cuneata ssp. *puberula* mesa horkelia	—	—	1B.1	Not expected to occur; no suitable habitat present.
Juglans californica Southern California black walnut	—	—	4.2	Observed throughout the site.
Lepidium virginicum ssp. *menziesii* Robinson's pepper-grass	–	–	1B.2[a]	May occur; suitable habitat is present.
Microseris douglasii ssp. *platycarpha* small-flowered microseris	—	—	4.2	May occur; suitable habitat is present.
Phacelia hubbyi Hubby's Phacelia	—	—	4.2	May occur; suitable habitat is present.
Quercus engelmannii Engelmann oak	—	—	4.2	May occur, suitable habitat is present.
Senecio aphanactis chaparral ragwort	—	—	2B.2	May occur; suitable habitat is present.
Symphyotrichum defoliatum San Bernardino aster	—	—	1B.2	May occur; very limited suitable habitat is present.

Species	Status			Likelihood for Occurrence
	USFWS	CDFW	CRPR	

USFWS: United States Fish and Wildlife Service; CDFW: California Department of Fish and Wildlife; CRPR: California Rare Plant Rank
–: Not applicable/no listing status.

LEGEND:

Federal (USFWS)
FE Endangered
FT Threatened

State (CDFW)
SE Endangered
ST Threatened

CRPR
1A Plants presumed extirpated in California and either rare or extinct elsewhere
1B Plants Rare, Threatened, or Endangered in California and Elsewhere
2A Plants presumed extirpated in California, but more common elsewhere
2B Plants Rare, Threatened, or Endangered in California But More Common Elsewhere
4 Plants of Limited Distribution – A Watch List

CRPR Threat Code Extensions
None Plants lacking any threat information
.1 Seriously Endangered in California (over 80% of occurrences threatened; high degree and immediacy of threat)
.2 Fairly Endangered in California (20–80% of occurrences threatened)
.3 Not Very Threatened in California (low degree/immediacy of threat or no current threats known)

[a] Based on new taxonomy, this subspecies' CRPR status is currently under review.

TABLE 4-4-3 SPECIAL STATUS WILDLIFE SPECIES KNOWN TO OCCUR OR POTENTIALLY OCCUR ON THE PROJECT SITE

Species	Status		Likelihood of Occurrence
	USFWS	CDFW	
Fish			
Gila orcuttii arroyo chub	—	SSC	Not expected to occur; no suitable habitat present.
Amphibians			
Spea hammondii western spadefoot	—	SSC	May occur; potentially suitable habitat present.
Reptiles			
Emys marmorata western pond turtle	—	SSC	Not expected to occur; no suitable habitat present.
Phrynosoma blainvillii coast horned lizard	—	SSC	May occur; suitable habitat present.
Anniella pulchra pulchra silvery legless lizard	—	SSC	May occur; potentially suitable habitat present.
Salvadora hexalepis virgultea coast patch-nosed snake	—	SSC	May occur; potentially suitable habitat present.
Birds			
Aquila chrysaetos golden eagle (nesting and wintering)	—	FP	May occur; potentially suitable foraging but no suitable nesting habitat present.
Circus cyaneus northern harrier (nesting)	—	SSC	Expected to occur for foraging and may occur for nesting; suitable foraging habitat, limited nesting.
Elanus leucurus white-tailed kite (nesting)	—	FP	Expected to occur for foraging and may occur for nesting; suitable foraging habitat, limited nesting.
Athene cunicularia burrowing owl (burrow site, some wintering sites)	—	SSC	May occur; limited potentially suitable foraging and nesting habitat present.
Lanius ludovicianus loggerhead shrike (nesting)	—	SSC	Expected to occur for foraging and may occur for nesting; suitable habitat present.
Polioptila californica californica coastal California gnatcatcher	FT	SSC	Not observed; limited suitable habitat present.
Vireo bellii pusillus	FE	SE	Not expected to occur; no suitable habitat present.

Species	Status		Likelihood of Occurrence
	USFWS	CDFW	
least Bell's vireo (nesting)			
Ammodramus savannarum grasshopper sparrow	—	SSC	May occur; limited potentially suitable nesting habitat.
Mammals			
Antrozous pallidus pallid bat	—	SSC	May occur; potentially suitable foraging and roosting habitat.999999
Eumops perotis californicus western mastiff bat	—	SSC	May occur; potentially suitable foraging but no suitable roosting habitat.
Lasiurus xanthinus western yellow bat	—	SSC	Potentially suitable foraging habitat, no roosting habitat; may occur for foraging; not for roosting.
Nyctinomops fermorosaccus pocketed free-tailed bat	—	SSC	Potentially suitable foraging habitat, no suitable roosting habitat; may occur for foraging only.
Nyctinomops macrotis big free-tailed bat	—	SSC	Limited potentially suitable foraging habitat, no suitable roosting habitat; may occur for foraging only.
Taxidea taxus American badger	—	SSC	Not expected to occur; limited potentially suitable habitat present.

USFWS: United States Fish and Wildlife Service; CDFW: California Department of Fish and Wildlife

LEGEND:

Federal (USFWS)
FE Endangered
FT Threatened

State (CDFW)
SE Endangered
FP Fully Protected
SSC Species of Special Concern

Other Considerations

Migratory Bird Treaty Act and Nesting Raptors – Vegetation on the project site could support nesting birds. In addition, raptors have potential to nest in the large trees and pole/building structures on the project site and in the immediate vicinity. The 2011 conclusions remain the same in 2014, and it is recommended that measures to avoid disturbance of nesting birds be implemented or that all project activities be scheduled to avoid the nesting season (generally March 1 through September 15) of all birds that may potentially nest on the project site. Therefore, if construction is initiated during the nesting bird season and raptor nesting season (generally February 1 to June 30), pre-construction surveys are recommended.

Jurisdictional Streambeds – A jurisdictional delineation was performed on October 30, 2014, and the results of the survey is provided under separate cover.

Impact Conclusion

In general, the 2014 site conditions have not changed and remain the same as those identified in the 2011 survey. The eight recommendations provided in the *2011 Revised Biological Constraints Analysis Report* (restated below as Mitigation Measures BIO-1 through BIO-8) and the six impact reduction strategies related to biological resources in the *2012 CEQA and NEPA Recommendations Memorandum* remain the same, and an additional recommendation is included (stated below as Mitigation Measure BIO-9).

Impact Reduction Strategies – Potential impacts can be reduced by adjusting some of the improvements in the Conceptual Plan. Strategies that could be used to reduce the impacts of the proposed improvements in the Conceptual Plan, as they are refined for construction, include those listed below. These strategies shall be considered as each phase of the proposed project is designed and constructed.

1. Size of Disturbance. A reduction in the size (area) of proposed improvements (disturbance footprints) would reduce impacts on biological resources and the overall natural environment.

2. Protection of Native Vegetation. Leaving native vegetation undisturbed and locating improvements within previously disturbed areas or those areas that contain ruderal (weedy) or ornamental species would reduce impacts on sensitive biological resources.

3. Avoidance of Oak Trees. Realignment of some trails to avoid the removal of oak trees would also avoid the need for an Oak Tree Permit and the need for tree replanting or replacement.

4. Avoidance of Riparian Areas. Using bridges for trails that cross drainages or locating the footings of the footbridge over Walnut Creek away from the creek bed and banks and adjacent wetland areas would reduce impacts to riparian habitat and water resources and may eliminate the need for, or reduce the extent of, resource agency permits from U.S. Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), and the Los Angeles Regional Water Quality Control Board (RWQCB).

5. Avoidance of Nesting Birds. To avoid conflicts with the Migratory Bird Treaty Act and the Bald/Golden Eagle Protection Act, construction activities involving vegetation removal shall avoid the period from March 15 through September 15.

6. Avoidance of Impacts to the Coastal California Gnatcatcher. Impacts to this species (if determined to be present) can be avoided by working outside of the recognized breeding season (February 15 through August 30) and by avoiding removal of any potential nesting habitat at any point in the year. If this species occurs on site, the proposed improvement should be redesigned to avoid occupied habitat for this species and to avoid the need for a Take Authorization from the United States Fish and Wildlife Service (USFWS) through Section 7 or Section 10 of the Federal Endangered Species Act (FESA).

Consideration of the Impact Reduction Strategies during each of project design and construction, along with implementation of Mitigation Measures BIO-1 through BIO-9 reduces impacts to less than significant levels.

MITIGATION MEASURES

At each phase of project development, the following mitigation measures shall be reviewed by the Watershed Conservation Authority and/or City of San Dimas to determine which measures are or are not applicable based upon the areas to be disturbed for construction and/or operation. For each phase of project development, all applicable mitigation measures shall be implemented.

BIO-1 The need for ground disturbance and/or vegetation removal should be decided as soon as possible to determine if special status plant and wildlife surveys are necessary. Focused surveys can only be performed during selected periods of the years and early coordination with the project biologist will avoid potential construction delays.

BIO-2 Several special status plant species have the potential to occur at the project site. If project construction requires any ground disturbance, a series of focused botanical surveys (up to three) would be necessary to coincide with the peak flowering periods of the various special status species. If focused surveys are necessary, it is recommended that the surveys focus on plant species listed by the California Native Plant Society (CNPS) as 1B.1, 1B.2, and 2.2. If found on-site with potential impact areas, mitigation may be required depending on the size of the population found. Because no State- or Federally-listed Threatened or Endangered plant species are expected to occur on-site, consultation with the resource agencies would not be required. Plants that are listed as 4.2 do not have the sensitivity that warrants mitigation for impacts, unless deemed otherwise for select species (e.g., Southern California black walnut) by the lead agency.

BIO-3 Several special status wildlife species potentially occur on-site; however, only one of these is listed as Federally Threatened: coastal California gnatcatcher. Potentially suitable habitat for the gnatcatcher is present within the coastal sage scrub vegetation that is located primarily in the eastern portions of the project site. Because this species is a year-round resident of southern California, focused surveys are recommended in areas containing potentially suitable habitat in order to determine its presence or absence from the project site. Impacts to this species can be avoided by working outside of the recognized breeding season (February 15 through August 30) and by avoiding the removal of any potential nesting habitat at any point in the year. If this species occurs on-site and the project removes habitat for this species, approval by the United States Fish and Wildlife Service (USFWS) would be required.

BIO-4 Potential impacts to other special status bird species that may nest on-site can be protected through compliance with Migratory Birds Treaty Act (MBTA). It is recommended that any vegetation removal should occur between September 1 and January 31. If clearing occurs between February 1 and August 31, a qualified biologist should perform a pre-construction survey to detect any active nesting locations. If the biologist finds an active nest within the construction area and determines that the nest

may be impacted, the biologist will delineate an appropriate buffer zone around the nest depending on the species and the type of construction activity. Any active nests observed during the survey will be mapped on an aerial photograph. A project/species-specific foot buffer, determined by a biologist, is to be designated around a nest to allow construction to proceed while minimizing disturbance to the active nest. The biologist shall serve as a construction monitor during those periods when construction activities take place near active nest areas in order to ensure that no inadvertent impacts on these nests shall occur.

BIO-5 The remaining special status wildlife (amphibians, reptiles, and mammals) that potentially occur on-site are listed as California Species of Special Concern. Although these species are not awarded special protection by the resource agencies, consideration shall be given to avoid potential habitat for these species to the greatest extent practicable. The majority of these areas are likely to occur with the scrub and woodland communities on-site. Avoiding these habitat types through project design will allow for more habitat to be retained on-site and available for these and other more common species known and expected to occur.

BIO-6 Invasive plants can have significant impacts to native vegetation types. The applicant shall prepare landscape plans and/or plant palettes and have them reviewed by a qualified biologist. The review shall ensure that no invasive, exotic plant species are used in any landscaping adjacent to any open space and the suitable substitutes are proposed.

BIO-7 Lighting could inadvertently result in an indirect impact on the behavioral patterns of nocturnal and crepuscular (i.e., active at dawn and dusk) wildlife remaining in the project area. Wildlife present in these areas may already be somewhat acclimated to current lighting associated with adjacent development. However, the uses that could be allowed with the project (i.e., parks and recreational areas and trails) would include additional ambient lighting which could affect small, ground-dwelling animals that use the darkness to hide from predators, owls, and other specialized night foragers and wildlife that primarily move at night. Outdoor lighting shall be designed and installed so that all direct rays are confined to the development areas and adjacent open space is protected from glare.

BIO-8 Prior to any ground disturbance within or near drainage features, a formal jurisdictional delineation shall be completed to identify potential impacts to wetlands and riparian resources that may be subject to the permitting requirements of the United States Army Corps of Engineers (USACE), Los Angeles Regional Water Quality Control Board (LARWQCB), and/or the California Department of Fish and Wildlife (CDFW).

BIO-9 Coast live oak, southern California black walnut, and other trees occur on the project site. To comply with Los Angeles County Code Section 22.56.2060 (Los Angeles

County Oak Tree Ordinance) and the San Dimas Municipal Code Chapter 13.36 (Ordinance No. 1163), a tree inventory survey shall be conducted in areas depicted on Exhibit 4-1, Vegetation Types (Page 1) and Exhibit 4-2, Vegetation Types (Page 2) suitable for the trees identified in either Code and affected by development. Tree inventory shall be completed by a Certified Arborist in order to gather data on all protected trees and to apply for the necessary permits prior to any impacts occurring.

B. WOULD THE PROJECT 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 U.S. FISH AND WILDLIFE SERVICE?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Response 4.4.A.

MITIGATION MEASURES

Refer to Mitigation Measures BIO-1 through BIO-9. No additional mitigation measures are required.

C. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Analysis Methods

Vegetation – Hydrophytic vegetation (or hydrophytes) is defined as any macrophytic plant that "grows in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content; plants typically found in wet habitats" (Environmental Laboratory 1987). Specifically, these plant species have specialized morphological, physiological, or other adaptations for surviving in permanently saturated to periodically saturated soils where oxygen levels are very low or the soils are anaerobic. The USACE—as part of an interagency effort with the USEPA, the U.S. Fish and Wildlife Service (USFWS), and the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS)—has approved a new National Wetland Plant List (NWPL) (Lichvar and Kartesz 2009) to replace the National List of Plant Species that Occur in Wetlands (Reed 1988). The NWPL went into effect on June 1, 2012, and is to be used to determine whether the hydrophytic vegetation parameter is met when conducting

wetland determinations under the Clean Water Act and the Wetland Conservation Provisions of the Food Security Act. The NWPL is also intended to be used for wetland restoration, establishment, and enhancement projects. This report utilized the indicator statuses for the Arid West Supplement portion of the NWPL.

The following revisions were made to the Reed (1988) pursuant to the NWPL:

1. The USACE eliminated the "probability-of-occurrence" categories (e.g., <1%, 1–33%, 34%–66%, 67%–99%, and >99%) due to the lack of numerical data to support these ratings.

2. The USACE determined that, because the wetland plant indicator statuses have shifted from a series of numerical categories to qualitative definitions, the use of +/– suffixes is difficult to apply accurately. Adding finer-scale +/– ratings implies there are data to support their assignments, which is generally not the case. Therefore, to improve the accuracy of the overall list, the USACE decided to drop the +/– suffixes.

Lichvar and Gillrich (2011) provide updated technical definitions of wetland plant indicator status categories as part of the procedures used in updating the NWPL:

- Obligate Wetland (OBL): These wetland-dependent plants (herbaceous or woody) require standing water or seasonally saturated soils (14 or more consecutive days) near the surface to assure adequate growth, development, and reproduction and to maintain healthy populations. These plants are of four types:

    - submerged: plants that conduct virtually all of their growth and reproductive activity under water.

    - floating: plants that grow with leaves and most often their vegetative and reproductive organs floating on the water surface.

    - floating-leaved: plants that are rooted in sediment but also have leaves that float on the water surface.

    - emergent: herbaceous and woody plants that grow with their bases submerged and rooted in inundated sediment or seasonally saturated soil and their upper portions, including most of the vegetative and reproductive organs, growing above the water level.

- Facultative Wetlands (FACW): These plants depend on and predominantly occur with hydric soils, standing water, or seasonally high water tables in wet habitats for assuring optimal growth, development, and reproduction and for maintaining healthy populations. These plants often grow in geomorphic locations where water saturates soils or floods the soil surface at least seasonally.

- Facultative (FAC): These plants can occur in wetlands or non-wetlands. They can grow in hydric, mesic, or xeric habitats. The occurrence of these plants in different habitats represents responses to a variety of environmental variables other than just hydrology (e.g., shade tolerance, soil hydrogen potential [pH], and elevation) and they have a wide tolerance of soil moisture conditions.

- Facultative Upland (FACU): These plants are not wetland dependent. They can grow on hydric and seasonally saturated soils, but they develop optimal growth and healthy populations on predominantly drier or more mesic sites. Unlike FAC plants, these plants are non-wetland plants by habitat preference.

- Obligate Upland (UPL): These plants occupy mesic to xeric non-wetland habitats. They almost never occur in standing water or saturated soils. Typical growth forms include herbaceous, shrubs, woody vines, and trees.

As identified in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, the following are three procedures for determining hydrophytic vegetation: Indicator 1, "Dominance Test", using the "50/20 Rule"; Indicator 2, "Prevalence Index"; or Indicator 3, "Morphological Adaptation" (USACE 2008). Hydrophytic vegetation is present if any indicator is satisfied. If none of the indicators are satisfied, then hydrophytic vegetation is absent unless 1) indicators of hydric soil and wetland hydrology are present and 2) the site meets the requirements for a problematic wetland situation.

- Dominance Test: Vegetative cover is estimated and is ranked according to its dominance. Dominant species are the most abundant species for each stratum of the community (i.e., tree, sapling/shrub, herb, or woody vine) that individually or collectively amount to 50% of the total coverage of vegetation plus any other species that, by itself, accounts for 20% of the total vegetation cover (also known as the "50/20 Rule"). These species are recorded on the "Wetland Determination Data Form – Arid West Region." The wetlands indicator status of each species is also recorded on the data forms based on the NWPL (Lichvar and Kartesz 2009). If greater than 50% of the dominant species across all strata are OBL, FACW or FAC species, the criterion for wetland vegetation is considered to be met.

- Prevalence Index: The prevalence index considers all plant species in a community, not just the dominant ones. The prevalence index is the average of the wetland indicator status of all plant species in a sampling plot. Each indicator status category is given a numeric code (OBL=1, FACW=2, FAC=3, FACU=4, and UPL=5) and is weighted by the species' abundance (percent cover). Hydrophytic vegetation is present if the prevalence index is 3.0 or less.

- Morphological Adaptation: Morphological adaptations, such as adventitious roots (i.e., roots that take advantage of the wet conditions) and shallow root systems,

must be observed on more than 50% of the individuals of a FACU species for the hydrophytic vegetation wetland criterion to be met.

Soils – The National Technical Committee for Hydric Soils (NTCHS) defines a hydric soil as a soil that is formed under conditions of saturation, flooding, or ponding that occurs long enough during the growing season to develop anaerobic conditions (or conditions of limited oxygen) at or near the soil surface and that favor the establishment of hydrophytic vegetation (USDA NRCS 2008). It should be noted that hydric soils created under artificial conditions of flooding and inundation sufficient for the establishment of hydrophytic vegetation would also meet this hydric soils indicator.

The soil conditions are verified by digging test pits along each transect to a depth of at least 20 inches (except where a restrictive layer occurs in areas containing hard pan, cobble, or solid rock). It should be noted that, at some sites, it may be necessary to make exploratory soil test pits up to 40 inches deep to more accurately document and understand the variability in soil properties and hydrologic relationships on the site. Soil test pit locations are usually dug within the drainage invert or at the edge of a drainage course in vegetated areas. Soil extracted from each soil test pit is then examined for texture and color using the standard plates within the Munsell Soil Color Chart (1994) and recorded on the Data Form. The Munsell Soil Color Chart aids in designating soils by color labels based on gradations of three simple variables: hue, value, and chroma. Any indicators of hydric soils such as the following are also recorded on the Data Form: redoximorphic features (i.e., areas where iron is reduced under anaerobic conditions and oxidized following a return to aerobic conditions); buried organic matter; organic streaking; reduced soil conditions; gleyed (i.e., soils having a characteristic bluish-gray or greenish-gray in color) or low-chroma soils; or sulfuric odor. If hydric soils are found, progressive pits are dug along the transect moving laterally away from the active channel area until hydric soil features are no longer present within the top 20 inches of the soil.

Hydrology – Wetlands hydrology is represented by either 1) all of the hydrological elements or characteristics of areas permanently or periodically inundated or 2) areas containing soils that are saturated for a sufficient duration of time to create hydric soils suitable for the establishment of plant species that are typically adapted to anaerobic soil conditions. The presence of wetland hydrology is evaluated at each intersect by recording the extent of observed surface flows; the depth of inundation; the depth to saturated soils; and the depth to free water in soil test pits. In instances where stream flow is divided into multiple channels with intervening sandbars, the entire area between the channels is considered within the "Active Floodplain" and within the OHWM. Therefore, an area containing these features would meet the indicator requirements for wetland hydrology.

Literature – Prior to conducting the delineation and during the course of preparing this report, BonTerra Psomas reviewed the following documents to identify areas that may fall under agency jurisdiction: the USGS' San Dimas 7.5 minute quadrangle map; color aerial photography provided by Aerials Express (2011); the Report and General Soil Map for Los

Angeles County, California (USDA 1969); the National Hydric Soils List (USDA NRCS 2014); and the National Wetlands Inventory's Wetland Mapper (USFWS 2014). A description of this literature is provided below.

- U.S. Geological Survey Topographic Quadrangle. USGS quadrangle maps show geological formations and their characteristics; they describe the physical settings of an area through topographic contour lines and other major surface features. These features include lakes, streams, rivers, buildings, roadways, landmarks, and other features that may fall under the jurisdiction of one or more regulatory agencies. In addition, the USGS maps provide topographic information that is useful in determining elevations, latitude and longitude, and Universal Transverse Mercator Grid coordinates for a project site.

  The topography of the project site is characterized by hills and valleys that drain into Walnut Creek, a blueline stream just north of the project site. The hillsides are primarily steep, with a relatively flat slope in the southwest corner of the project site. Elevations on the project site range from approximately 650 to 910 feet above mean sea level. The areas of highest elevation occur along the eastern edge of the former campus site, while the lowest elevations are within the stream bed of Walnut Creek in the northwestern portion of the site. Regional topography slopes toward the southwest.

- Color Aerial Photography. BonTerra Psomas reviewed an existing color aerial photograph prior to conducting the field delineation to identify the extent of any drainages and riparian vegetation occurring on the project site.

  The center of the project site contains structures, parking lots, and roads associated with on-site development. Trails are also visible on the aerial imagery. Riparian areas (i.e., Walnut Creek and its tributaries) appear to have a vegetative canopy of dense woodland. The surrounding hillsides appear to be dominated by shrubs in the eastern portion of the project site and annual grasses and/or forbs in the west.

- U.S. Department of Agriculture, Natural Resources Conservation Service. The presence of hydric soils is one of the chief indicators of jurisdictional wetlands. BonTerra Psomas reviewed U.S. Department of Agriculture (USDA) soil data for the project site (USDA 1969).

  The following soil type has been mapped on the project site: San Andreas-San Benito association (30 to 75% slopes, eroded). This soil is not listed as "hydric" on the National Hydric Soils List (USDA NRCS 2014). A brief description of the soil mapped on the project site is provided in Attachment A of Appendix D.

  - U.S. Fish and Wildlife Service, National Wetlands Inventory. The Wetlands Mapper shows wetland resources available from the Wetlands Spatial Data Layer

of the National Spatial Data Infrastructure (USFWS 2014). This resource provides the classification of known wetlands following the Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et al. 1979). This classification system is arranged in a hierarchy of 1) Systems that share the influence of similar hydrologic, geomorphologic, chemical, or biological factors (i.e., Marine, Estuarine, Riverine, Lacustrine, and Palustrine); =2) Subsystems (i.e., Subtidal and Intertidal; Tidal, Lower Perennial, Upper Perennial, and Intermittent; or Littoral and Limnetic); 3) Classes, which are based on substrate material and flooding regime or on vegetative life forms; 4) Subclasses; and 5) Dominance Types, which are named for the dominant plant or wildlife forms. In addition, there are modifying terms applied to Classes or Subclasses.

Resources on the project site are mapped as PFOA, the description is as follows:

- P: System PALUSTRINE. The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 part per trillion (ppt). Wetlands [lacking such vegetation] are also included if they exhibit all of the following characteristics: 1) are less than 8 hectares (20 acres); 2) do not have an active wave-formed or bedrock shoreline feature; 3) have a low water a depth of less than 6.6 feet in the deepest part of the basin; and 4) have salinity due to ocean-derived salts of less than 0.5 ppt.

- FO: Class FORESTED. This Class is characterized by woody vegetation that is six meters tall or taller.

- - A: Water Regime Modifier TEMPORARY FLOODED. Surface water is present for brief periods during the growing season, but the water table usually lies well below the soil surface for most of the growing season. Plants that grow both in uplands and wetlands may be characteristic of this water regime.

Jurisdictional Delineation – In September 2008, the USACE issued the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region. This regional supplement is designed for use with the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987). Both the 1987 Wetlands Manual and the Arid West Supplement to the manual provide technical methods and guidelines for determining the presence of "waters of the U.S." and wetland resources. A three-parameter approach is used to identify wetlands and requires evidence of wetland hydrology, hydrophytic vegetation, and hydric soils. Wetlands generally include swamps, marshes, bogs, and similar areas. In order to be considered a wetland, an area must exhibit at least minimal hydric characteristics within the three parameters. However,

problem areas may periodically or permanently lack certain indicators due to seasonal or annual variability of the nature of the soils or plant species on site. Atypical wetlands lack certain indicators due to recent human activities or natural events. Guidance for determining the presence of wetlands in these situations is presented in the regional supplement.

Non-wetland "waters of the U.S." are delineated based on the limits of the OHWM, which can be determined by a number of factors including erosion, the deposition of vegetation or debris, and changes in vegetation.

It should be noted that the RWQCB shares USACE jurisdiction unless isolated conditions are present. If isolated waters conditions are present, the RWQCB takes jurisdiction using the USACE's definition of the OHWM and/or the three-parameter wetlands method pursuant to the 1987 Wetlands Manual. The CDFW's jurisdiction is defined as the top of the bank to the top of the bank of the stream, channel, or basin or to the outer limit of riparian vegetation located within or immediately adjacent to the river, stream, creek, pond, or lake or other impoundment.

The analysis uses the results of a field survey conducted by BonTerra Psomas Senior Biologists Allison Rudalevige and Jennifer Pareti on October 30, 2014. Jurisdictional features were delineated using a 1 inch equals 200 feet (1″ = 200′) scale aerial photograph.

U.S. Army Corps of Engineers Determination

"Waters of the U.S." Determination (Non-Wetland) – Walnut Creek is an 11.7-mile-long tributary of the San Gabriel River, a relatively permanent water that discharges into the Pacific Ocean at Alamitos Bay, approximately 35 river miles (29 aerial miles) from the project site. Walnut Creek is a natural-bottom stream that becomes a concrete-bottom flood-control channel downstream of the project site.

There are several small unnamed tributaries to Walnut Creek on the project site. The largest of these tributary drainages is located along the northern boundary of the project site. This deeply incised drainage feature is ephemeral and conveys storm flows from east to west from an existing 60-inch storm drain located west of the Tzu Chi Foundation maintenance building that is likely part of a storm drain system that serves the adjacent residential development. There is also a series of smaller ephemeral drainages that convey storm flows from the natural hillsides on the project site north to Walnut Creek.

Due to the proximity to residential development and urban runoff, there is potential for the drainages on the project site to be exposed to environmental pollutants such as pesticides, herbicides, and oil from roads. During periods of inundation, these drainages may convey these pollutants downstream, eventually to a TNW. Therefore, the required Federal nexus to a TNW has been met and these drainages would be considered "waters of the U.S." under the jurisdiction of the USACE.

Non-wetland "waters of the U.S." are drainage features that conduct water at some point during the year (evidenced by the presence of an OHWM), but do not satisfy all three criteria to be considered a wetland. The limits of non-wetland "waters of the U.S." were defined by the presence of the OHWM. Evidence of OHWM for the drainage consists of changes in sediment texture and a break in bank slope. Based on the field observations and data collected, approximately 0.03 acre of non-wetland "waters of the U.S." occur on the project site (refer to *Table 4-4-4, Summary of Jurisdictional Resources on the Project Site*; and *Exhibit 4-3* and *Exhibit 4-4*, *Existing Jurisdictional Resources)*. Representative photographs of the project site are included in Exhibit 4 in Appendix D.

TABLE 4-4-4 SUMMARY OF JURISDICTIONAL RESOURCES ON THE PROJECT SITE

Jurisdiction	Existing Resources (Acres)
USACE "Waters of the U.S." *	0.03
CDFW Jurisdictional Resources	5.34

USACE: U.S. Army Corps of Engineers; RWQCB: Regional Water Quality Control Board; CDFW: California Department of Fish and Wildlife.
* RWQCB jurisdictional boundaries are defined as those determined for the USACE under "waters of the U.S."; however, the RWQCB also takes jurisdiction over isolated waters.

Wetlands Determination – As previously described, an area must exhibit all three wetland parameters, as described in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (USACE 2008) and the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) in order to be considered a jurisdictional wetland. The streambed was generally unvegetated with an overhanging canopy of coast live oak (Quercus agrifolia), which is an UPL species. Therefore, the hydrophytic vegetation criterion for wetlands was not met and wetland "waters of the U.S." are not present on the project site.

California Regional Water Quality Control Board Determination

The RWQCB jurisdictional boundaries are defined as those determined for the USACE under "waters of the U.S." However, the RWQCB takes jurisdiction over both connected and isolated waters. Isolated features (those that do not have a direct connection to a TNW or do not meet the "significant nexus" threshold) are under the jurisdiction of the RWQCB, but not the USACE.

No isolated waters are present on the project site; therefore, RWQCB jurisdiction is the same as that of the USACE. Therefore, approximately 0.03 acre of "waters of the State" under the jurisdiction of the RWQCB occur on the project site (refer to *Table 4-4-4,* and *Exhibit 4-3* and *Exhibit 4-4)*.

California Department of Fish and Wildlife Determination

The limits of CDFW jurisdiction include not only the bed, bank, and channel of streambed features, but also the riparian habitat supported by a river, stream, or lake. The CDFW jurisdictional limits extend to the outer drip line of riparian trees in areas containing riparian vegetation. In areas that do not contain riparian habitat, the jurisdictional limits extend to the top of the stream bank. As a result, the CDFW jurisdictional limits overlap with the jurisdictional limits of the other agencies, but usually extend beyond the OHWM that defines USACE/RWQCB jurisdictional limits. The streambed is surrounded by riparian woodland (i.e., coast live oak woodland); therefore, CDFW jurisdiction extends to the outer dripline of the adjacent oak trees influenced by surface or subsurface flow. Approximately 5.34 acres of waters under the jurisdiction of the CDFW occur on the project site (refer to *Table 4-4-4,* and *Exhibit 4-3* and *Exhibit 4-4)*.

Impact Conclusion

Based on the results of the jurisdictional delineation field work, it was determined that the total jurisdictional resources on the project site are as follows:

- USACE Jurisdiction: 0.03 acre of non-wetland "waters of the U.S."
- RWQCB Jurisdiction: 0.03 acre of non-wetland "waters of the State."
- CDFW Jurisdiction: 5.34 acres.

The acreages shown above are reflective of the preliminary nature of the plans utilized for the analysis. As detailed plans are developed for each phase of project development, there is the potential to reduce or avoid these impacts.

Recommendations

The following permits, agreements, and certifications are required prior to initiation of project activities that involve impacts to areas under the jurisdiction of the USACE, the RWQCB, and the CDFW:

- USACE Section 404 Permit
- RWQCB Section 401 Water Quality Certification
- CDFW Section 1602 Streambed Alteration Agreement

Regulatory authorization in the form of a Nationwide Permit (NWP) is provided for certain categories of activities (e.g., repair, rehabilitation, or replacement of a structure or fill which was previously authorized; utility line placement; bank stabilization). NWPs authorize only those activities with minimal adverse effects on the aquatic environment and are valid only if the conditions applicable to the permits are met or waivers to these

conditions are provided in writing from the USACE. If the NWP conditions cannot be met, an Individual Permit (IP) will be required. "Waters of the U.S." temporarily filled, flooded, excavated, or drained but restored to pre-construction contours and elevations after construction are not included in the measurement of loss of "waters of the U.S." The appropriate permit authorization will be based on the amount of impacts to "waters of the U.S.," as determined by the USACE.

Following a determination of project impacts, a pre-application meeting with USACE, CDFW, and RWQCB staff is recommended to discuss site conditions; biological and jurisdictional resources; the proposed project; impacts to these resources resulting from the proposed project; proposed minimization measures and the mitigation program to offset these impacts; and the regulatory permit process, including the decision to prepare and submit an Approved Jurisdictional Determination or a Preliminary Jurisdictional Determination.

The project applicant should consider mitigating jurisdictional impacts resulting from project implementation on-site through the preparation of a Habitat Mitigation Monitoring Plan (HMMP). The preparation of an HMMP early in the process can help to accelerate and shorten the regulatory permitting process. Mitigation ratios for impacts to USACE jurisdictional resources would be based on the USACE's Standard Operating Procedure for Determination of Mitigation Ratios (USACE 2012).

MITIGATION MEASURES

BIO-10 For each phase of project development, the Watershed Conservation Authority and/or City of San Dimas shall consult with a qualified biologist or wetland/jurisdictional delineation specialist to 1) review the proposed plans and 2) confirm if any construction or operational impacts would occur within the drainage areas shown on *Exhibit 4-3* and *Exhibit 4-4*.

If the qualified biologist or wetland/jurisdictional delineation specialist determines there is the potential for impacts within the drainage areas shown on *Exhibit 4-3* and *Exhibit 4-4*, the following are required:

- A pre-application meeting with the United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board to discuss site conditions; biological and jurisdictional resources; the proposed project; impacts to these resources resulting from the proposed project; proposed minimization measures and the mitigation program to offset these impacts; and the regulatory permit process, including the decision to prepare and submit an Approved Jurisdictional Determination or a Preliminary Jurisdictional Determination.

- Preparation of a Habitat Mitigation Monitoring Plan (HMMP) for regulatory agency review. Mitigation ratios for impacts to USACE jurisdictional resources shall be based on the USACE's Standard Operating Procedure for Determination of Mitigation Ratios (USACE 2012).

- Submittal of United States Army Corps of Engineers (USACE) Section 404 Permit, Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certification, and/or California Department of Fish and Wildlife (CDFW) Section 1602 Streambed Alteration Agreement, as applicable.

D. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Response 4.4.A.

MITIGATION MEASURES

Refer to Mitigation Measures BIO-1 through BIO-8. No additional mitigation measures are required.

E. WOULD THE PROJECT CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

As discussed in Response 4.4.A, Coast live oak (Quercus agrifolia) trees were identified on the project site and are subject to the Los Angeles County Oak Tree Ordinance, *Los Angeles County Code* Section 22.56.2060. Coast live oak, southern California black walnut (Juglans californica), and other tree species (i.e., willow [Salix spp.], western sycamore [Platanus racemosa], ornamental ash [Fraxinus sp.]) occur on the project site and are protected under City of San Dimas Ordinance No. 1163, *San Dimas Municipal Code* Chapter 13.36, Community Tree Management for the City of San Dimas. Under this ordinance, a Community Tree is defined as any City-owned tree that is located on any City-owned property. In addition, a City permit is required to plant, prune, root prune, thin, trim, or otherwise perform, cause, or allow an act of maintenance to occur on a Community Tree and prior to any form of alteration, construction, demolition, relocation or repair of a building that may result in the direct or indirect health of a

Community Tree. Compliance with both *Los Angeles County Code* and the *San Dimas Municipal Code* requirements, as stipulated in Mitigation Measure BIO-9, reduce impacts to less than significant.

MITIGATION MEASURES

Refer to Mitigation Measure BIO-9. No additional mitigation measures are required.

F. WOULD THE PROJECT CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?

LESS THAN SIGNIFICANT IMPACT

The project site is not presently located within a Significant Ecological Area (SEA) as designated by the *Los Angeles County General Plan*; however, the project site is within the proposed East San Gabriel Valley SEA, which was adopted by the Los Angeles County Board of Supervisors on March 25, 2015 as part of the 2035 General Plan Update. Presently, there are no other adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable to the project site. The proposed project would be subject to the provisions of *Los Angeles County Code* Section 22.56.215. As documented throughout this Initial Study, the project proposes an open space and trail system that preserves or enhances the existing natural environment, and would meet and comply with the requirements in *Los Angeles County Code* Section 22.56.215. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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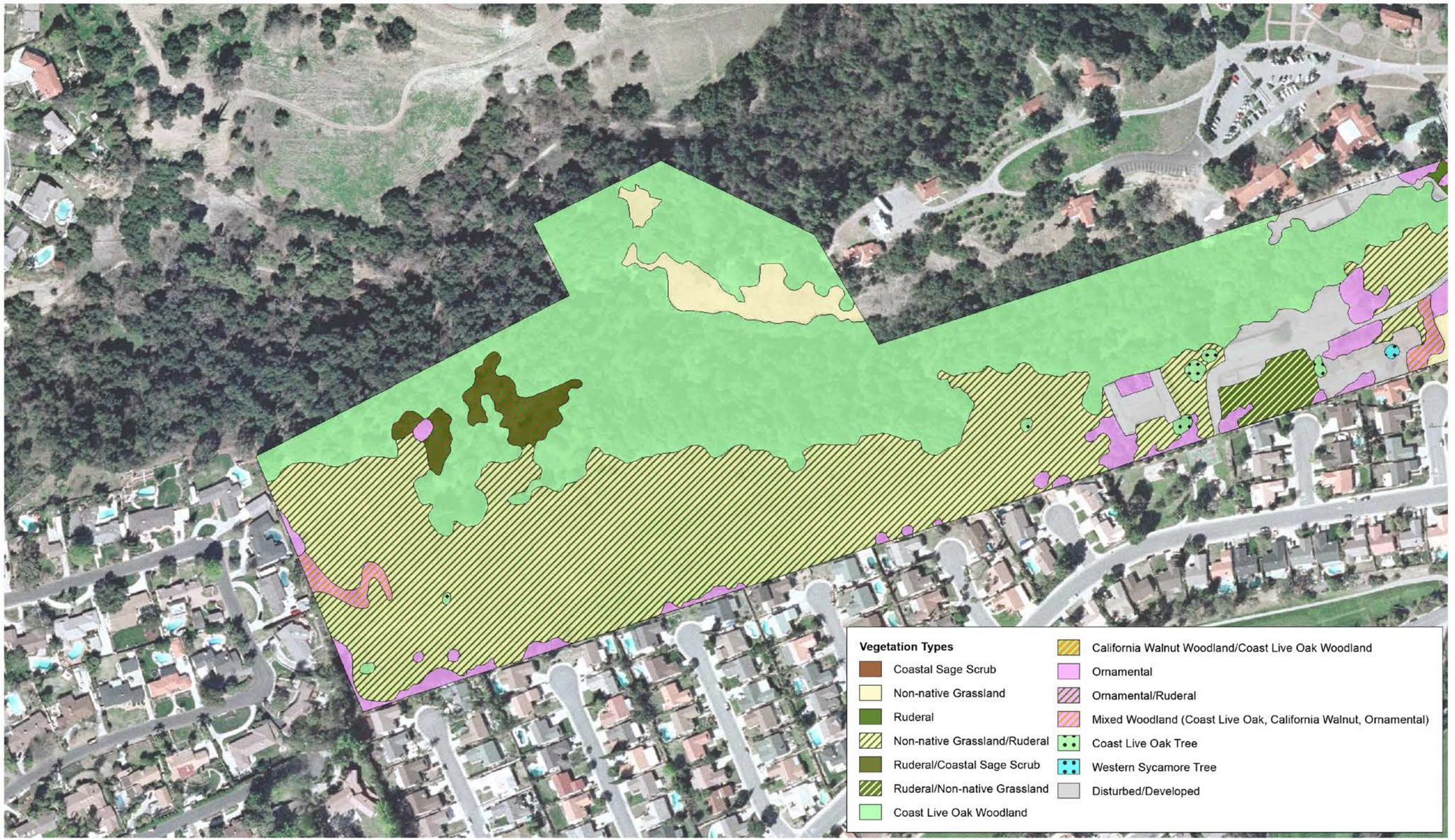
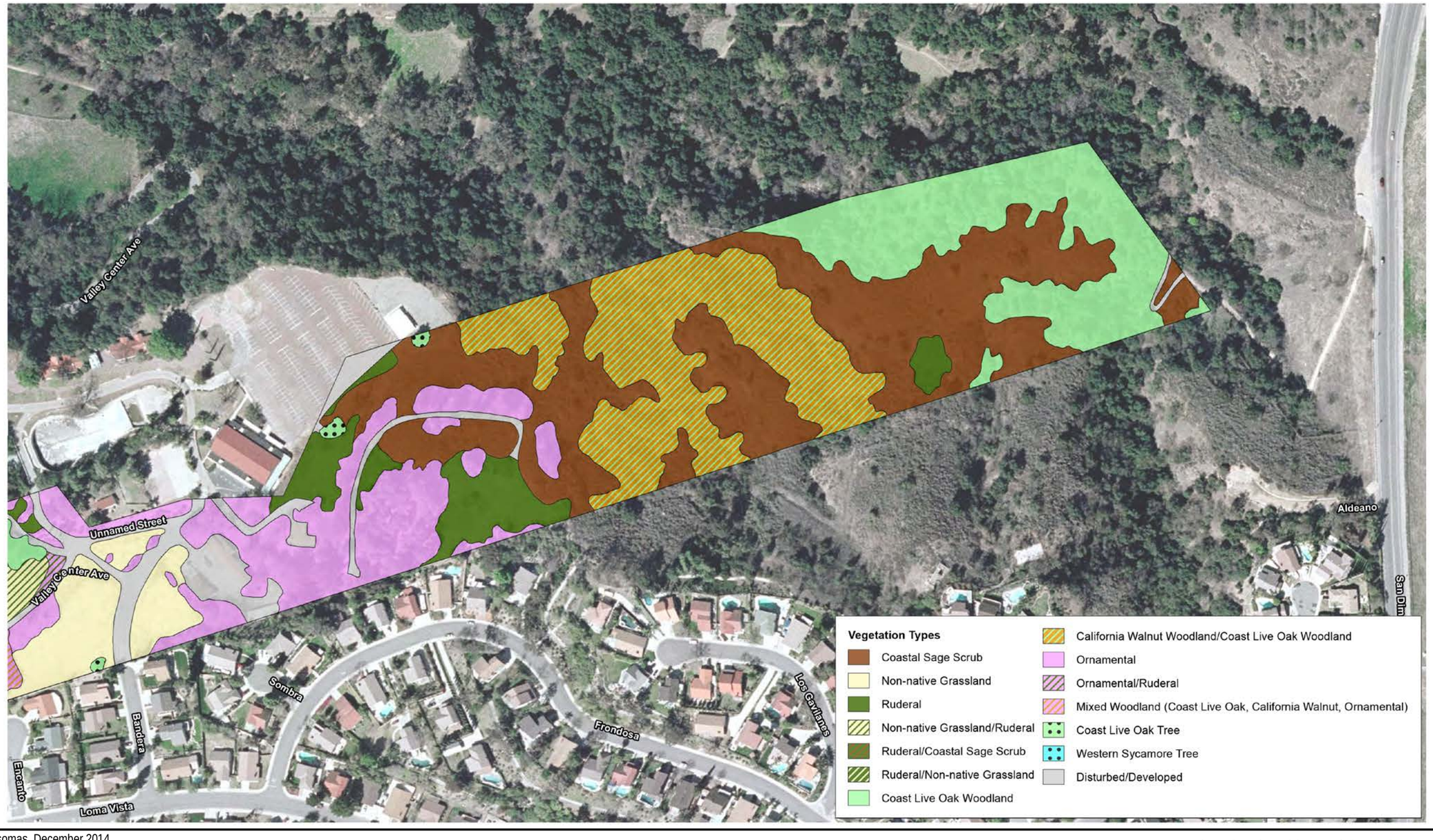


Source: BonTerra Psomas, December 2014

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Not to Scale

Exhibit 4-1
VEGETATION TYPES (Page 1)

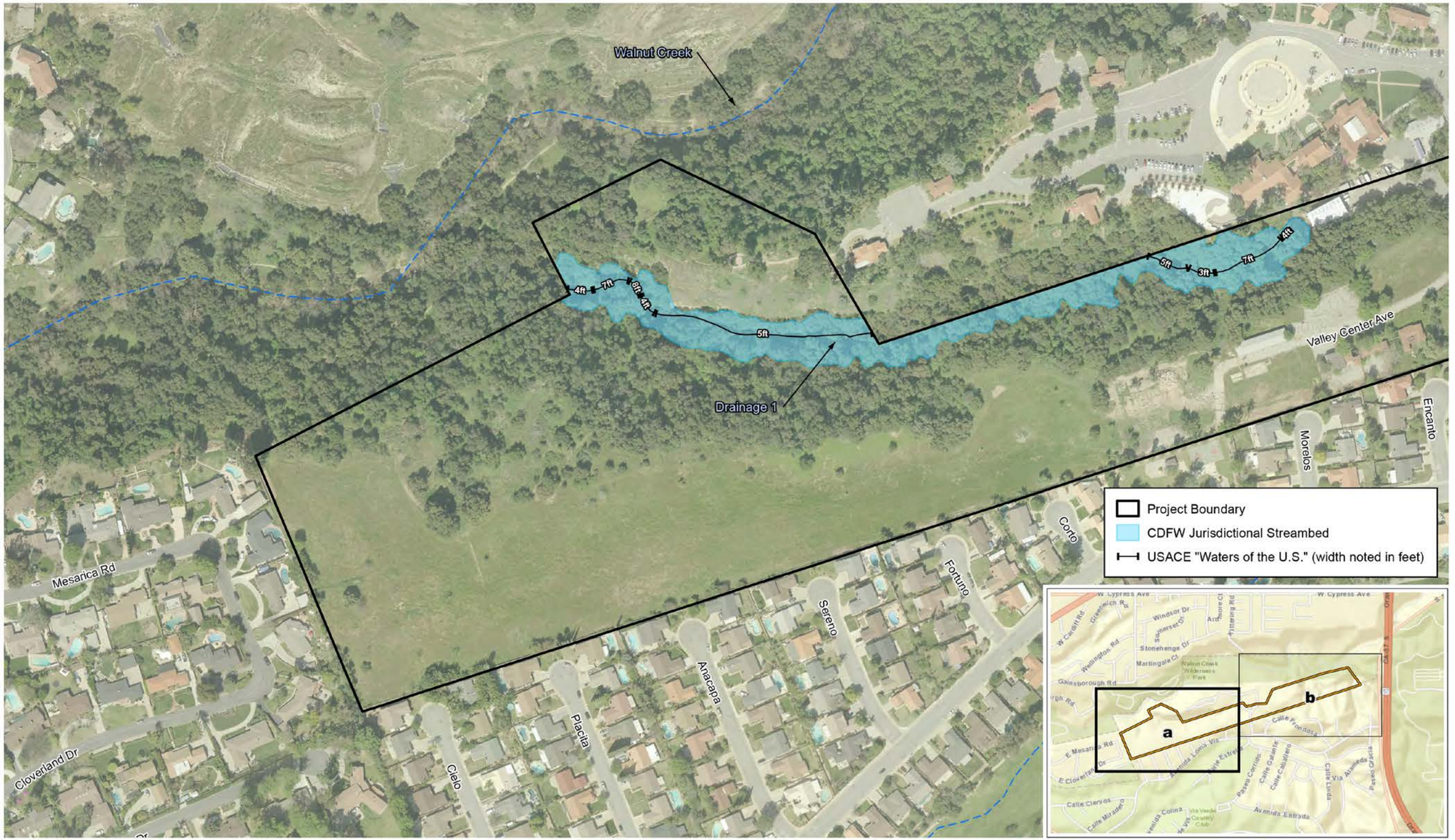


Source: BonTerra Psomas, December 2014

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Not to Scale

Exhibit 4-2
VEGETATION TYPES (Page 2)



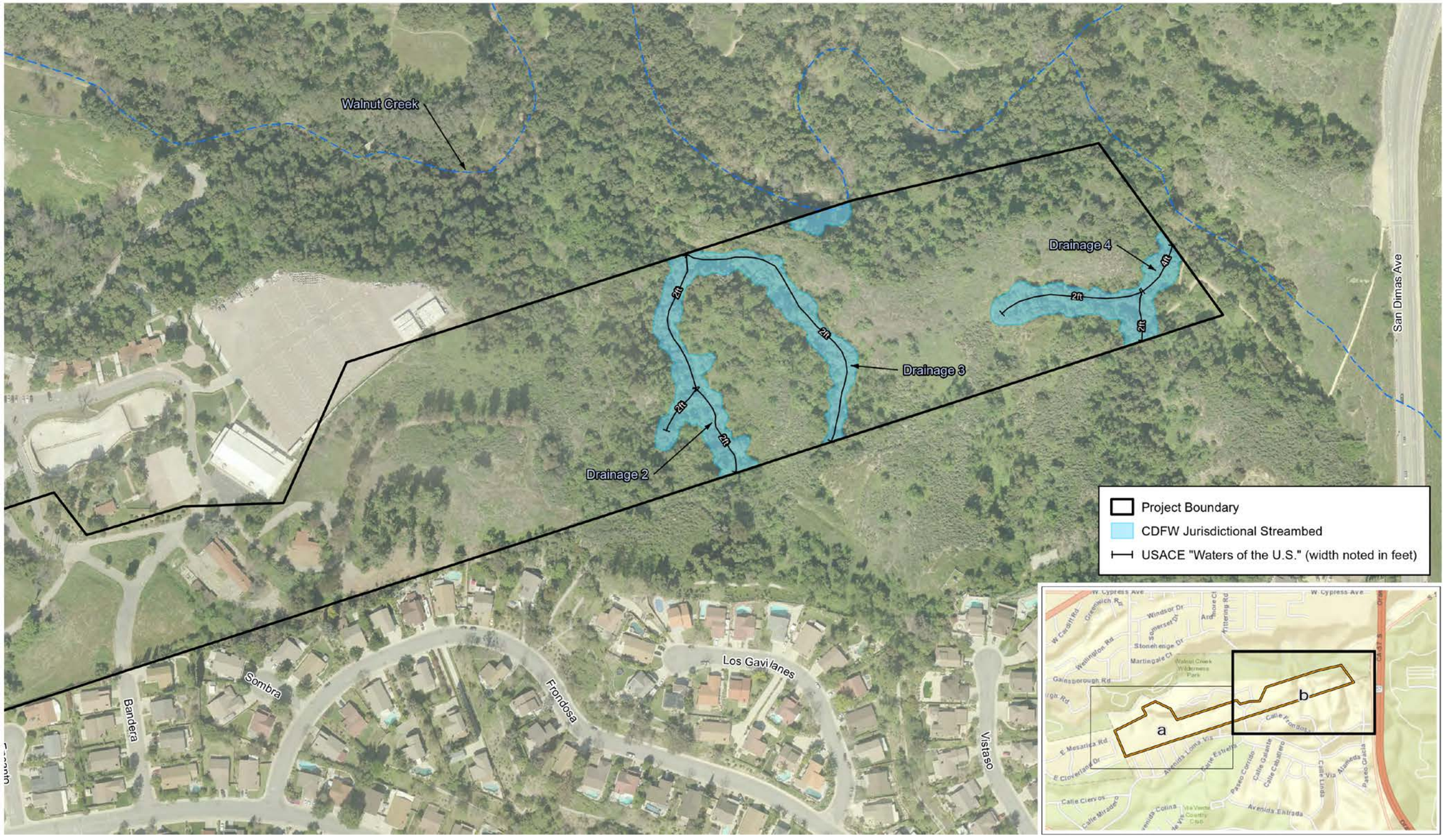
Source: BonTerra Psomas, December 2014

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Not to Scale

Exhibit 4-3

EXISTING JURISDICTIONAL RESOURCES (Page 1)



Source: BonTerra Psomas, December 2014

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Not to Scale

Exhibit 4-4

EXISTING JURISDICTIONAL RESOURCES (Page 2)

4.5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?			✓	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §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?		✓		

Sources Cited in Section 4.5

AHBE, *Walnut Creek Habitat and Open Space Project Site Assessment Report*, September 2011

BonTerra Consulting, *Phase I Cultural Resources Assessment, Opportunities and Constraints Report, Walnut Creek Habitat and Open Space Project, City of San Dimas and Los Angeles County, California*, June 2011

City of San Dimas, *Historic Structures List*, 1991

Roger Hathaway, *Determination of Eligibility Report including an Architectural Statement of Significance and Mitigation Options for Portions of The Voorhis School for Boys Property*, April 1999

Background

Prehistory

The later prehistoric periods of the Southern California coastal region are generally described in cultural horizons developed by William Wallace more than 50 years ago. These four chronologies are generally defined by the temporal and spatial distribution of cultural traits:

- Horizon I: Early Man or Paleo-Indian Period (11,000 BCE to 7,500 BCE)
- Horizon II: Milling Stone Assemblages (7,500 BCE to 1,000 BCE)
- Horizon III: Intermediate Cultures (1,000 BCE to 750 CE)
- Horizon IV: Late Prehistoric Cultures (750CE to 1769 CE)

The Late Prehistoric Period includes the first few centuries of early European contact (1542-1769 CE). It is known as the Prehistoric Period due to the low level of interaction

between native Californians and Europeans prior to Portola's overland expedition in 1769. Archaeological records reveal a substantial increase in the indigenous population the few centuries prior to European contact. Some sites may have contained as many as 1,500 individuals. Many of these village sites are believed to have been occupied throughout the year rather than seasonally.

The project site was the home of the Gabrielino, or Tongva. The Gabrielino Community of Winiinga (aka: Guinibit) is documented to have existed in the vicinity. The ancestral Gabrielino arrived in the Los Angeles Basin probably before 500 BCE as part of the Shoshonean (Takic speaking) Wedge from the Great Basin region and gradually displaced the indigenous peoples. They were primarily hunters and gatherers, living off the bounty of the varied mountains, foothills, valleys, deserts and coasts. Acorns were the staple food, supplemented by roots, leaves, seeds and fruit. Fresh and saltwater fish, shellfish, birds, insects and mammals were also exploited.

Gabrielino communities and culture began to decline with the arrival of the Mission de San Gabriel in 1771. The Mission was established in South-Central Los Angeles County, in what has since been called the San Gabriel Valley. Many Gabrielinos joined the mission and left their villages. This association with the Mission San Gabriel gave the Gabrielino their Europeanized name Gabrielino. By the time the first American settlers arrived in the Los Angeles area, the Gabrielino were dispersed and working on Mexican land grants.

The community of San Dimas, initially called Mud Springs after the adjacent Mud Springs Marsh, was part of the last Spanish land grant issued by Mexican Governor Alvarado. Rancho San Jose, started by Ygnacio Palomares and Ricardo Vejar in 1837, was created from land from the Mission de San Gabriel. The rancho had sheep and cattle operations in addition to growing crops for consumption by the residents of the rancho. In the late 1800s, the city's name was changed by the San Jose Land Company to reflect the San Dimas Canyon to the north when the Santa Fe Railroad came through.

Voorhis School

In the early 1900s the project area was a secluded, undeveloped span of 157 acres of arroyo and mesa known as Oak Knoll Ranch. Walnut Creek wash and other streams ran through the property amongst a lush variety of California native Oaks and chaparral.

With a vision of starting a school for underprivileged boys, Charles B. Voorhis (one of the early executives of General Motors) saw that the land was very suitable for a campus site, with its rich soil and ample land for horticultural and livestock endeavors and playing fields. He purchased the property in 1927 and assembled an architectural staff to begin the design and construction of a beautifully crafted Mediterranean Spanish Colonial style campus. The campus boasted five dormitory cottages, an administration building, library, chapel, infirmary, classrooms, cafeteria, and faculty residences. In addition to the architectural enhancements, groves of citrus, avocados and deciduous fruit trees were

planted and nurtured. The Voorhis School for Boys operated for the next decade as a home away from home for boys who were in need of a better living environment.

The design and construction of the facility was clearly linked to a creative philosophy of education. This is eloquently described in a 1928 Guidebook/Brochure of the Voorhis School for Boys, as written by H. Jerry Voorhis. He writes: *The school is situated in the San Jose hills about half way between San Dimas and Covina. Much of the 150 acres is in rich, level ground which will be devoted to horticulture, gardening, and the raising of small stock. Here, under proper direction, the boys may learn to till the soil, plant and care for the trees or crops, and perfect themselves in whichever of these industries they may wish to pursue. Part of the acreage is composed of rough, hilly country on the banks of Puddingstone Creek.*

This is the "Boy Preserve" where nature will be studied at first hand, where ardent explorers will wind their toilsome way, and where, no doubt, occasional scenes of tribal conflict will be enacted. The buildings are on an oak-dotted mesa from which an unobstructed view of Mount San Antonio (Old Baldy) and his lesser associates offers inspiration..... The ideal of this school-home is "home" life in the fullest sense of that word, that is, understanding, educative, guiding, and loving home life. The ideal is, further, that this home life be offered to such boys, without schools of this type, would never know it. Here the orphan boy, the boy from the broken home, the boy whose "home" lacks most of the elements which give the word meaning, or the boy of a widowed or overburdened mother, may find comfort, understanding, and shelter. This ideal of the Voorhis School must be a part of the atmosphere of the place, something taken entirely for granted by every member of the community, old and young alike, a part of the fabric of things about which no one will do much talking, because its fulfillment is too fundamental and too sacred to be made a matter of any evident effort.

California Polytechnic Campus

The last Voorhis School for Boys class graduated in the spring of 1938. While looking to find a new owner for the property, Charles was informed that Cal Poly was interested in the potential of extending their campus to Southern California. He researched their learn-by-doing educational philosophy and was enthusiastic to find it coincided with his own. In the summer of 1938, the campus was donated to the Cal Poly institution with apparently only one string attached: a provision that if the campus was no longer in use by the college, it would be passed on to another educational based institution. Thus, the birth of the Cal Poly Southern California campus, initially a satellite extension of the San Luis Obispo institution.

Three courses of study were initially offered at the southern campus: Citrus Production, Ornamental Horticulture and Agricultural Inspection. Students could work towards a two-year vocational certificate or a three-year technical certificate. Several of the original Voorhis classrooms were converted to laboratories for entomological studies as the school focused much of its training on Agricultural Inspection of diseases or insects such as the Oriental fruit fly.

The Voorhis student body outgrew the San Dimas facility less than two decades after its doors opened. In 1956, 550 students and 30 faculty members moved one mile away to the Kellogg campus, an 813-acre horse ranch donated in 1949 by breakfast cereal magnate W.K. Kellogg.

Pacific Coast Baptist Bible College

From 1961 until the early 1970s, the Walnut Campus was used as an educational center and retreat by numerous groups and industries. In 1972, the Pacific Coast Baptist Bible College (PCBBC) leased the Walnut Campus from the State until it purchased the property in December 1977. Enrollment at Pacific Coast Baptist Bible College reached 500 students in the late 1970s, with students coming mainly from 300 churches in the western United States. In 1995, Pastor Terry Randolph led the college through a time of financial crisis and declining enrollment which eventually forced the relocation of the college from the Walnut Campus to Oklahoma City in June of 1998.

Tzu Chi Foundation and Watershed Conservation Authority

During a transitional period, the campus was purchased by Daniel Singh of Dentec who named the project site Vista Verde and split the property into two ownerships in 2001. Currently, roughly two-thirds of the original acreage is owned by the Tzu Chi Foundation, the remaining one-third is owned by the Watershed Conservation Authority (WCA) and the City of San Dimas.

The Tzu Chi Foundation is an international non-profit, nongovernment humanitarian organization founded on four major missions that embody the translation of the name Tzu Chi: compassion and relief. These missions include charity, medicine, education and humanistic culture. The WCA is a joint powers entity of the Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District (LACFCD). Its focus is on projects that will provide open space, habitat restoration, and watershed improvement in the watersheds of both the San Gabriel River and the Lower Los Angeles River. In partnership with the City of San Dimas, the WCA is embracing the history of the campus while envisioning a future site that is a model for sustainable watershed projects, provides open space recreation and follows the educational-based philosophies that were the founding principles of the original Walnut Campus.

Voorhis Unit/California State Polytechnic Campus

A historical map of the Voorhis Unit Campus drawn circa 1938 is shown on page 23 of the *Site Assessment Report*. This map indicates that although five building features are located on the project site, they are physically and visually removed from the core of any potential Voorhis School for Boys architectural/historical district.

The following buildings, remnants of the previous landscape, are located on the project site (refer to *Exhibit 2-3, Location of Existing On-Site Buildings*).

Hughes Hall: This circa 1940s one-story classroom building is rectangular in plan and has undergone window, doorway, and surface wall alterations. The design and construction are utilitarian and hold "no [historic] architectural merit or value."

Print Shop: This circa 1940s one-story, post-Voorhis period, utilitarian building is located in an area once serving as a corral barn. The structure has a very low pitched gable roof and has been altered by new doorways and windows. It holds "no [historic] architectural merit or value."

Original Ranch Cottage: This Spanish Colonial Revival building built in 1928 belongs to the Voorhis period of occupancy. It is constructed with a wood frame and covered in a gunite-like surface that visually appears as stucco. The one-story structure is virtually unaltered and retains significant architectural and historical values.

Laundry Building/Shed: This circa 1940 one-story, small utilitarian structure is constructed of stucco, gunite, and clapboard and is associated with a concrete loading dock and metal shed. It was built during the "Cal Poly" period of occupancy and has "no [historic] architectural design value."

Open Storage Shed: This one-story, small utilitarian structure is constructed of wood with a corrugated metal shed roof, however appears unfinished. It was built during the Cal Poly period of occupancy (year of construction is unknown) and holds "no [historic] architectural design value." The open structure tested negative for asbestos and lead contamination.

Original Incinerator/Vacant Shed: This marginally influenced Spanish Colonial style building from the Voorhis period (constructed in 1928) contains no decorative detailing. The structure has been altered, but remains a minor contributing historical feature.

Original Auto Shop: This Spanish Colonial Revival style building is from the Voorhis period (constructed in 1928). It is a two-story structure containing industrial maintenance bays on the lower lever with classrooms on the second floor. Wood shutters, ornamental ironwork, and decorative vents and chimneys contribute to the architectural and historic value of the unit.

Original Cottage J: This L-shaped Spanish Colonial Cottage belongs to the Voorhis period of occupancy (constructed in 1928). The arched entry, wood shutters, ornamental ironwork, and circular vents in the gable area contribute to the buildings architectural and historic value.

Garage/Storage Shed: This one-story structure from the Cal Poly period of occupancy (year of construction is unknown) has a wood frame construction with clapboard siding. It has been altered by the removal of the garage door and by the

partial enclose of the opening. It has "no historic architectural value" and tested negative for asbestos.

A. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN CEQA GUIDELINES §15064.5?

LESS THAN SIGNIFICANT IMPACT

The central portion of the project site was previously occupied by the Voorhis School for Boys and the California State Polytechnic College Southern Campus (Cal Poly) campuses. Construction for the Voorhis School for Boys begin in 1928, the school opened in 1932 and closed in 1938. The property was donated to Cal Poly in 1938 and operated from 1938 to 1956. From 1961 to 1971, the property was used as an Educational and Retreat Center. The western portion of the project site is open space, with Walnut Creek traversing along the northwestern edge.

A total of nine buildings, concrete building remains, and roads are present on-site. A summary of the buildings and their historic value is provided below:

1. Hughes Hall, circa 1940 – holds no (historic) architectural merit or value
2. Print Shop, circa 1940s - holds no (historic) architectural merit or value
3. Original Ranch Cottage, 1928 – retains significant architectural and historic values
4. Laundry Building/Shed, circa 1940 – holds no (historic) architectural design value
5. Open Storage Shed, year unknown – holds no (historic) architectural design value
6. Original Incinerator/Vacant Shed, 1928 – remains a minor contributing historical feature
7. Original Auto Shop, 1928 – wood shutters, ornamental ironwork, decorative vents, and chimneys contribute to the architectural and historic value
8. Original Cottage J, 1928 – arched entry shutters, ironwork, and circular vents in the gable area contribute to the architectural and historic value
9. Garage/Storage Shed, year unknown - holds no (historic) architectural merit or value

The City of San Dimas has a rich history that goes back into the 19th century. To document the historic significance of structures in San Dimas, the City surveyed all pre-1940 buildings in 1991. Over 300 structures are listed as locally significant, state level significance, or potential national register.

Neither the site nor any structures on-site are listed on the National Register of Historic Places (NRHP), California Register of Historic Places, California Historical Landmark, or the City's Historic Structures List.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO CEQA GUIDELINES §15064.5?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Based upon the *Phase I Cultural Resources Assessment Opportunities and Constraints Report, Walnut Creek Habitat and Open Space Project*, prepared in June 2011, project site lies in a sensitive area for cultural resources. As part of the Phase I report, a literature review of documents on file was conducted at the South Central Coastal Information Center (SCCIC) at the California State University, Fullerton on June 6, 2011. The results from the SCCIC are included as Appendix B of the report.

No archaeological localities are formally recorded on the project site; several lines of evidence exist that suggest the possibility of buried resources.

Six cultural resource sites have been recorded within one mile of the project site; these sites are located both upstream and downstream of the project site. These archaeological sites consist chiefly of lithic scatters that appear to be remnants of temporary campsites. One site appears to have functioned as more permanent occupation site that would have been occupied throughout the year or intermittently for many years. Additional campsites could be present in the western third of the project site on the mesa area overlooking the creek and in the undeveloped areas in the eastern third of the project site. It is likely that any archaeological sites that existed in the middle third of the project site have been destroyed by previous development.

The Gabrielino Community of *Winiinga* (Guinibit) is known to have been located where the City of Covina was founded, a short distance to the west of the project site. It is likely that the village's use area extended to the banks of Walnut Creek. The Mission San Gabriel baptismal registry recorded a population of approximately 110 individuals at the village, making this a substantial occupation site for the time period. Currently, unknown remnants of this village, or other sites, could still exist either in the western or eastern thirds of the project site.

A qualified archaeologist shall be retained to resurvey areas during and after vegetation is removed in areas where improvements are proposed to determine if any artifacts remain exposed on the surface. Testing and evaluation of any archaeological sites discovered through this method shall be completed and archaeological sites deemed significant shall either be preserved in place or undergo data recovery excavation. Compatible development (i.e., parking lots but not buildings) could be built on top of protected sites.

There is the potential that substantial excavations into the Quaternary deposits in the western portion of the site could uncover paleontological fossils. Therefore, should evidence of paleontological resources be encountered during grading and construction, operations would be required to cease and a qualified paleontologist would be contacted to determine the appropriate course of action and implementation, as specified in Mitigation Measure CUL-3. Therefore, impacts in the regard would be reduced to less than significant with implementation of Mitigation Measure CUL-1.

MITIGATION MEASURES

At each phase of project development, the following mitigation measure shall be reviewed by the Watershed Conservation Authority and/or City of San Dimas to determine if the measure is or is not applicable based upon the areas to be disturbed for construction and/or operation, and shall be implemented if deemed applicable.

CUL-1 A qualified archaeologist shall be retained to monitor grading related to improvements in the eastern and western thirds of the project site, or elsewhere if resources are discovered. In the event that archaeological resources are inadvertently unearthed during excavation and grading activities, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The qualified archaeologist shall evaluate the significance of the find and the appropriate course of action. If avoidance of the resources is not feasible, salvage operation requirements pursuant to *CEQA Guidelines* Section 15064.5 shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

C. WOULD THE PROJECT DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Based upon the *Phase I Cultural Resources Assessment Opportunities and Constraints Report, Walnut Creek Habitat and Open Space Project*, prepared in June 2011, the project site lies in a sensitive area for paleontological resources. While no paleontological localities are formally recorded on the project site, there are several lines of evidence exist that suggest the possibility of buried resources.

The Natural History Museum of Los Angeles County (NHMLAC) has recorded no vertebrate fossil localities within the project site; however, there are localities recorded nearby in similar sedimentary deposits that occur on the project site. The eastern portion of the project site is underlain by igneous rocks that do not have the potential to contain vertebrate fossils; however, surficial deposits in the western portion of the project site consist primarily of older Quaternary Alluvial sediments that may contain significant fossils. No paleontological resources were observed during the site survey in 2011.

There is the potential that substantial excavations into the Quaternary deposits in the western portion of the site could uncover paleontological fossils. Therefore, should evidence of paleontological resources be encountered during grading and construction, operations would be required to cease and a qualified paleontologist would be contacted to determine the appropriate course of action and implementation, as specified in Mitigation Measure CUL-2. Therefore, impacts in the regard would be reduced to less than significant with implementation of Mitigation Measure CUL-2.

MITIGATION MEASURES

CUL-2 In the event that construction would require substantial excavations into the Quaternary deposits in the western portion of the site, a qualified paleontologist shall be retained by the Watershed Conservation Authority to conduct construction monitoring of the project site. If fossils are found during monitoring, the paleontologist shall prepare a report summarizing the results of the monitoring program including methods of fossil recovery, preparation, and curation, and a description of the fossils collected and their significance. A copy of the report shall be provided to the Watershed Conservation Authority and the City of San Dimas. The fossils and a copy of the report shall be deposited in an accredited curation facility for permanent curation.

D. WOULD THE PROJECT DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

As previously discussed, the area around Walnut Creek may have been used by the Gabrielino Community of *Winiinga*. However, no known human remains occur on-site, and due to the level of past disturbance, it is not anticipated that human remains exist. In the event human remains are encountered during earth removal or disturbance activities, all activities would cease immediately and a qualified archaeologist and Native American monitor would be immediately contacted. The Coroner would be contacted pursuant to *Public Resources Code* Sections 5097.98 and 5097.99 relative to Native American remains. Should the Coroner determine the human remains to be Native American, the Native American Heritage Commission would be contacted pursuant to *Public Resources Code* Section 5097.98. Therefore, with implementation of Mitigation Measure CUL-4, impacts would be reduced to less than significant in this regard.

MITIGATION MEASURES

CUL-3 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the Los Angeles County Coroner immediately notified of the find. The provisions of *California Health and Safety Code* Section 7050.5 and California Public Resources Code Section 5097.98 relative to Native American involvement, burial treatment, and re-burial, if necessary, shall be met.

4.6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.				✓
2) Strong seismic ground shaking?		✓		
3) Seismic-related ground failure, including liquefaction?			✓	
4) Landslides?		✓		
b. Result in substantial soil erosion or the loss of topsoil?			✓	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓		
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

Sources Cited in Section 4.6

AHBE, *Walnut Creek Habitat and Open Space Project Site Assessment Report*, September 2011

Aragon Geotechnical, Inc., *Geotechnical Feasibility Evaluation, WCA Walnut Creek Habitat & Open Space Project, San Dimas, Los Angeles County, California*, June 8, 2011

Aragon Geotechnical, Inc. (AGI) prepared a *Geotechnical Feasibility Evaluation, WCA Walnut Creek Habitat & Open Space Project, San Dimas, Los Angeles County, California*, dated June 8, 2011. The report presents findings, opinions, and recommendations developed as a result of limited field reconnaissance observations, technical report reviews, historical research, and engineering and geological analyses. The *Geotechnical Feasibility Evaluation* can be found in Appendix F.

Table 4. Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of January 2010. This is an updated version of Table 4 from the 2007 edition of Special Publication 42 (Fault-Rupture Hazard Zones in California, by William A. Bryant and Earl W. Hart)*. California Department of Conservation website http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx, accessed April 28, 2015.

State of California, Seismic Hazard Zones, San Dimas Quadrangle, Official Map, Released March 25, 1999.

A. WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY, OR DEATH INVOLVING:

1. 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.

NO IMPACT

Southern California, including the project area, is subject to the effects of seismic activity due to the active faults that traverse the area. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years) and/or are in a State-designated Alquist-Priolo Earthquake Fault Zone. According to Table 4 of Special Publication 42 and the Seismic Hazard Zones Map, the project site is not located within an Alquist-Priolo Special Studies Zone (within the San Dimas Quadrangle, dated 1999). Therefore, no impacts would result from the potential for fault rupture of a known earthquake fault.

MITIGATION MEASURES

No mitigation measures are required.

2. STRONG SEISMIC GROUND SHAKING?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Southern California is considered a tectonically active area. Since the project site is located in a seismically active region, numerous faults capable of generating moderate to large earthquakes exist within the project vicinity. The closest zoned active regional fault traces are associated with the Cucamonga segment of the Sierra Madre Fault zone near San Antonio Canyon, which is approximately 9.8 miles away from the site. Other presumed active faults include other Sierra Madre Fault strands near the base of the San Gabriel Mountains, approximately 2.7 miles due north of the site, and the San Jose Fault, approximately 2.0 miles south of the site.

Activity for the Walnut Creek Fault has been defined as Quaternary, age undifferentiated. The interpretative fault is mapped as a concealed trace coincident with the Walnut Creek stream course, and is estimated to approach within 150 feet or so of the northwestern site boundary. The *Geotechnical Feasibility Evaluation* for the proposed project concludes that the potential for surface fault rupture within the site from the Walnut Creek Fault or other better-defined faults to be extremely low.

During the life of the future natural open space and recreational uses, the project site would likely experience moderate to high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the Southern California region.

Although some structural damage is typically not avoidable during a large earthquake, the proposed project would be constructed to meet existing construction ordinances and the *California Building Code* in order to protect against building collapse and major injury during a seismic event. The *California Building Code* includes specific design measures, which are based on the determination of Site Classification and Seismic Design Categories specific to the project site. These design measures are intended to maximize structural stability in the event of an earthquake. Table 6.4-1 in the *Geotechnical Feasibility Evaluation* includes example 2010 California Building Code Design Factors and Coefficients. The criteria in Table 6.4-1 are conservative assumptions for existing and future buildings founded atop deep unit "Qofs" older fan sediments. As part of Mitigation Measure GEO-1, subsurface drill shall be conducted to verify final spectral acceleration values. Thus, adherence to the *California Building Code* requirements, as well as Mitigation Measure GEO-1, would reduce the risks related to strong seismic shaking to a less than significant level.

MITIGATION MEASURES

At each phase of project development, the following mitigation measure shall be reviewed by the Watershed Conservation Authority and/or City of San Dimas to determine if the measure is or is not applicable, and shall be implemented if deemed applicable. This measure is applicable to areas where slopes are 10 percent or greater and where buildings will be constructed.

GEO-1 Prior to the issuance of grading and/or building permits, subsurface drilling shall be conducted to verify the preliminary spectral acceleration values shown in Table 6.4-1 in the Geotechnical Feasibility Evaluation determined for existing and future buildings founded atop deep unit "Qofs" older fan sediments and determine final spectral acceleration values. The final selection of design coefficients shall be made by the structural consultant based upon local guidelines and ordinances and expected building response, and incorporated into the building design.

3. SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?

LESS THAN SIGNIFICANT IMPACT

Liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant buried structures, and cracking of the ground surface. A common manifestation of liquefaction is the formation of sand boils, which are short-lived fountains of soil and water that emerge from fissures or vents and leave freshly deposited mounds of sand or silt on the ground surface.

The *Geotechnical Feasibility Evaluation* for the proposed project concludes that the potential for on-site liquefaction impacts is less than significant due to presence of sedimentary and igneous bedrock and the lack of shallow groundwater in mapped soil areas. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4. LANDSLIDES?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The geologic and topographic characteristics of an area often determine its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential slope failure and landslide events.

The *Geotechnical Feasibility Evaluation* for the proposed project identified three landslides in the western portion of the project site. The smallest slide area occupies part of a minor drainage and can be characterized as a slumped and filled area within the older alluvial mesa deposits. To the north are two larger masses that appear to be rooted in the Puente Formation bedrock. Their occurrence can be ascribed to low material strength and possible unfavorable slope-parallel bedding orientations. In addition, a large queried landslide (Qls?) is located in the eastern third of the project site. Based upon the Tan (2000) study and mapping by the California Department of Conservation, the *Geotechnical Feasibility Evaluation* concluded that area is not slide, but does need to be studied further. Other than the mapped landslides, other areas of land instability were not found on the project site. However, very small or surficial unstable masses may not have been detected. Also, surficial soil creep could be expected on almost any steep slopes. Refer to *Exhibit 4-5 – Site Soils and Geotechnical Constraints*.

The uses proposed within the identified landslide areas include multi-purpose trails. Avoidance of the landslide areas and/or proper geotechnical engineering, as identified in Mitigation Measure GEO-2, would mitigate very small slides or creep to less than significant levels.

MITIGATION MEASURES

At each phase of project development, the following mitigation measure shall be reviewed by the Watershed Conservation Authority and/or City of San Dimas to determine if the measure is or is not applicable, and shall be implemented if deemed applicable. This measure is applicable to areas in close proximity to landslide areas shown on Exhibit 4-5 where trails will be constructed.

GEO-2 Prior to the installation of the multi-purpose trails in the western portion of the project site, a geotechnical engineer shall be retained to determine the appropriate geotechnical engineering measures needed relative to landslides. The recommendations of the geotechnical engineer shall be implemented during site grading and construction.

B. WOULD THE PROJECT RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?

LESS THAN SIGNIFICANT IMPACT

The oldest site bedrock unit is correlated to the middle Miocene-age Glendora Volcanics. Volcanic rock underlies most of the central and eastern portions of the site. There are a few bold rock outcroppings, but most areas are comprised of fairly smooth convex slopes with a moderate soil cover. Although almost entirely concealed by thick colluvial and slopewash soils, sedimentary bedrock is found near the northwestern site limits was identified as the La Vida Member of the Puente Formation. The latter areas of the project site are part of a broad, older alluvial fan surface. Walnut Creek and its subsidiary drainages have dissected the surface in excess of 150 feet deep. The on-site older alluvium appears to be comprised of silty and gravelly sand. Refer to *Exhibit 4-5, Site Soils and Geotechnical Constraints*.

The limited on-site grading and earthwork activities to create the proposed project's feature construction activities would result in ground surface disruption that could create the potential for short-term erosion by wind and water to occur.

All demolition and construction activities on-site would be subject to compliance with the *California Building Code*. Further, the proposed project would be subject to compliance with the requirements set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction activities; refer to Response 4.9.A. The NPDES Storm Water General Construction Permit requires preparation of a Storm Water Pollution Prevention Plan, which would identify specific erosion and sediment control Best Management Practices that would be implemented to protect storm water runoff during construction activities. Compliance with the *California Building Code* and NPDES would minimize effects from erosion and ensure consistency with the Los Angeles Regional Water Quality Control Board Water Quality Control Plan.

Once construction is complete, disturbed surfaces would be stabilized through vegetation or pavement. Therefore, substantial soil erosion or loss of topsoil is not expected to occur during long-term operations.

Following compliance with NPDES requirements, project implementation would result in less than significant impacts regarding soil erosion.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT 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 AN ON-SITE OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION OR COLLAPSE?

LESS THAN SIGNIFICANT IMPACT

Refer to Response 4.6.A.3.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Expansive soils can be a problem, as variation in moisture content will cause a volume change in the soil. Expansive soils heave when moisture is introduced and contract as they dry. During inclement weather and/or excessive landscape watering, moisture infiltrates the soil and causes the soil to heave (expansion). When drying occurs the soils will shrink (contraction). Repeated cycles of expansion and contraction of soils can cause pavement, concrete slabs on grade and foundations to crack. This movement can also result in misalignment of doors and windows.

Underlying soils at the project site are comprised on native alluvial deposits. The alluvial materials consist of silty and clayey sand. The alluvial materials are generally moist to saturated and loose to dense. Refer to *Exhibit 4-5*, *Site Soils and Geotechnical Constraints*. According to the *Geotechnical Feasibility Evaluation,* the project site is underlain by soils of very low expansion potential, along with unknown quality or uniformity of as-built fills. The *Geotechnical Feasibility Evaluation* concludes that existing fills and surficial soil horizons should not be considered acceptable to support structural fill, new foundations, or other prospective improvements in their current condition as the existing fills are not engineered fills and may approach or exceed 10 feet in depth in certain areas. It is acceptable to leave old fill in place if current or non-structural uses are continued and/or new softscape landscaping is proposed. The uppermost older alluvial materials and hillslope colluvium exhibit disturbance and high compressibility.

However, in order to ensure that the proposed project is not susceptible to damage as a result of on-site soils and geological conditions, the *Geotechnical Feasibility Evaluation* has included specific recommendations to reduce this risk to less than significant levels, which are to be reviewed and revised as necessary as part of Mitigation Measure GEO-3.

MITIGATION MEASURES

At each phase of project development, the following mitigation measure shall be reviewed by the Watershed Conservation Authority and/or City of San Dimas to determine if the measure is or is not applicable, and shall be implemented if deemed applicable. This measure is applicable to areas needed to support structural fill or new foundations.

GEO-3 Prior to issuance of grading permits, a geotechnical report shall be prepared and incorporate or revise as necessary the following measures from the Geotechnical Feasibility Evaluation. The geotechnical report shall be submitted to the Los Angeles County Public Works Department for review and approval. The recommendation of the geotechnical report shall be implemented during site grading and construction.

Site Grading Requirements

Compacted engineered fills shall be placed and compacted in accordance with the following:

a. Demolition and removal of all abandoned, hidden, or buried improvements including foundations, slabs, pipes, tanks, cables, or leach-line on-site wastewater or disposal systems from structural fill areas. If a well is discovered on-site, it shall be properly sealed and capped by a licensed drilling contractor in accordance with Los Angeles County requirements. The geotechnical engineer must receive a copy of the well closure report. The geotechnical engineer shall perform observations of all site demolition work on an as-needed basis to document the nature and depths of buried improvements as they are removed.

b. Clearing and grubbing of grasses, shrubs, trees, and all major roots shall be completed as determined by site conditions.

c. Excavation of undocumented fill, disturbed or porous sediments, or other unsuitable material as determined by the geotechnical engineer shall be performed in accordance with an approved soils investigation report.

d. Observation and acceptance of all stripped areas shall be made by a qualified professional engineer and/or engineering geologist prior to placing fill.

e. Scarification of exposed bottoms to specified depths, moisture-conditioning by adding moisture or drying back to specified water contents, and proof-rolling with heavy rubber-tire equipment (earthmoving scrapers, large loaders, or similar) for initial compaction and to detect soft zones prior to fill placement.

f. Fill soils shall be uniformly moisture-conditioned by mixing and blending, and placed in lifts having thicknesses commensurate with the type of compaction equipment used, but generally no greater than 6 to 8 inches.

g. Engineering field observation and testing shall be conducted throughout fill placement to verify that specified minimum compaction and soil water contents are being uniformly achieved. Field density tests shall be performed in accordance with the approved geotechnical investigation report and applicable Los Angeles County codes and requirements.

Slope Design Criteria

a. If site programming requires manufactured cut and fill slopes (not applicable to foot trails), graded slopes on-site (not applicable to foot trails) shall be designed and built in accordance with the following:

b. All fill slopes shall be constructed at maximum slope inclinations of 2:1 (horizontal:vertical).

c. Cut slopes in the native older fan sediments shall be excavated and reconstructed as stabilization fill slopes, if 5 feet or greater in height.

d. The surfaces of all fill slopes shall be compacted to where they equal or exceed minimum compaction for mass fill, and shall be free of slough or loose soils.

e. Slope-specific geological evaluations to verify the preliminary opinion in the Geotechnical Feasibility Evaluation that bedrock slopes in volcanic rock may be feasible and stable at inclinations of up 1:1.

f. The ground surface adjacent to the tops of slopes shall be designed and graded to drain water away from the slopes. Brow ditches shall be required for new cut slopes intercepting ascending ground above the cut.

g. Erosion control measures shall be implemented for all slopes as soon as practicable after slope completion, per applicable City of San Dimas and Los Angeles County Codes or ordinance.

E. WOULD THE PROJECT HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?

NO IMPACT

Sewers are currently available for the on-site disposal of wastewater; therefore it would not be necessary to install septic tanks or alternative wastewater disposal systems. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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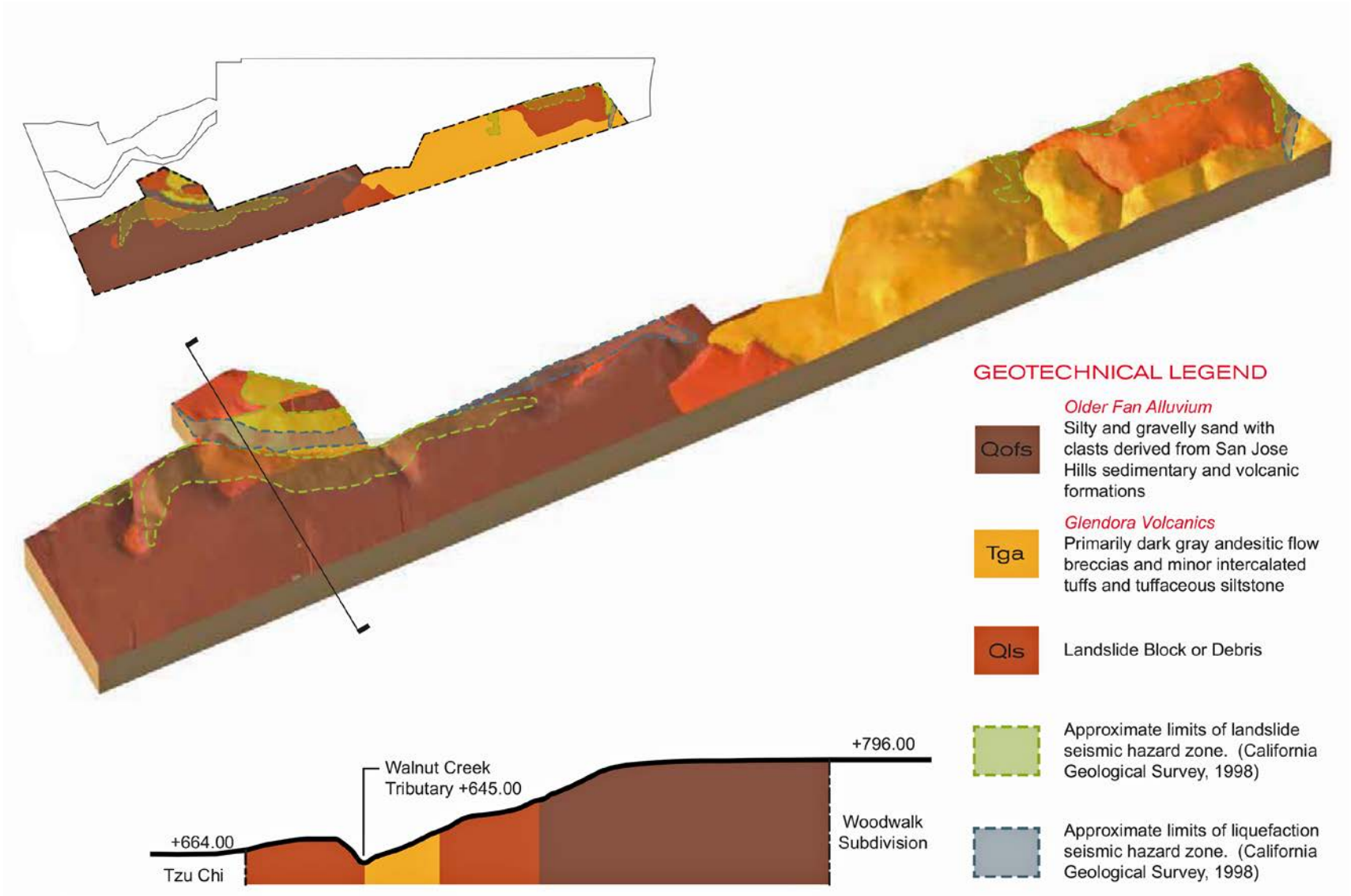


Source: AHBE, 2011

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

Exhibit 4-5

Not to Scale

SITE SOILS & GEOTECHNICAL CONSTRAINTS

4.7. GREENHOUSE GASES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

Sources Cited in Section 4.7

PMC, *City of San Dimas Electrical Energy Action Plan*, 2013

A. WOULD THE PROJECT GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The proposed project would generate greenhouse gas (GHG) emissions through construction activities; however, the period of construction at any phase would be short-term. The primary sources of GHGs during construction would be those associated with the daily commute of construction workers and construction vehicle exhaust. Although construction GHG emissions would not be substantial, they could be further minimized by Best Management Practices, as identified in Mitigation Measure AQ-1. During park operations, vehicle trips to and from the site would generate GHG emissions. The site's location adjacent to a populated urban area serves to draw visitors from nearby areas that currently travel by vehicle to other city or regional park facilities. The provision of pedestrian and bicycle facilities shall encourage park users to access the site without the use of vehicles. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

Refer to Mitigation Measure AQ-1. No mitigation measures are required.

B. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, POLICY OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?

LESS THAN SIGNIFICANT IMPACT

An *Electrical Energy Action Plan* (*EEAP*) was completed in 2013 for the San Gabriel Valley Council of Governments and the City of San Dimas. The *EEAP* demonstrates the City's

commitment to increasing energy efficiency and thereby reducing greenhouse gas (GHG) emissions. The *EEAP* identifies the City's long-term vision and commitment to achieve energy efficiency in the community and in government operations. The Plan includes goals, policies, and actions aimed to reduce electricity use within the community. Quantifiable policies from Appendix C of the *EEAP* that are applicable to the proposed project include:

> Policy 1.3: Collaborate with owners of historic buildings to improve the energy efficiency of historic properties while maintaining the character and integrity of the building.
>
> Policy 2.2: Facilitate retrofits and energy efficiency improvements within the nonresidential building stock.
>
> Policy 3.1: Work with project applicants to maximize the energy-efficient design and orientation of new buildings.
>
> Policy 3.2: Identify opportunities to support the integration of energy efficiency upgrades as part of building remodels or tenant improvements.
>
> Policy 5.1: Enhance and protect the community's urban forest to maximize the energy efficiency benefits of tree shading and cooling.
>
> Policy 5.2: Maximize the use of cool roofs and surfaces to reduce building energy use.
>
> Policy 6.2: Support water-efficient landscaping to reduce the electricity demand for water transport and treatment.

The proposed project would generate GHG emissions during construction activities and operation; however, the overall project would allow for accessible recreational uses in close proximity to urban centers, which would have the potential to reduce vehicle recreational trip lengths. In addition, on-site buildings and landscaping would be subject to the policies cited above. Thus, the proposed project would be consistent with AB 32 GHG reduction goals and less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	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?		✓		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter 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 two 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?		✓		

Sources Cited in Section 4.8

AHBE, *Walnut Creek Habitat and Open Space Project Site Assessment Report*, September 2011

Department of Toxic Substances Control,
http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm, accessed on November 6, 2014

A. WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?

LESS THAN SIGNIFICANT IMPACT

Construction and operation of the proposed project would require extensive or on-going use of acutely hazardous materials or substances. Construction activities would be short-term in nature, and would involve the limited transport, storage, use, or disposal of hazardous materials. The storage, handling, or disposal of hazardous materials is regulated by the California Department of Toxic Substances Control (DTSC), the United States Environmental Protection Agency (U.S. EPA), the Occupational Safety & Health Administration (OSHA), the Consolidated Fire Protection District of Los Angeles County/Los Angeles County Fire

Department (LACFD), and the Los Angeles County Health Department. Adherence to the regulations set forth by these agencies would reduce the potential impacts to less than significant.

The proposed project would not involve the transport, use, or disposal of hazardous materials. The occasional use of hazardous materials could include paints, aerosol cans, cleaning agents (solvents), automotive supplies, and pesticides and herbicides. These types of materials are not considered acutely hazardous and would be used in limited quantities. All hazardous materials used at the project site would be used, stored, handled, and disposed of in accordance with local, State, and Federal laws that protect public safety. Additionally, the proposed project would have adequate facilities for storing these types of materials. Adherence to the regulations set forth by the local, State, and Federal agencies would reduce the potential impacts to less than significant.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The 60.9-acre project site is part of the original 157-acre hold of Charles B. Voorhis, a successful and philanthropic General Motors executive. In 1928, Mr. Voorhis began construction of a Boys School that included Spanish-style buildings, a concrete reservoir, roads, and other improvements on the mostly flat lands south of Walnut Creek. The original school buildings were constructed with little to no grading or ground improvement. In 1938, the entire Voorhis School property was donated to the California Polytechnic State College for a southern California campus. It remained an operating units of the State university system until 1957, several years beyond the dedication of the new 813-acre Cal Poly Pomona campus in 1950. The university added several buildings on the Voorhis property that were likely used for agricultural science studies. Irrigated orchards were laid out on the flat mesa-like terrain in the western half of the project site and along terraces carved out of slopes. The project site is not believed to have been used for university-related or commercial poultry, stock-raising, equestrian or dairy operations.

The 157 acres were sold to the Pacific Coast Bible College in 1972. The property was ultimately divided into two parcels, recorded at Tract No. 10345. The northern parcel encompasses approximately two-thirds of the acreage plus most original Voorhis school structures and numerous modern improvements. The northern parcel is presently owned and operated by the Tzu Chi Foundation for educational programs and international humanitarian relief efforts.

The southern one-third is owned by the Watershed Conservation Authority and the City of San Dimas, which encompasses nine areas and buildings used by Cal Poly. A total of nine buildings, concrete building remains, and roads are present on-site.

1. ***Hughes Hall***: This circa 1940s one-story classroom building is rectangular in plan and has undergone window, doorway, and surface wall alterations. The structure has friable lead/asbestos penetration in mastic adhesives, window putty, and drywall and joint compounds.

2. ***Print Shop***: This circa 1940s one-story, post-Voorhis period, utilitarian building is located in an area once serving as a corral barn. The structure has friable lead/asbestos penetration in mastic adhesives, window putty, and drywall and joint compounds.

3. ***Original Ranch Cottage***: This Spanish Colonial Revival building built in 1928 belongs to the Voorhis period of occupancy. Lead and asbestos are assumed to be present in the duct insulation and transit pipe.

4. ***Laundry Building/Shed***: This circa 1940 one-story, small utilitarian structure is constructed of stucco, gunite, and clapboard and is associated with a concrete loading dock and metal shed. It was built during the "Cal Poly" period of occupancy. The building and shed tested negative for asbestos, however they have lead-containing exterior paint, and suffer overall structural damage.

5. ***Open Storage Shed***: This one-story, small utilitarian structure is constructed of wood with a corrugated metal shed roof, however appears unfinished. It was built during the Cal Poly period of occupancy. The open structure tested negative for asbestos and lead contamination.

6. ***Original Incinerator/Vacant Shed***: This marginally influenced Spanish Colonial style building from the Voorhis period (constructed in 1928) contains no decorative detailing. No asbestos is present; however, the exterior stucco has very low levels of lead. Associated ash material sampled from the structure contains elevated levels of metals, the extent of which is unknown.

7. ***Original Auto Shop***: This Spanish Colonial Revival style building is from the Voorhis period (constructed in 1928). It is a two-story structure containing industrial maintenance bays on the lower lever with classrooms on the second floor. No asbestos is present; however, lead was found in paint on window trim, doors, and jambs.

8. ***Original Cottage J***: This L-shaped Spanish Colonial Cottage belongs to the Voorhis period of occupancy (constructed in 1928). The structure is in good condition and reported negative results for asbestos. Lead was found in ceramic tile in the restroom.

9. ***Garage/Storage Shed***: This one-story structure from the Cal Poly period of occupancy (year of construction is unknown) has a wood frame construction with clapboard siding.

It has been altered by the removal of the garage door and by the partial enclose of the opening. It tested negative for asbestos. Lead was found in the green paint on the exterior wood siding.

On-Site Hazardous Material Sources and Releases

One of the means through which human exposure to hazardous substance could occur is through accidental release. Incidents that result in an accidental release of hazardous substance into the environment can cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. If not cleaned up immediately and completely, the hazardous substances can migrate into the soil or enter a local stream or channel causing contamination of soil and water. Human exposure of contaminated soil or water can have potential health effects on a variety of factors, including the nature of the contaminant and the degree of exposure.

Construction activities associated with the proposed project could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions. There is a possibility of accidental release of hazardous substances such as petroleum-based fuels or hydraulic fluid used for construction equipment. The level of risk associated with the accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. The construction contractor would be required to use standard construction controls and safety procedures that would avoid and minimize the potential for accidental release of such substances into the environment. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local, State, and Federal law.

The project proposes the demolition and removal of seven of the on-site structures, and rehabilitation of two structures (Original Shop and Original Cottage J). The existing buildings on-site contain asbestos-containing materials, as well as lead-based paints and/or other contaminants. As a result, construction workers and the public could be exposed. Further, the potential exists that construction activities may release potential contaminants that may be present in building materials (e.g., mold, lead, etc.). Federal and state regulations govern the renovation and demolition of structures where asbestos-containing materials and lead-based paints are present. All demolition that could result in the release of asbestos-containing materials or lead-based paints must be conducted according to Federal and State standards. Abatement of asbestos would be required prior to any demolition activities. Compliance with the Mitigation Measure HAZ-1 (compliance with South Coast Air Quality Management District Rule 1403) would reduce potential impacts to a less than significant level.

MITIGATION MEASURES

HAZ-1 To comply with South Coast Air Quality Management District Rule 1403, prior to structural demolition/renovation activities, demolition materials containing asbestos-containing materials and/or lead-based paints shall be removed and properly disposed of at an appropriate permitted facility per existing Federal and State regulations.

C. WOULD THE PROJECT EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?

NO IMPACT

The proposed open space uses would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste; and therefore, would not impact any existing or proposed schools within one-quarter mile of the project site. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT 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?

NO IMPACT

The project site is not listed in a list of hazardous materials sites compiled pursuant to *Government Code* Section 65962.5.[1] No impact would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

[1] Department of Toxic Substances Control, http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm, accessed on November 6, 2014.

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 FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?

LESS THAN SIGNIFICANT IMPACT

The project site is located within an airport land use plan or within two miles of an airport. The Brackett Field Airport, a general aviation airport, is located approximately 2.0 miles east of the project site. A review of the *Los Angeles County Airport Land Use Plan* confirmed that the project site is not within the runway protection zone. However, the project site is within the traffic pattern area of the airport. In addition, the proposed open spaces uses are not in close proximity to a private airstrip. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

Refer to Response 4.8.E.

MITIGATION MEASURES

No mitigation measures are required.

G. WOULD THE PROJECT IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

LESS THAN SIGNIFICANT IMPACT

Emergency vehicles would continue to have access to project-related and surrounding roadways during construction and upon completion of the proposed project. The proposed project would not impact access to emergency response. In addition, the proposed project would not physically interfere with the County's or the City's emergency evacuation routes. Therefore, less than significant impacts would result from the construction and operation of the proposed project in this regard.

MITIGATION MEASURES

No mitigation measures are required.

H. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The areas surrounding the project site predominately built out; however much of the project site remains in a natural state. The Los Angeles County Fire Department has identified the project site as a Very High Fire Hazard Severity Zone (VHFHSZ), which typically includes the following vegetative types: chaparral, coastal sage, riparian, and oak woodland vegetation communities. Wildland fires are relatively common occurrences in these plant communities, which include, but are not limited to ceanothus, chamise, sumac, sages, and wildland grasses. These plant species have adapted to periodic wildland fire conditions, and maintain a healthy ecosystem in the regional vicinity. The proposed project would maintain, preserve, and enhance the existing native on-site habitat resources, which has the potential to create hazardous fire conditions.

Expanded use of the site could result in an increase in fire hazards. The measures provided in Mitigation Measure HAZ-2 provide a number of prevention methods, both during construction and operation of the proposed project. In addition, the prohibition of smoking and other fire restrictions would be clearly displayed at the informational kiosks. With the increased use of the park and additional "eyes on the site," illegal fire use would likely decrease. With implementation of Mitigation Measure HAZ-2, the potential impacts are reduced to less than significant.

MITIGATION MEASURES

HAZ-2 The Watershed Conservation Authority and/or City of San Dimas shall implement the following fire prevention measures during construction and operation, as applicable.

- Continued grazing and/or trail mowing to reduce fire fuel levels.
- Prevent the establishment or control invasive plant species that can increase the risk for fire.
- Develop and maintain emergency access routes through the property.
- Limit driving on undeveloped areas to maintenance and emergency vehicles.
- Prohibit smoking within the park.

- Prohibit all persons from lighting or maintaining fire of any kind, unless a special use permit has been issued.
- Prohibit the use of powered hobby motors and rockets that utilize a combustive fuel or rocket motor.
- Prohibit the use of power tools during periods of high and very high fire hazards.
- Limit public use of the park on red flag or high fire risk days, as determined by the National Weather Service or any other governmental agency.
- During periods of high and very high fire hazard, prohibit the driving of maintenance vehicles into undeveloped areas of the property except for emergencies.

4.9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of 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 storm water 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 which 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?			✓	

Sources Cited in Section 4.9

AHBE, *Walnut Creek Habitat and Open Space Project Site Assessment Report*, September 2011

California Watershed Engineering, *Walnut Creek Habitat & Open Space – Hydrologic Investigation*, June 14, 2011

Federal Emergency Management Agency, Flood Insurance Rate Map Number 06037C1725F, effective date September 26, 2008.

The background information for this section is based upon the *Walnut Creek Habitat & Open Space – Hydrologic Investigation*, prepared by California Watershed Engineering, June 14, 2011.

Watershed

The project site is located within the Walnut Creek Watershed, a major tributary watershed to the San Gabriel River Watershed.

San Gabriel River Watershed

The San Gabriel River receives drainage from a large area of eastern Los Angeles County; its headwaters originate in the San Gabriel Mountains. The watershed consists of extensive areas of undisturbed riparian and woodland habitats in its upper reaches. Much of the watershed of the West Fork and East Fork of the river is set aside as a wilderness area; other areas in the upper watershed are subject to heavy recreational use.

The upper watershed also contains a series of flood control dams. Further downstream, towards the middle of the watershed, are large spreading grounds utilized for groundwater recharge. The watershed is hydraulically connected to the Los Angeles River through the Whittier Narrows Reservoir (normally only during high storm flows). The lower part of the river flows through a concrete-lined channel in a heavily urbanized portion of the county before becoming a soft bottom channel once again near the ocean in the City of Long Beach.

Large electrical power poles line the river along the channelized portion; nurseries, small stable areas, and storage facilities are located in these areas.

Walnut Creek Watershed

Walnut Creek runs just north of the project site and receives drainage from Puddingstone Reservoir and adjacent areas. This section of Walnut Creek ranges in width from five to eight feet, and is approximately four to six inches deep.

Historically, flows within Walnut Creek were momentary. Currently, releases from Puddingstone Reservoir, combined with runoff from water features and landscaping in Raging Waters, create constant channel flow in the creek. Puddingstone Reservoir drains an area of 32.2 square miles that ranges in elevation from 876 feet (267 meters) to 3,690 feet (1,125 meters) as shown in Figure 2-1. Summary discharge reports were obtained from the Los Angeles County Department of Public Works (LACDPW) for Walnut Creek below Puddingstone Dam. These reports were obtained from stream gage Station No. F40-R which is located on the east bank about 1,000 feet below Puddingstone Dam near San Dimas. The data was retrieved for the months of October 2008 to September 2009, October 2009 to September 2010, and October 2010 to April 2011. The peak discharges for each storm year occurred in February: 365 cfs on February 7, 2009, 202 cfs on February 8, 2010, and the peak discharge for the current storm year (2010 to 2011) has yet to be determined.

Puddingstone Dam

Stream flow within Walnut Creek is regulated by Puddingstone Dam. The dam was completed in 1928, and it is now owned and operated by the Los Angeles County Flood Control District. The Puddingstone Dam consists of three rolled earth embankment dams with concrete slope protection on the upstream face. A concrete spillway is located to the

east of the main dam. This series of dams retains Puddingstone Reservoir, which has a design storage capacity of 17,190 acre-feet. The Puddingstone Dam has a crest elevation of 983.5 feet, but was originally designed to be operated with a normal water surface elevation of 970 feet. However, the State of California Division of Safety of Dams has restricted the maximum normal reservoir elevation to 945 feet, with temporary storage above elevation 945 permitted for flood control only.

Site Topography

In general, the topography within the project site consists of moderate to steep hillsides sloping in all directions. The ridgelines vary in width, ranging from narrow to broad with a well-defined drainage in between each ridge. The project site's south boundary consists of the highest elevations within the project site scaling from 905 to 775 feet.

Site Drainage Boundary

On-site runoff flows in the westerly direction into the dry stream tributary to Walnut Creek, which is located between the project site and the Tzu Chi Foundation's (TCF) property. At the present time, the flows from the southern portion of the TCF property are collected in two main storm drains that outlet into the dry stream. The dry stream also receives sheet flow runoff from the adjacent San Dimas residential properties, established along Paseo Aldeano, Paseo Gracia, and Paseo Los Gavilanes. The eastern side of the project site, entirely undeveloped, drains into Walnut Creek directly. There is approximately 20 acres of tributary area (TCF and San Dimas residential properties) draining onto the project site. The property has been broken down into two subwatersheds, west and east consisting of 57 and 17 acres, respectively.

Storm Drains

There are two storm drains that confluence into one 48-inch storm drain. One of the drains is a 21-inch storm drain that first joined another set of 15- and 12-inch drainage pipes located at the TCF property. The other storm drain is a 30-inch pipe that is located near an uninhabited Voorhis School for Boys structure, which comes into the 48-inch storm drain. This 48-inch drain outlets to the dry stream that is tributary to Walnut Creek located west of the TCF's most westerly building.

An additional 12-inch storm drain located on the TCF property outlets collects runoff from the main building's quad area. Flows from this pipe comingle with the 48-inch piped mentioned previously. Together the flows are conveyed to Walnut Creek by the dry stream.

Hydrology - Capital Flood

The LACDPW memorandum dated March 31, 1986, General Files No. 2-15.321, established the policy on levels of flood protection. This policy describes digress of flooding and that the Capital Flood should be used for certain conditions and structures. The Capital Flood is the runoff produced by a 50-year frequency design storm falling on a saturated watershed

(moisture at field capacity). A 50-year frequency design storm has a probability of 1/50 of being equaled or exceeded in any year. Capital Flood protection also requires burning and bulking which is adding the effects of fire and erosion under certain conditions.

A preliminary hydrology for the Capital Flood event was conducted for this hydrologic investigation. As previously described, the project site was broken down into two subwatersheds, labeled west and east. Using preliminary data, the following flow rates were found:

TABLE 4-4-5 PEAK FLOW RATES

Watershed	Clear Flow (Q)	Burned Flow (Q_{burn})
West	130 cfs	---
East	40 cfs	45 cfs
Note: Only undeveloped subareas with 15% or less imperviousness require burn calculations.		

Project Site Hydrologic Soil Group and Vegetative Cover

The *Los Angeles County Hydrology Manual* 50-Year 24-Hour Isohyet (Appendix G) was reviewed to determine the type of soil(s) within the vicinity of the project site. Three types of soils were discovered: Handford fine sandy loam, Ramona loam, and soils native to the Upper San Gabriel River. Hanford fine sandy loam was found in soils immediately north of Walnut Creek and typically located on stream bottoms, floodplains, and alluvial fans. This loam is usually found at elevations of 150 to 3,500 feet with slopes of 0% to 15%. The soils are formed in deep, moderately coarse textured alluvium, which is composed of mostly granite and other quartz that bear rocks of similar textures. The climate of the Hanford fine sandy loam is a dry subhumid mesothermal. This includes hot, dry summers and cool, moist winters with an average annual precipitation of 9 to 20 inches. The average annual temperature ranges from 62 to 65 degrees Fahrenheit. Hanford soils are well drained, negligible to low runoff, and have moderately rapid permeability. The combination of these qualities gives the best of all possible growing conditions for most plants.

Ramona loam soil was found along Walnut Creek, and is a member of the fine-loamy, mixed, thermic family of Typic Haploxeralfs. The Ramona soils are nearly level to moderately steep in elevation, and are established on terraces and fans at elevations of 250 to 3,500 feet. They are formed in alluvium derived mostly from granitic and related rock sources. The climate of these soils is dry subhumid mesothermal with warm dry summers and cool moist winters. Its average annual precipitation spans from 10 to 20 inches, and the average annual temperature is 60 to 66 degrees Fahrenheit. Ramona soils are well drained, slow to rapid runoff, and have moderately slow permeability. The well drained Ramona soils are a benefit for vegetative means; however, the slow permeability lessens the rate which air and water move through the soil.

According to the *Los Angeles County Hydrology Manual*, a portion of the project site contains Soil No. 086, which is defined as soils native to Upper San Gabriel River. This type of soil is only

found within the San Gabriel River Watershed and provides an infiltration rate of up to 1.5 inches per hour. The variety of topography, soil types, slope aspects, and water availability creates a range of physical habitats that support numerous plant species. The dominant species is the Southern Coast Live Oak Woodland, which include the Southern California Black Oak and Coastal Sage Scrub.

Project Site Surface Conditions and Land Use

The project site is mostly permeable. The site is primarily vacant, undeveloped, and consists of moderate to heavily vegetated canyons and hillsides. There exists former grove areas (some remnant trees present), improved and unimproved roads and several remnant structures of former Voorhis School for Boys and California State Polytechnic University, Pomona campuses.

The *Walnut Creek Feasibility Study* addresses preliminary post-construction conditions and that a majority of the project site would remain pervious. Further overall goals of the project site are to expand and improve the open space and recreational opportunities for the conservation, restoration, and environmental enhancement of the San Gabriel River Watershed.

Additionally, this area is a critical wildlife corridor for species moving from the west to the open space in Bonelli Regional Park. Bonelli Regional Park is 250 acres of man-made recreational park surrounding the Puddingstone Reservoir.

A. WOULD THE PROJECT VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Urban runoff, both dry and wet weather, discharges into storm drains and, in most cases, flows directly to creeks, rivers, lakes, and the ocean. Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. Urban runoff pollution includes a wide array of environmental, chemical, and biological compounds from both point and non-point sources. In the urban environment, storm water characteristics depend on site conditions (e.g., land use, impervious cover, pollution prevention, types and amounts of Best Management Practices), rain events (duration, amount of rainfall, intensity, and time between events), soil type and particle sizes, multiple chemical conditions, the amount of vehicular traffic, and atmospheric deposition (United States Environmental Protection Agency 2000). Major pollutants typically found in runoff from urban areas include sediments, nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, pathogenic, and bacteria.

Urban runoff can be divided into two categories – dry and wet weather urban runoff:

- Dry weather urban runoff occurs when there is no precipitation-generated runoff. Typical sources include landscape irrigation runoff; driveway and sidewalk washing; noncommercial vehicle washing; groundwater seepage; fire flow;

potable water line operations and maintenance discharges; and permitted or illegal non storm water discharges.

- Wet weather urban runoff refers collectively to non-point source discharges that result from precipitation events. Wet weather runoff includes storm water runoff. Storm water discharges are generated by runoff from land and impervious areas such as paved streets and parking lots, building rooftops.

Wet- and dry-weather runoff typically contains similar pollutants of concern. However, except for the first flush concentrations following a long period between rainfalls, the concentration levels found in wet weather flows are typically lower than levels found in dry weather flows because the larger wet weather flows dilute the amount of pollution in runoff waters. Most urban storm water discharges are considered non-point sources and are regulated by a National Pollutant Discharge Elimination System Municipal General Permit or Construction General Permit.

The proposed project's water quality impacts would be short-term during the earthwork and construction phase, and following construction, prior to the establishment of ground cover, and long-term following completion.

Short-Term Construction

Implementation of the proposed project would not violate water quality standards and waste water discharge requirements. Short-term impacts related to water quality would occur during the earthwork and construction phase, when the potential for erosion, siltation, and sedimentation would be the greatest. Additionally, impacts would occur prior to the establishment of ground cover, when the erosion potential may remain relatively high. Impacts to storm water quality would occur from construction and associated earth moving, and increased pollutant loadings would occur immediately off-site.

The proposed project would disturb one or more acres of land surface, and thus, would be required to obtain coverage under the National Pollutant Discharge Elimination System Construction General Permit (Permit). To obtain coverage under the Permit, the project landowner is required to submit a Notice of Intent prior to construction activities (Mitigation Measure HWQ-1), and develop and implement a Storm Water Pollution Prevention Plan (SWPPP) (Mitigation Measure HWQ-2). The SWPPP should contain a site map(s), which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project site. The SWPPP must list Best Management Practices the discharger would use to protect storm water runoff and the placement of those Best Management Practices. Example Best Management Practices include, but are not limited to, sediment traps, storm drain inlet protection, wind erosion control, and solid waste management. Additionally, the SWPPP must contain:

- A visual monitoring program
- A chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of Best Management Practices
- A sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment

Section A of the Construction General Permit describes the elements that must be contained in a SWPPP. The Construction General Permit requirements must be satisfied prior to beginning construction. Upon completion of construction, the Watershed Conservation Authority would be required to submit a Notice of Termination to the State Water Resources Quality Control Board to indicate construction is complete (Mitigation Measure HWQ-3).

Construction activities associated with the proposed project would have a less than significant impact on surface water quality and would not significantly impact the beneficial uses of receiving waters with compliance with Mitigation Measures HWQ-1 through HWQ-3, which would ensure adherence to construction requirements per the State. With implementation of Mitigation Measures HWQ-1 through HWQ-3, short-term water quality impacts would be reduced to less than significant levels.

Long-Term Operation

The project site is currently developed with multiple buildings, asphalt parking lots, and landscaped areas. Operation of the proposed project is not anticipated to violate any water quality standards or waste water discharge requirements, or exceed the capacity of the storm drain system.

The project proposes to restore and maintain the site as a habitat and open space area. Thus, the restoration of developed areas of the site to natural habitat would reduce runoff velocities and remove storm water contaminants. In addition, the revegetation of currently unimproved surfaces prone to erosion would reduce the sediment load in storm water runoff as well as increase the on-site percolation of runoff. These would be beneficial impacts of implementing the proposed project. Because the proposed project involves revegetation and habitat restoration and the removal of exotic plants, pesticides and herbicides could be used on-site. With the implementation of Mitigation Measure HYD-4, the use of chemicals would be limited to approved herbicides and pesticides to prevent the release of these chemicals into Walnut Creek and ultimately into the San Gabriel River through storm water runoff. With implementation of Mitigation Measure HWQ-4, long-term water quality impacts would be reduced to less than significant levels.

MITIGATION MEASURES

HWQ-1 The Watershed Conservation Authority and/or City of San Dimas shall prepare and electronically submit the Permit Registration Documents (PRD) to the State Water Resources Control Board at least 30 days before the start of construction, which

includes the submittal of a Notice of Intent (NOI), risk assessment, site map, Storm Water Pollution Prevention Plan, annual fee, and a signed certification statement.

HWQ-2 The Watershed Conservation Authority and/or City of San Dimas shall prepare and implement an approved Storm Water Pollution Prevention Plan. The proposed project shall conform to the requirements of an approved Storm Water Pollution Prevention Plan (SWPPP) (to be applied for during the Grading Plan process) and the NPDES Permit for General Construction Activities No. CAS000004, Order No. 2013-0001-DWQ, including implementation of all recommended Best Management Practices (BMPs), as approved by the State Water Resources Control Board (SWRCB).

HWQ-3 Upon completion of project construction and stabilization of the site, the Watershed Conservation Authority and/or City of San Dimas shall submit a Notice of Termination (NOT) to the State Water Resources Control Board to indicate that construction is completed.

HWQ-4 For activities involving landscaping, habitat restoration and/or removal of exotic plant species, the Watershed Conservation Authority shall strive to utilize biological or non-chemical means, , but can utilize chemical pesticides or herbicides to control exotics and pests..

B. WOULD THE PROJECT 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)?

LESS THAN SIGNIFICANT IMPACT

Potable water used at the project site would be supplied by the existing water main connections to the site. No direct removal of well water is anticipated as part of the proposed project. Some storm water collected at the project site would infiltrate into the ground. However, most of the waste water and storm water would be used on-site for non-potable water purposes (e.g., landscape irrigation). Implementation of the proposed project would reduce the demand for potable water consumption, while increasing the amount of land through revegetation and habitat restoration for natural percolation into the underlying groundwater basin. Thus, the proposed project would not substantially deplete the groundwater supplies or interfere with groundwater recharge. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?

LESS THAN SIGNIFICANT IMPACT

The proposed project would increase the amount of pervious surfaces on-site, but it is not intended to increase the amount of exposed soils. Thus, the site's drainage pattern would not substantially change from current conditions. Revegetation of currently unimproved surfaces prone to erosion would reduce the sediment load in storm water runoff, as well as increase the on-site percolation of runoff. Since the rate and quantity of runoff from the site would decrease as a result of implementing the proposed project, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Presently, on-site runoff flows in the westerly direction into the dry stream tributary to Walnut Creek, which is located between the project site and the Tzu Chi Foundation's property. As previously discussed, the proposed project includes revegetation and habitat restoration of previously disturbed areas, which provides additional opportunities for natural percolation of runoff. Thus, the proposed project would reduce the rate and volume of water discharged into Walnut Creek and would avoid contributing to the flooding of downstream areas. Adherence to Mitigation Measures HWQ-1 through HWQ-3 address storm water associated with construction activities and reduce the potential for flooding during construction. Thus, with implementation of Mitigation Measures HWQ-1 through HWQ-3, impacts are reduced to less than significant in this regard.

MITIGATION MEASURES

Refer to Mitigation Measures HWQ-1 through HWQ-3. No additional mitigation measures are required.

E. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Responses 4.9.A and 4.9.D. Also, runoff from the project site would be contained on-site and would not discharge into the existing storm drain system in the area. Thus, with implementation of Mitigation Measures HWQ-1 through HWQ-3, impacts are reduced to less than significant in this regard.

MITIGATION MEASURES

Refer to Mitigation Measures HWQ-1 through HWQ-3. No additional mitigation measures are required.

F. WOULD THE PROJECT OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The proposed project is not anticipated to result in water quality impacts other than the potential short-term construction and long-term operational impacts identified above in Responses 4.9.A and 4.9.C. Implementation of Mitigation Measures HWQ-1 through HWQ-4 would reduce potential impacts to a less than significant level.

MITIGATION MEASURES

Refer to Mitigation Measures HWQ-1 through HWQ-4. No additional mitigation measures are required.

G. WOULD THE PROJECT 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?

NO IMPACT

Flood zones are geographic areas that the Federal Emergency Management Agency (FEMA) has defined according to a location's varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. The project site is situated in an area designated as Flood Zone X on FEMA Flood Insurance Rate Map Number 06037C1725F, effective date September 26, 2008. This is an area of minimal flood hazard: it usually is focused on FIRMs above the 500-year flood level. Zone X is the area determined to be outside of the 500-year flood and protected by a levee from the 100-year flood. No residential uses are proposed, thus no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

H. WOULD THE PROJECT PLACE WITHIN A 100-YEAR FLOOD HAZARD AREA STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?

NO IMPACT

No structures are proposed within the Zone X; thus the proposed project would not impede or redirect flood flows. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

I. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT

Walnut Creek would be inundated by dam failure at the Puddingstone Reservoir. However, the proposed project does not propose any structures that would be located along Walnut Creek. The proposed project does include multi-use trails that would connect to existing trails along Walnut Creek, thus providing access for additional people in the area. The existing protocols to notify constituents regarding a dam failure ensure that additional people using the trails would

not experience any significant risks relative to flooding. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

J. WOULD THE PROJECT EXPERIENCE INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?

LESS THAN SIGNIFICANT IMPACT

Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. Given the site's distance from the Pacific Ocean, no tsunami impacts would occur. However, the project site is west of the Puddingstone Reservoir. Seiching at the reservoir could impact Walnut Creek.

There is the potential for mudflow on-site, and particularly so, after a wildfire. Mudflows tend to flow in channels, but often spread out over a floodplain. They generally occur in places where they have occurred before. All ravine and canyon bottoms on-site have a moderate to high risk of mudflow. Ravines traversing or draining volcanic bedrock areas are more susceptible. Debris flows may originate off-site and pass through the project site in the larger eastern ravines.

Risks to infrastructure are anticipated to be minimal as it would not be in the ravine thalwegs (the lowest elevation within a valley or watercourse). The historically developed parts of the project site and the flat western mesa area are not anticipated to be affected by mudflows. Installation of trails and other open space amenities on-site would not result in a change in the potential for seiche or mudflow impacts over existing conditions. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 the 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?				✓

Sources Cited in Section 4.10

City of San Dimas, *San Dimas General Plan*, September 1991

City of San Dimas, *San Dimas Municipal Code*, as amended through Ordinance No. 1133 and July 2012 supplement

County of Los Angeles, *Los Angeles County General Plan*, various dates

County of Los Angeles, *Los Angeles County Code*, current through Ordinance 2014-0043

A. WOULD THE PROJECT PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?

NO IMPACT

The project site has been previously developed, but also includes natural and open space areas. The eastern portion of the project site supports rugged, naturally vegetated hillsides that drain in a northwestern direction into Walnut Creek. Walnut Creek traverses the areas along the northern boundary of the project site in an east/west direction. The central portion of the project site was previously occupied by the Voorhis School for Boys and the Cal Poly campuses. Construction for the Voorhis School for Boys begin in 1928, the school opened in 1932 and closed in 1938. The property was donated to Cal Poly in 1938 and operated from 1938 to 1956. From 1961 to 1971, the property was used as an Educational and Retreat Center. The western portion of the project site is open space, with Walnut Creek traversing along the northwestern edge.

Surrounding uses include single-family residential uses to the south and west; institutional, open space, and single-family uses to the north; and open space and recreational use east of SR-57.

The proposed project would be located on a site in an urbanized and open space area, consistent with the existing on-site and surrounding established land use patterns. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT 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, LOCAL COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?

NO IMPACT

The *Los Angeles County General Plan* designates the project site as Public Facilities and Open Space. The majority of the site is zoned Residential Planned Development (RPD-10,000 – 3 DU/Acre), with small portions of the site zoned as Open Space (OS) or Light Agriculture (A-1-1). The RPD-10,000 – 3 DU/Acre permits a gross density of up to three units per acre with a minimum lot area of 10,000 square feet. The *San Dimas General Plan* designates properties to the south of the project site as Single-Family Low (3.1-6 DU/AC) and Open Space. The uses located to the south of the project site are zoned Single-Family Residential – 7500, which requires a minimum lot area of 7,500 square feet, and Open Space. The proposed project is consistent with the *Los Angeles County General Plan* and *San Dimas General Plan* designations. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?

NO IMPACT

Refer to Response 4.4.F.

MITIGATION MEASURES

No mitigation measures are required.

4.11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	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?				✓
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?				✓

Sources Cited in Section 4.11

City of San Dimas, *San Dimas General Plan*, September 1991

A. WOULD THE PROJECT 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?

NO IMPACT

The project site is currently developed and not identified as a site with mineral resources that would be of value to the region or the residents of the State. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT 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?

NO IMPACT

The *San Dimas General Plan* does not identify the project site as an important mineral resource recovery site. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 groundborne vibration or groundborne 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?		✓		
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 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?				✓

Sources Cited in Section 4.12

County of Los Angeles, *Los Angeles County Code*, Section 12.08.440

County of Los Angeles, *Los Angeles County General Plan* Noise Element, January 30, 1975

City of San Dimas, *San Dimas Municipal Code*, Chapter 8.36

City of San Dimas, *San Dimas General Plan* Noise Element, September 1990

Applicable Regulations: Construction

The project site is located within both unincorporated Los Angeles County and the City of San Dimas.

Los Angeles County

Construction noise in the County is governed by *Los Angeles County Code* Section 12.08.440, Construction Noise, identified in the Noise Control Ordinance.

- Hours of Construction – Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 PM and 7:00 AM, or any time on Sundays or holidays, such that the sound there from creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

- Noise Levels – The Noise Control Ordinance includes noise level standards for both short-term, defined as less than 10 days, and relatively long-term construction, which is 10 days or more.

The contractor shall conduct construction activities in such a manner that the maximum noise levels at the affected buildings will not exceed those listed in the following schedule:

1. At Residential Structures

   a. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-Family Residential	Multi-Family Residential	Semi-Residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 AM to 8:00 PM	75 dBA	80 dBA	85 DBA
Daily, 8:00 PM to 7:00 AM and all day Sunday and holiday	60 dBA	64 dBA	70 dBA

   b. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-Family Residential	Multi-Family Residential	Semi-Residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 AM to 8:00 PM	60 dBA	65 dBA	70 DBA
Daily, 8:00 PM to 7:00 AM and all day Sunday and holiday	50 dBA	55 dBA	60 dBA

2. At Business Structures

   Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation of mobile equipment: Daily, including Sunday and legal holidays, all hours: maximum of 85 decibels (dBA).

- General Requirements – All mobile or stationary internal-combustion-engine powered equipment or machinery shall be equipped with suitable exhaust and air-intake silencers in proper working order.

City of San Dimas

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. Relevant sections are noted below.

Section 8.36.040, Noise Level Limit. The allowable noise level or sound level referred to in Section 8.36.030 shall be the higher of the following:

A. Actual measured ambient level; or

B. That noise level limit as determined from the following table:

Zone	Time	Sound Level (A-weighted) Decibels
Residential – low and medium density	7:00 AM to 6:00 PM 6:00 PM to 10:00 PM Night	50 45 40
Residential – high density	7:00 AM to 6:00 PM 6:00 PM to 10:00 PM Night	60 55 50
Commercial	7:00 AM to 6:00 PM 6:00 PM to 10:00 PM Night	60 55 50
Industrial	7:00 AM to 6:00 PM 6:00 PM to 10:00 PM Night	70 60 55
Note: If the measurement location is on a boundary between two different zones, the noise level limit applicable to the lower noise zone shall apply. (Ord. 868 § 1, 1987)		

Section 8.36.090, Controlled Hours of Operation. It is unlawful for any person to operate, permit, use or cause to operate, any of the following, other than between the hours of seven a.m. to eight p.m. of any one day:

A. Powered model vehicles;

B. Loading and unloading vehicles such as trash collectors, forklifts or cranes within five hundred feet of a residence;

C. Domestic power tools.

Applicable Standards: Land Use Compatibility

Los Angeles County

The *Los Angeles County General Plan* Noise Element does not contain noise-land use compatibility standards.

City of San Dimas

The *City of San Dimas General Plan* Noise Element includes Exhibit VIII-3, Land Use Compatibility for Noise Environments, which provides noise-land use compatibility guidelines for playgrounds and neighborhood parks. The Exhibit states that a noise level of 50 to 67 dBA CNEL (Community Noise Equivalent Level) is within the Normally Acceptable range, and that a noise of 67 to 75 dBA CNEL is Normally Unacceptable. CNEL is a 24-hour weighted average with sensitivity for evening and nighttime levels. As such, CNEL is not an appropriate standard for land uses that daytime only, such as parks.

A more appropriate standard is that used by the Federal Highway Administration and the California Department of Transportation (Caltrans). The standard is based on the loudest typical daily hour and is described in the Caltrans Traffic Noise Protocol (Caltrans, 2006). The standard, called the Noise Abatement Criterion (NAC) for parks is 67 dBA L_{eq}. If noise levels approach or exceed the standard, then there is a traffic noise impact. "Approach" is defined as one dBA. Therefore, the impact standard is 66 dBA L_{eq} for the loudest hour. Further, Caltrans does not consider abatement for areas that are not characterized by frequent human use, which has been interpreted as where persons would be likely to stay for one hour or more.

A. WOULD THE PROJECT RESULT IN 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Sensitive Noise Receptors

Noise-sensitive receptors are generally considered humans engaged in activities, or utilizing land uses, that may be subject to the stress of significant interference from noise. Land uses often associated with sensitive receptors include residential dwellings, mobile homes, hotels, motels, hospitals, nursing homes, education facilities, concert halls, houses of worship, and libraries.

The closest sensitive receptors include residential uses to the south and the Tzu Chi Foundation to the north:

Existing Noise Environment

The dominant noise source in the area surrounding the project site is vehicle traffic, both on the SR-210/SR-57, along South San Dimas Avenue, and on local residential streets.

Short-Term Noise Impacts

Construction of the proposed project would include demolition, grading, paving, building construction, and architectural coating. Ground-borne noise and other types of construction-related noise impacts would typically occur during the initial demolition and site preparation phase. This phase of construction has the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in *Table 4-4-6, Maximum Noise Levels Generated By Construction Equipment*. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

TABLE 4-4-6 MAXIMUM NOISE LEVELS GENERATED BY CONSTRUCTION EQUIPMENT

Type of Equipment	Acoustical Use Factor*	Maximum Noise Level at 50 Feet (A-weighted decibels)
Concrete Saw	20	90
Crane	16	81
Concrete Mixer Truck	40	79
Backhoe	40	78
Dozer	40	82
Excavator	40	81
Forklift	40	78
Paver	50	77
Roller	20	80
Tractor	40	84
Water Truck	40	80
Grader	40	85
General Industrial Equipment	50	85
*Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.		
Source: Federal Highway Administration, *Roadway Construction Noise Model (Federal Highway Administration-HEP-05-054)*, January 2006.		

The noise standards in the *San Dimas Municipal Code* are more restrictive than those in the *Los Angeles County Code*, and thus, will be used to determine the significance level of impacts.

Pursuant to *San Dimas Municipal Code* Section 8.36.100, construction activities may occur between the hours of 7:00 AM and 8:00 PM on weekdays and Saturday, and is prohibited on Sundays and holidays identified in this section. These permitted hours of construction are included in the *San Dimas Municipal Code* in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment

and do not cause a significant disruption. Given the sporadic nature of noise levels generated during project construction and the implementation of time limits specified in the *San Dimas Municipal Code*, noise impacts would be reduced to a less than significant level. Additionally, to further reduce the potential for noise impacts, Mitigation Measures NOI-1 through NOI-3 would be implemented to incorporate best management practices during construction. Implementation of Mitigation Measures NOI-1 through NOI-3 would further minimize impacts from construction noise as it requires construction equipment to be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. Thus, with mitigation, a less than significant noise impact would result from construction activities.

MITIGATION MEASURES

NOI-1 Prior to Grading Permit issuance, the Contractor shall demonstrate, to the satisfaction of the County of Los Angeles Department of Public Works Building and Safety Division that the project complies with the following:

- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.

- Property owners and occupants located within 250 feet of the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the Director of Public Works (or designee), prior to mailing or posting and shall i provide a contact name and a telephone number where residents can inquire about the construction process.

- Prior to issuance of any Grading or Building Permit, the Contractor shall demonstrate to the satisfaction of the Los Angeles County Director of Planning (or designee) that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.

- Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible.

- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

- Construction activities shall not take place outside of the allowable hours specified by the Los Angeles County Code Section 12.08.440 (7:00 AM and 7:00 PM on weekdays and Saturdays; construction activities are not permitted on Sundays or federal holidays).

NOI-2 The construction contractor shall equip all construction equipment with properly operating mufflers or other noise reduction devices.

NOI-3 The construction contractor shall limit noise-generating construction activities, such as demolition, grading, and paving, on the southern project boundary.

B. WOULD THE PROJECT RESULT IN EXPOSURE OF PERSONS TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?

LESS THAN SIGNIFICANT IMPACT

The proposed project would not result in the generation of excessive groundborne vibration or groundborne noise levels. The construction activities for the proposed project would not include blasting or pile driving, and therefore, would result in less than significant impacts in this regard.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT RESULT IN A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Noise from park uses would primarily occur during the daytime activity hours. The uses anticipated on the site are compatible with the surrounding noise environment. However, there is the potential for the on-site visitor center and park entrance to create impacts to the existing noise environment.

The noise level generated by the normal operation of the visitor center and passive recreational areas would not result in a significant increase in the ambient noise levels, nor impact the sensitive receptors near the project site. However, this is the potential for the visitor center would host educational activities where higher noise levels would impact the function of the facility. Therefore, Mitigation Measure NOI-4 would be incorporated into the project to reduce the noise-land use compatibility impacts to less than significant.

The noise of cars entering and exiting the parking areas, closing doors, and the movement of people would not generate noise greater than the existing daytime traffic noise. No noise-generating stationary sources are anticipated for the proposed project. Therefore, impacts in this regard are less than significant.

The proposed project would generate, at the most, 12 trips during the peak hour during the week and 21 and 26 vehicles, respectively on Saturday and Sunday. The volume, less than one vehicle per minute would result in a negligible noise increase to receptors adjacent to the project. Thus, this is a less than significant impact.

MITIGATION MEASURES

NOI-4 Design the visitor center to provide interior noise levels not to exceed 50 dBA Leq. If the visitor center is to include exterior areas when interpretative presentations are to be made, or there would be other outdoor activities that require conversation, the exterior area shall be designed to have a maximum hourly noise level not to exceed 60 dBA Leq.

D. WOULD THE PROJECT RESULT IN A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE THE LEVELS EXISTING WITHOUT THE PROJECT?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Responses 4.12.A through 4.12.C.

MITIGATION MEASURES

Refer to Mitigation Measures NOI-1 through NOI-4. No additional mitigation measures are required.

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 EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?

LESS THAN SIGNIFICANT IMPACT

The Brackett Field Airport, a general aviation airport, is located approximately 2.0 miles east of the project site. In addition, the proposed open spaces uses are not in close proximity to a private airport. Implementation of the proposed project would not expose people residing or working on the project site to excessive noise impacts from the Brackett Field Airport. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

Refer to Response 4.12.E.

MITIGATION MEASURES

No mitigation measures are required.

4.13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓

A. WOULD THE PROJECT 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)?

NO IMPACT

The project proposes to remove the previous institutional uses on-site and create a habitat and open space park on the entire site. No residential, commercial, or industrial uses are proposed, thus there would be no growth in population. The proposed project is intended to provide open space opportunities to existing residents. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?

NO IMPACT

No housing units exist on the project site; thus, there would be no displacement of existing on-site housing or the need to construct replacement housing elsewhere. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?

NO IMPACT

Refer to Response 4.13.B.

MITIGATION MEASURES

No mitigation measures are required.

4.14. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	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?				✓

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?

LESS THAN SIGNIFICANT IMPACT

Fire protection and paramedic services are provided to the City of San Dimas under contract to the Consolidated Fire Protection District of Los Angeles County/Los Angeles County Fire Department (LACoFD). As part of the proposed project, site access would be improved for emergency service personnel. No road closures are anticipated during project construction. As such, fire protection service in the project vicinity would not be interrupted during project construction. The increase in park users would not result in the need for an additional fire station. Also, the increase in use of the project site would not induce population growth in the area.

However, implementation of the proposed project could potentially result in additional demand for fire protection and emergency medical services, including possible additional wear on fire equipment and increased use of medical supplies. The proposed project would be located on a currently developed site, and would not result in a substantial increase in demand on fire services provided by LACoFD. The proposed project would be required to comply with the *Los Angeles County Code*, Title 32, Los Angeles County Fire Code and the *San Dimas*

Municipal Code Chapter 15.15, Fire Code, as applicable. The proposed project would be reviewed by LACoFD and the City of San Dimas prior to construction to ensure that adequate water pressure and emergency vehicle access is provided. Thus, implementation of the proposed project would result in less than significant impacts to fire protection services.

MITIGATION MEASURES

No mitigation measures are required.

2. POLICE PROTECTION?

LESS THAN SIGNIFICANT IMPACT

Police protection for the project site is currently provided by the Los Angeles County Sheriff's Department. As part of the proposed project, site access would be improved for emergency service personnel. No road closures are anticipated during project construction. As such, sheriff service in the project vicinity would not be interrupted during project construction. While some new service call could be generated as a result of the park operation, the anticipated increase would not result in the need for additional sheriff department facilities. The majority of the security-related issues would be handled by park rangers, further reducing the demand for additional sheriff services. Also, the increase in use of the project site would not induce population growth in the area.

However, implementation of the proposed project could potentially result in additional demand for police protection, including possible additional wear on sheriff equipment. The proposed project would be located on a currently developed site, and would not result in a substantial increase in demand on police services provided by the Los Angeles County Sheriff's Department. The proposed project would be reviewed by the Sheriff's Department and the City of San Dimas prior to construction to ensure that adequate emergency vehicle access is provided. Thus, implementation of the proposed project would result in less than significant impacts to police protection services.

MITIGATION MEASURES

No mitigation measures are required.

3. SCHOOLS?

NO IMPACT

No new residential units are proposed, thus, there would be no impacts to school facilities.

MITIGATION MEASURES

No mitigation measures are required.

4. PARKS?

NO IMPACT

The proposed project envisions a new park site on the 60.9-acre project site. The predominant activity would be passive recreation that highlights the existing natural landscape, and educating the visitor about the native California environment. Implementation of the proposed project provides additional recreational opportunities; thus, not impacting existing Los Angeles County or City of San Dimas park facilities, nor necessitating the construction of other park facilities elsewhere. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

5. OTHER PUBLIC FACILITIES?

NO IMPACT

The project site is in a developed area, currently served by the City of San Dimas and Los Angeles County. The proposed project would 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. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	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?				✓
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?				✓

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?

NO IMPACT

The proposed project would not result in increased population, and therefore, would not increase the demand for neighborhood or regional parks or other recreational facilities. Because the proposed park facilities do not exist, conversion of the project site from the previous institutional and open space uses into a habitat and open space park would not increase the use of park facilities elsewhere. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

The goal for Los Angeles County and the City of San Dimas is to improve opportunities for a variety of outdoor recreational experiences. The proposed project would open the site for passive recreational opportunities, which would not result in the substantial physical deterioration of any existing nearby parks. The proposed project would provide new or improved recreational facilities, including hiking/biking/equestrian trails, parks, and new or improved access points and parking. The new facilities and enhancements would improve the quality of hiking, riding, or other recreational experiences at the project site, which are considered beneficial impacts of the proposed project. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	

Sources Cited in Section 4.16

Kimley Horn and Associates, Inc., *Walnut Creek Habitat and Open Space Project Traffic Evaluation*, January 15, 2015.

Existing Conditions

Existing Roadways

Regional access to the site is provided primarily by the State Route 57 (SR-57) Freeway, located approximately one-half mile to the east of the project site. In addition, the I-10 Freeway is located approximately two miles to the south of the site.

The following provides a description of the area roadways directly serving the project site.

San Dimas Avenue – In the vicinity of the project site, San Dimas Avenue is a two-lane divided roadway running parallel to and then crossing under the SR-57 Freeway, to the east of the project site. It is oriented in the north-south direction, with Class II (striped) bike lanes on both sides, and a multi-use trail along the east side of the road. The posted speed limit in the vicinity of the project site is 50 miles per hour (mph). San Dimas Avenue provides access to some of the local streets leading to the south side of the project site. A staging area for the Mike Antonovich Trail is located on the west side of San Dimas Avenue, on the east edge of the

Walnut Creek Park. San Dimas Avenue is designated as a Major Arterial in the Circulation Element of the City of San Dimas General Plan.

Via Verde – In the vicinity of the project site, Via Verde is a four-lane divided roadway running generally in the east-west direction, approximately 1 mile south of the project site. Via Verde has a Class III bike route (signed route) on both sides of the road, and a multi-use trail along the south side of the road between Puente Street and San Dimas Avenue. Via Verde provides access to the Via Verde Country Club, and to some of the local streets leading to the south side of the project site. Via Verde is designated as a Major Arterial in the city's Circulation Element.

Puente Street – In the vicinity of the project site, Puente Street is a four-lane divided roadway running generally in the north-south direction, approximately 1 mile west of the project site. Puente Street has a combination of striped bike lanes and bike route signage in the project vicinity. Puente Street provides access to some of the local streets leading to the project site. Puente Street is designated as a Secondary Arterial in the city' Circulation Element.

Avenida Loma Vista – Avenida Loma Vista is a two-lane local residential street that runs generally in the east-west direction directly south of the project site. A number of short side streets extend north from Avenida Loma Vista, ending at the south edge of the project site. Loma Vista Park, a small city park, is also located on the north side of Avenida Loma Vista, immediately adjacent to the project site. A locked gate is located at the end of Calle Bandera, which connects to the end of an unimproved roadway on the project site. The speed limit on Avenida Loma Vista is 25 mph.

Study Methodology

The proposed habitat and open space project is not expected to cause peak hour capacity or intersection Level of Service concerns in the typical sense of a traffic impact analysis. The evaluation of project traffic will focus on the project-related traffic on the residential streets leading to the project site.

Although a two-lane undivided street or roadway can accommodate daily traffic volumes in the range of 10,000 to 12,000 vehicles per day (vpd) from a daily capacity standpoint, residential streets with homes on one or both sides of the street would ideally carry less than 2,000 vpd for a livable residential environment. This evaluation will identify current traffic volumes on neighborhood streets adjacent to the project site and the neighborhood entry streets providing access to the project site, and will identify the potential traffic to be added as a result of the proposed project.

A. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, ORDINANCE OR POLICY ESTABLISHING MEASURES OF EFFECTIVENESS FOR THE PERFORMANCE OF THE CIRCULATION SYSTEM, TAKING INTO ACCOUNT ALL MODES OF TRANSPORTATION INCLUDING MASS TRANSIT AND NON-MOTORIZED TRAVEL AND RELEVANT COMPONENTS OF THE CIRCULATION SYSTEM, INCLUDING BUT NOT LIMITED TO INTERSECTIONS, STREETS, HIGHWAYS AND FREEWAYS, PEDESTRIAN AND BICYCLE PATHS, AND MASS TRANSIT?

LESS THAN SIGNIFICANT IMPACT

Existing Traffic Volumes

Existing traffic volumes on neighborhood streets providing access to and adjacent to the project site were collected on a Thursday, Friday, Saturday, and Sunday in November 2014 at the following locations:

1. Avenida Loma Vista, west of San Dimas Avenue
2. Avenida Entrada, north of Via Verde
3. Avenida Monte Vista, east of Puente Street
4. Avenida Loma Vista adjacent to the project site

Locations 1 through 3 provide access from the surrounding street system to the neighborhood and also provide the most direct access to the proposed access points on Avenida Loma Vista. Location 4 is the street segment on Avenida Loma Vista closest to the proposed site access.

Existing daily and peak hour traffic volumes at these locations for Thursday through Sunday are shown on *Exhibit 4-6* to *Exhibit 4-9*, respectively, and are summarized on *Table 4-4-7, Summary of Roadway Counts*. Roadway traffic volumes consist of a count of all vehicles traveling over a given spot on the roadway segment in either direction.

TABLE 4-4-7 SUMMARY OF ROADWAY COUNTS

	Thursday			Friday			Saturday			Sunday		
Segment	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak
1. Avenida Loma Vista, west of San Dimas Avenue	3,832	273	330	4,283	275	337	3,722	173	265	3,375	120	331
2. Avenida Entrada, north of Via Verde	2,861	217	215	3,396	243	275	3,155	184	218	2,479	105	233
3. Avenida Monte Vista, east of Puente Street	780	65	69	852	71	77	698	30	46	586	34	47
4. Avenida Loma Vista, adjacent to the project site	1,247	105	114	1,268	92	108	1,138	51	85	1,145	36	116

Review of the traffic volume figures shows that locations 1 and 2 carry the most traffic into and out of the neighborhood (from San Dimas Avenue and Via Verde), with 3,800 to 4,300 vehicles per day (vpd) on the Avenida Loma Vista entrance at San Dimas Avenue, and 2,800 to 3,400

vpd on the Avenida Entrada entrance at Via Verde. The daily volumes on Avenida Loma Vista adjacent to the project site were generally 1,100 to 1,250 vpd. Weekday peak hour volumes were in the range of 90 to 115 vehicles per hour along this area of Avenida Loma Vista.

Project Traffic

Trip Generation – Proposed Habitat and Open Space Project

The traffic expected to be generated by the proposed Walnut Creek Habitat and Open Space Project was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition.

The ITE *Trip Generation Manual* contains trip generation rate information for a number of types of parks, including city park, county park, state park, regional park, recreational vehicle park, and beach park. In all cases, the ITE descriptions for the park land uses include the following note:

> *"Parks surveyed vary widely as to location, type, and number of facilities, including boating or swimming facilities, ball fields, soccer fields, campsite, and picnic facilities."*

This would indicate that the traffic activity observed for the surveyed park sites and the resulting trip rates represent trip patterns for active, rather than passive park facilities. ITE does not provide trip generation estimates specifically for passive parks or open space facilities.

The San Diego Association of Governments (SANDAG) *Brief Guide of Vehicular Traffic Generation Rates* does provide some guidance on trip generation for "undeveloped" parks, indicating that the daily trip generation rate would be 5.0 trips per acre, and that additional trips should be added for specific sport uses. The ITE trip generation rates for Regional Park (Land Use 417) are most similar to the 5.0 daily trips in the SANDAG publication, and therefore, the rates for Regional Park were used for this analysis. The ITE trip generation rates and the resulting trips for the proposed project for weekday, Saturday, and Sunday are summarized on *Table 4-4-8, Summary of Project Trip Generation*.

Based on the ITE trip rates, the trip generation for the Walnut Creek Habitat and Open Space Project is estimated to generate 278 trips (139 in and 139 out) on a typical weekday basis, with 12 trips (5 in and 7 out) in the evening peak hour. Based on the ITE trip rates, the Saturday trip generation is estimated to be 344 trips (172 in and 172 out) trips on a daily basis with 21 trips during the peak hour, and the Sunday trip generation is estimated to be 392 trips (196 in and 196 out) with 26 trips during the peak hour.

These trip generation estimates represent trip-making potential for the entire proposed 60.9-acre development, using the ITE trip generation rates for Regional Park (Land Use 417). Given the predominantly passive nature of the proposed habitat and open space project, and the fact that the ITE trip rates were based on park sites with active uses and

sports activities, the trip generation estimates for the proposed project would be assumed to be very conservative (worse case) trip estimates.

TABLE 4-4-8 SUMMARY OF PROJECT TRIP GENERATION

Land Use	ITE Code	Unit	Trip Generation Rates [1]			
			Daily	Peak Hour [2]		
				In	Out	Total
Regional Park - Weekday	417	Acre	4.570	0.090	0.110	0.200
Regional Park - Saturday	417	Acre	5.650	0.163	0.177	0.340
Regional Park - Sunday	417	Acre	6.440	0.143	0.277	0.420

Land Use	Quantity	Unit	Trip Generation Estimates			
			Daily	Peak Hour [2]		
				In	Out	Total
Regional Park - Weekday	60.9	Acre	278	5	7	12
Regional Park - Saturday	60.9	Acre	344	10	11	21
Regional Park - Sunday	60.9	Acre	392	9	17	26

1 Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition
2 For Weekday, the peak hour is the PM peak hour. For Saturday and Sunday, the peak hour is the peak hour of the generator.

Trip Distribution and Assignment

Project trips to and from the Walnut Creek Habitat and Open Space site have a number of street options to enter and exit the project area, from San Dimas Avenue, Via Verde, and Puente Street. Some portion of park users can be assumed to come from the surrounding neighborhoods, and to walk or ride their bikes; and some portion of users can be assumed to access to the trail system from one of the existing staging areas for the Antonovich Trail system.

Distribution assumptions for the project site were developed based on the surrounding neighborhood and street system, and based on existing traffic patterns for the area. Ten percent of park users are assumed to walk or bike from the immediately surrounding neighborhood, and 10% are assumed to access the site from one of the existing staging areas for the Antonovich Trail. The remaining vehicular trips are assumed to approach the project site in proportion to the observed existing traffic patterns from San Dimas Avenue, Via Verde, and Puente Street. Based on these trip distribution assumptions, the new trips to be added to the street system by the proposed project are shown on *Exhibit 4-10, Project-Related Traffic Volumes*.

Upon full development of the habitat and open space project, the proposed project is expected to add approximately 200 to 300 trips per day, with 10 to 20 peak hour trips to the neighborhood, with the largest increase in traffic occurring on Avenida Loma Vista, adjacent to the proposed site access points. This increase in traffic would represent a 20% to 30% increase in traffic for Avenida Loma Vista, bringing the daily traffic volume to approximately 1,500 vpd. While this increase in traffic may be a noticeable increase, the

volume of traffic would not exceed the capacity of the street or cause an impact as it relates to the volume-to-capacity ratio of the street. No street or intersection improvements would be needed to accommodate the project traffic.

Recommendations

Measures should be taken to encourage pedestrian and bicycle access to the project site.

Project Parking

Parking for the Walnut Creek Habitat and Open Space project is proposed to consist of three on-site parking areas. These would include a small public parking area next to a multi-use building near the Calle Bandera entrance; and a second parking area with a nearby overflow parking area between the Loma Vista park entrance and the Calle Bandera entrance.

In the first phase of the site development, a limited amount of the overall park development and trail system will be completed. During the first phase, public access to the site will be limited to pedestrian access through Loma Vista Park, and the existing staging area for the Antonovich Trail system. Some park users who drive to the Loma Vista Park entrance will likely park on Avenida Loma Vista, adjacent to Loma Vista Park during the first phase of the park development. This will be a temporary condition.

Recommendations

The Los Angeles County Department of Parks and Recreation website should encourage park users to access the park through the existing Valley Center or San Dimas Staging Areas during the first phase of the site development. It is also recommended that adequate bicycling parking (bike racks) be provided in Loma Vista Park to encourage people to bicycle to the area.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE CONGESTION MANAGEMENT PROGRAM, INCLUDING, BUT NOT LIMITED TO LEVEL OF SERVICE STANDARDS AND TRAVEL DEMAND MEASURES, OR OTHER STANDARDS ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?

LESS THAN SIGNIFICANT IMPACT

The Congestion Management Program for Los Angeles County is intended to reduce traffic congestion and provide a mechanism for coordinating land use and development decisions throughout Los Angeles County. The Congestion Management Program requires the analysis

of the traffic impacts of individual projects with potential regional significance. In conformance with Congestion Management Program Traffic Impact Analysis Guidelines, a traffic impact analysis is conducted at:

- Congestion Management Program arterial monitoring intersections, including freeway on-ramps or off-ramps, where a project would add 50 or more vehicle trips during either morning or afternoon weekday peak hours.
- Congestion Management Program mainline freeway-monitoring locations, where a project would add 150 or more trips, in either direction, during either the morning or afternoon weekday peak hours.

There are no Congestion Management Program arterial monitoring intersections located within proximity to the project site that would receive project-generated trips. Thus, no additional analysis is required. Interstate 10 and State Route 57 are considered a Congestion Management Program mainline freeway-monitoring location within the project vicinity that would receive project-generated trips. However, the proposed project would not add 150 or more vehicle trips to this freeway-monitoring location during the peak hour. The maximum number of net peak hour trips that would result from the proposed project is 12 trips in the evening peak hour on a typical weekday, and 21 and 26 trips, respectively during the peak hour on Saturday and Sunday. Thus, no additional analysis is required. Impacts would be considered less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT 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?

NO IMPACT

The Brackett Field Airport, a general aviation airport, is located approximately 2.0 miles east of the project site. In addition, the proposed open spaces uses are not in close proximity to a private airport. Due to the open space and recreational nature of the proposed project, implementation of the proposed project would not result in any change in air traffic patterns or traffic levels... Therefore, no impact would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT SUBSTANTIALLY INCREASE HAZARDS DUE TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?

LESS THAN SIGNIFICANT IMPACT

Primary access to the site is proposed to be provided in the vicinity of the Loma Vista Park, and Calle Bandera, both located on the north side of Avenida Loma Vista. Four different access alternatives, including a combination of one-way or two-way movements have been identified, as shown on *Exhibit 2-6, Access Alternatives*, and described below.

Alternative 1: One-way Access. This alternative proposes a 16-foot-wide one-way vehicular circulation drive with the entry through Loma Vista Park and the exit through the Calle Bandera gate. Pedestrian entry and exit would be provided at both gates.

Alternative 2: Loma Vista Gate as Primary Entry and Exit. This alternative proposes a 22-foot-wide two-way drive, with modifications to the Loma Vista Park, including a new entry drive and gate as the site's primary vehicular entry and exit point. Pedestrian entry and exit would be provided at both the Loma Vista Park and the Calle Bandera gates.

Alternative 3: Two-Way Access at both Loma Vista Park and Calle Bandera. This alternative proposes that the entry and exit would be shared between Loma Vista Park and Calle Bandera. A new 22-foot wide two-way drive and entry gate is proposed at Loma Vista Park, and would connect to the existing site roadway from the Calle Bandera gate. Pedestrian entry and exit would be provided at both the Loma Vista and the Calle Bandera gates.

Alternative 4: Calle Bandera as Primary Entry and Exit. This alternative proposes the existing drive and gate at Calle Bandera as the site's primary vehicular entry and exit point. Pedestrian entry and exit would be provided at both the Loma Vista Park and the Calle Bandera gates.

In addition to these access options from Loma Vista Park and/or Calle Bandera, the proposed trail system will ultimately connect to the existing Antonovich Trail system, and could also be accessed from the either of the existing staging areas serving the existing trail system.

Implementation of one of the four site access alternatives would not occur with Phase 1, but would occur at a later time. The proposed project would also be required to comply with applicable Los Angeles and/or City of San Dimas laws and regulations pertaining to emergency access to the site. Therefore, it is not anticipated that implementing any one of the four access alternatives would result in an increase in hazards.

MITIGATION MEASURES

No mitigation measures are required.

E. WOULD THE PROJECT RESULT IN INADEQUATE EMERGENCY ACCESS?

LESS THAN SIGNIFICANT IMPACT

Refer to Response 4.16.D regarding site access alternatives. Constructed roadways and driveways are required to meet access standards of the Los Angeles County Fire Department. Compliance with Los Angeles County Fire Department and Los Angeles County Sheriff Department requirements would ensure impacts remain less than significant levels.

MITIGATION MEASURES

No mitigation measures are required.

F. WOULD THE PROJECT CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS REGARDING PUBLIC TRANSIT, BICYCLE, OR PEDESTRIAN FACILITIES, OR OTHERWISE DECREASE THE PERFORMANCE OR SAFETY OF SUCH FACILITIES?

LESS THAN SIGNIFICANT IMPACT

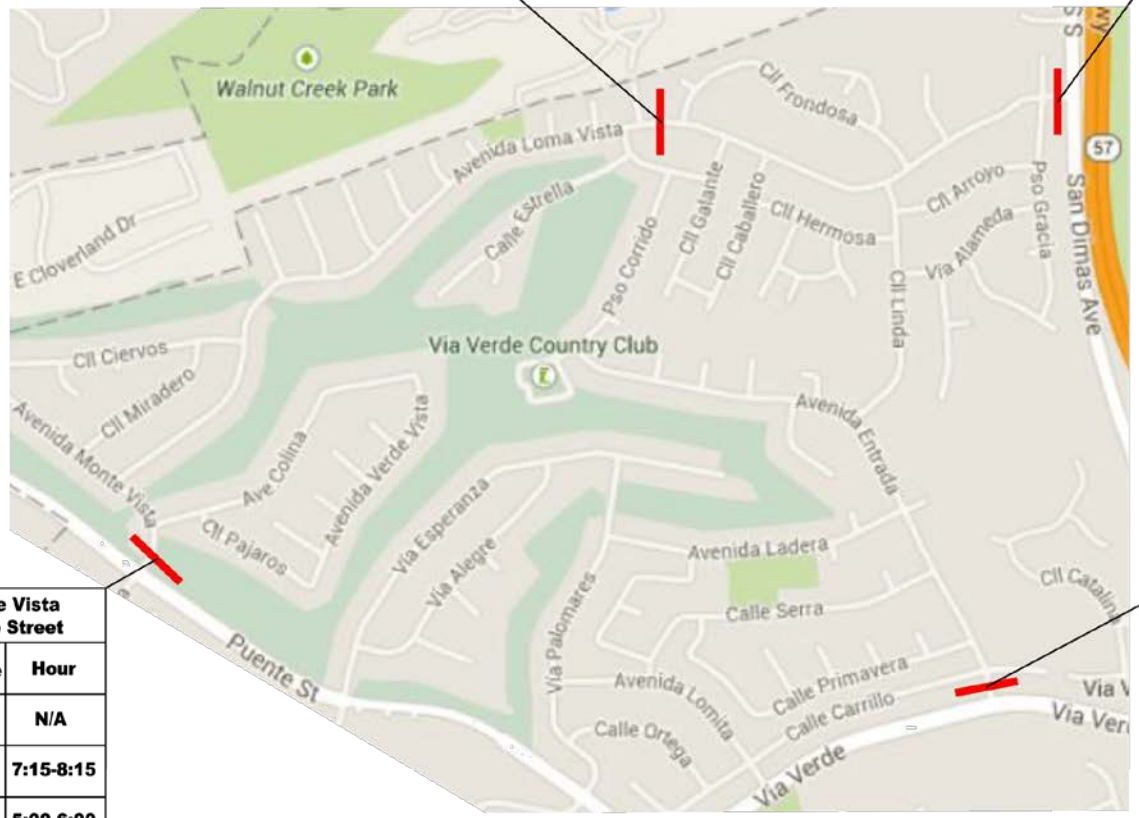
As stated in Response 4.16.A, the proposed project would not result in substantive long-term operational traffic. The proposed project does not include any components that would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Further, implementation of the proposed project would increase the accessibility of the site from bicyclists or pedestrians, as the proposed project is a park and recreational use. Thus, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

Avenida Loma Vista Adjacent to Project Site		
	Volume	Hour
Daily	1,247	N/A
AM Peak Hour	105	7:15-8:15
PM Peak Hour	114	4:45-5:45

Avenida Loma Vista West of San Dimas Avenue		
	Volume	Hour
Daily	3,832	N/A
AM Peak Hour	273	7:15-8:15
PM Peak Hour	330	5:00-6:00



Avenida Monte Vista East of Puente Street		
	Volume	Hour
Daily	780	N/A
AM Peak Hour	65	7:15-8:15
PM Peak Hour	64	5:00-6:00

Avenida Entrada North of Via Verde		
	Volume	Hour
Daily	2,861	N/A
AM Peak Hour	217	7:30-8:30
PM Peak Hour	215	4:00-5:00

Source: Kimley-Horn and Associates, Inc., January 2015

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

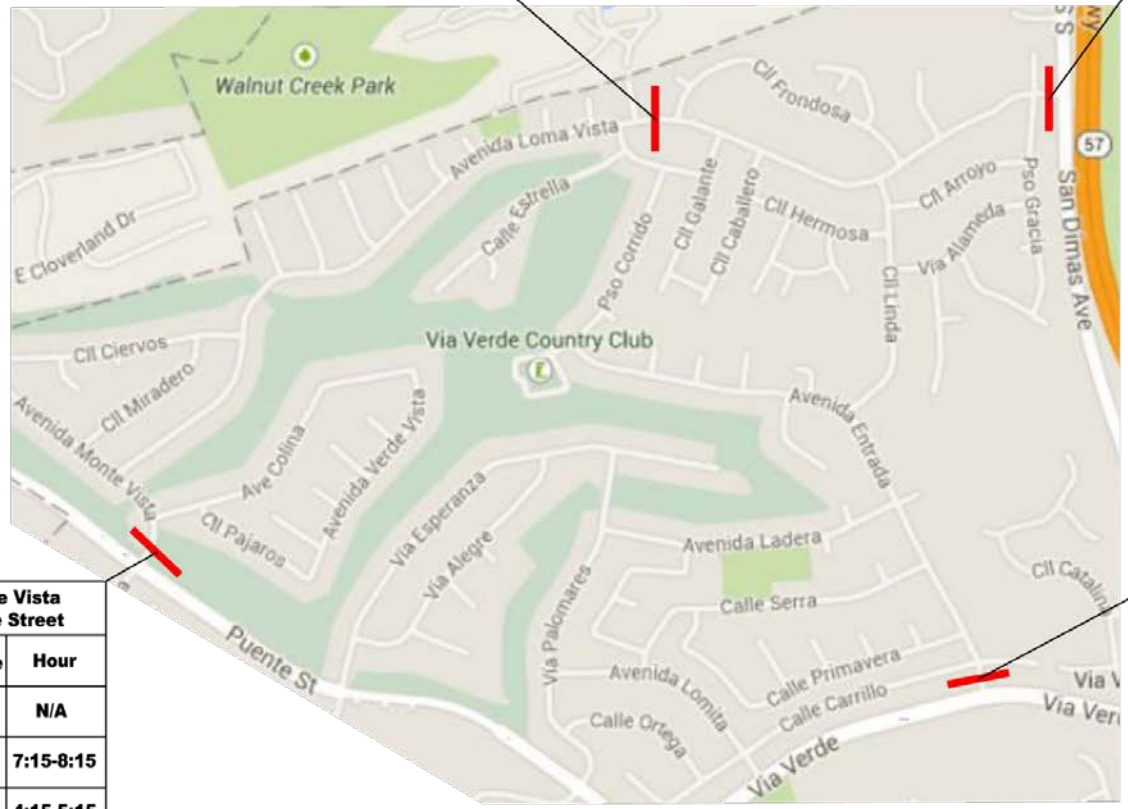
Exhibit 4-6

Not to Scale

DAILY & PEAK HOUR VOLUMES - THURSDAY

Avenida Loma Vista Adjacent to Project Site		
	Volume	Hour
Daily	1,268	N/A
AM Peak Hour	92	7:15-8:15
PM Peak Hour	108	5:00-6:00

Avenida Loma Vista West of San Dimas Avenue		
	Volume	Hour
Daily	4,283	N/A
AM Peak Hour	275	7:45-8:45
PM Peak Hour	337	5:00-6:00



Avenida Monte Vista East of Puente Street		
	Volume	Hour
Daily	852	N/A
AM Peak Hour	71	7:15-8:15
PM Peak Hour	77	4:15-5:15

Avenida Entrada North of Via Verde		
	Volume	Hour
Daily	3,396	N/A
AM Peak Hour	243	7:30-8:30
PM Peak Hour	275	5:00-6:00

Source: Kimley-Horn and Associates, Inc., January 2015

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

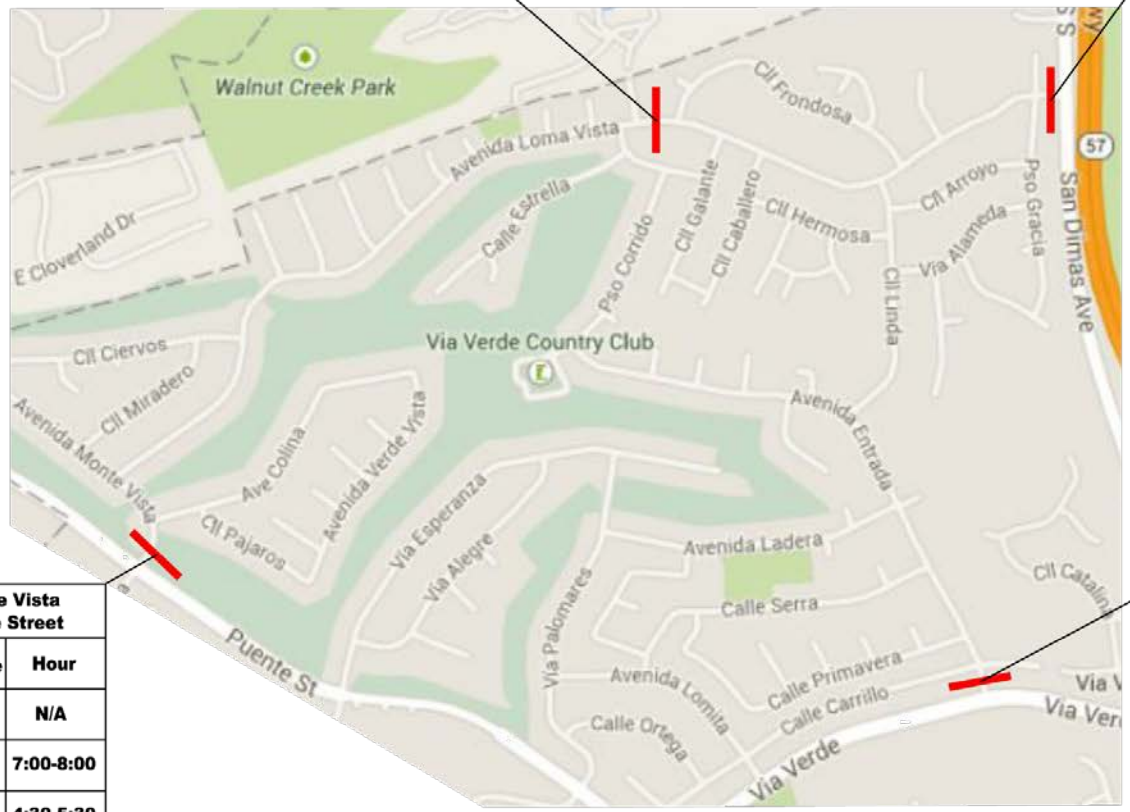
Exhibit 4-7

Not to Scale

DAILY & PEAK HOUR VOLUMES - FRIDAY

Avenida Loma Vista Adjacent to Project Site		
	Volume	Hour
Daily	1,138	N/A
AM Peak Hour	51	7:45-8:45
PM Peak Hour	85	4:00-5:00

Avenida Loma Vista West of San Dimas Avenue		
	Volume	Hour
Daily	3,722	N/A
AM Peak Hour	173	8:00-9:00
PM Peak Hour	265	4:00-5:00



Avenida Monte Vista East of Puente Street		
	Volume	Hour
Daily	698	N/A
AM Peak Hour	30	7:00-8:00
PM Peak Hour	46	4:30-5:30

Avenida Entrada North of Via Verde		
	Volume	Hour
Daily	3,155	N/A
AM Peak Hour	184	8:00-9:00
PM Peak Hour	218	4:45-5:45

Source: Kimley-Horn and Associates, Inc., January 2015

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

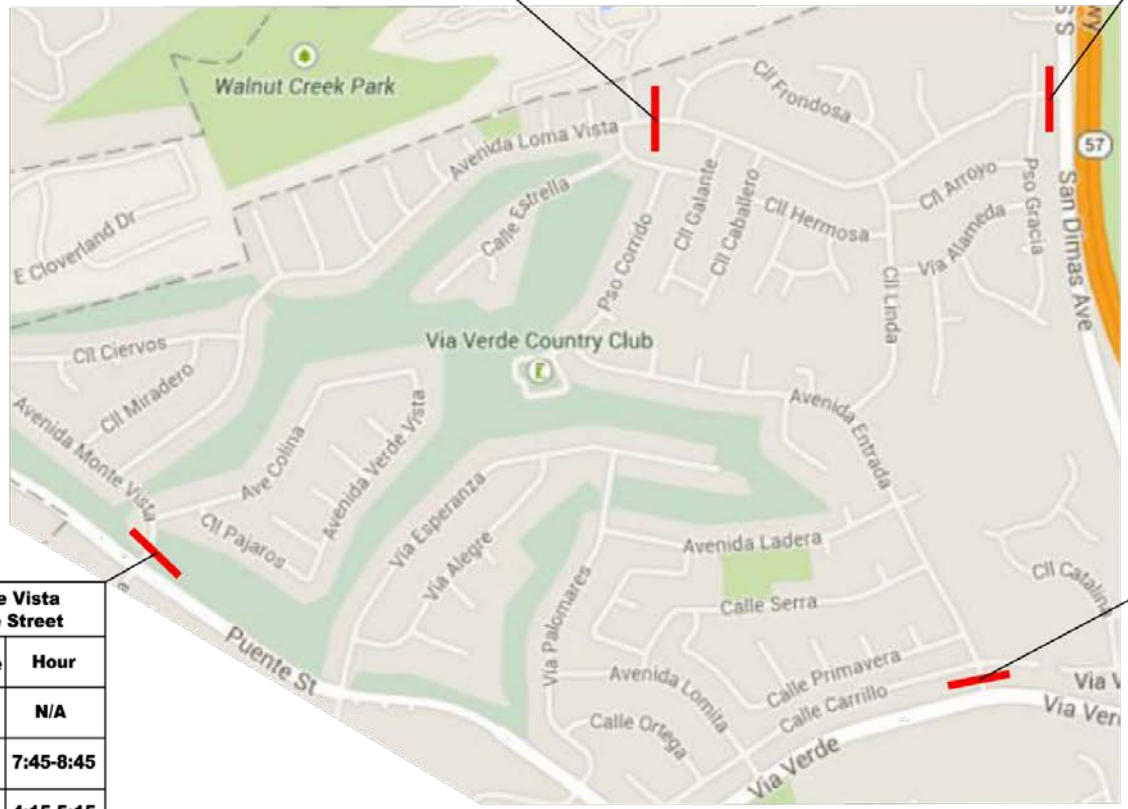
Exhibit 4-8

Not to Scale

DAILY & PEAK HOUR VOLUMES - SATURDAY

Avenida Loma Vista Adjacent to Project Site		
	Volume	Hour
Daily	1,145	N/A
AM Peak Hour	36	8:00-9:00
PM Peak Hour	116	4:30-5:30

Avenida Loma Vista West of San Dimas Avenue		
	Volume	Hour
Daily	3,375	N/A
AM Peak Hour	120	8:00-9:00
PM Peak Hour	331	4:15-5:15



Avenida Monte Vista East of Puente Street		
	Volume	Hour
Daily	586	N/A
AM Peak Hour	34	7:45-8:45
PM Peak Hour	47	4:15-5:15

Avenida Entrada North of Via Verde		
	Volume	Hour
Daily	2,479	N/A
AM Peak Hour	105	7:45-8:45
PM Peak Hour	233	4:15-5:15

Source: Kimley-Horn and Associates, Inc., January 2015

Walnut Creek Habitat and Open Space Project
Initial Study/Mitigated Negative Declaration

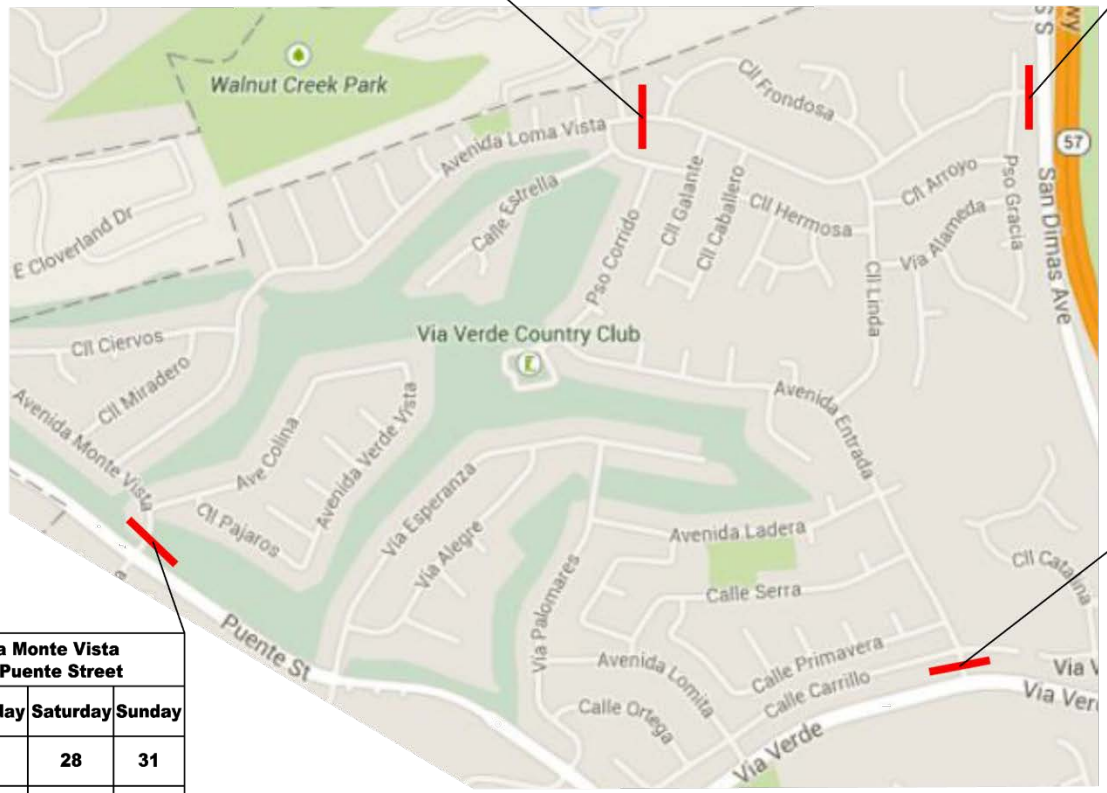
Exhibit 4-9

Not to Scale

DAILY & PEAK HOUR VOLUMES - SUNDAY

Avenida Loma Vista Adjacent to Project Site			
Volume	Weekday	Saturday	Sunday
Daily	222	275	314
Peak Hour	10	17	20

Avenida Loma Vista West of San Dimas Avenue			
Volume	Weekday	Saturday	Sunday
Daily	111	138	157
Peak Hour	5	8	10



Avenida Entrada North of Via Verde			
Volume	Weekday	Saturday	Sunday
Daily	89	110	125
Peak Hour	4	7	8

Avenida Monte Vista East of Puente Street			
Volume	Weekday	Saturday	Sunday
Daily	22	28	31
Peak Hour	1	2	2

Source: Kimley-Horn and Associates, Inc., January 2015

Walnut Creek Habitat and Open Space Project
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Exhibit 4-10

Not to Scale

PROJECT-RELATED TRAFFIC VOLUMES

4.17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?		✓		
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?			✓	

Sources Cited in Section 4.17

AHBE, *Walnut Creek Habitat and Open Space Project Site Assessment Report*, September 2011

Existing Site Conditions

The *Walnut Creek Habitat and Open Space Project Site Assessment Report* (September 2011) identified the following conditions for the project site. Utility systems (i.e., water and sewer lines, hydrants, drains, former fire prevention systems, power poles with mounted transformers, etc.) are present in the project site. Other improvements include a concrete lined drainage swale located along the southern boundary adjacent to the former incinerator/current storage shed and two circular concrete features that were at one time utilized for irrigation purposes are present in the western portion (former grove area). Potable water in the vicinity of the project site is provided by Golden State Water Company.

Sanitary sewer service in the vicinity of the project site is provided by the Los Angeles County Consolidated Sewer Maintenance District and Sanitation Districts of Los Angeles County.

On-Site Water Infrastructure

Water lines serving the project site, as well as the Tzu Chi Foundation property, connect to the Avenida Loma Vista water line. The connection point is at the southeast corner of the Loma Vista Park. In addition, there is a backflow device located at the Loma Vista Park. The Tzu Chi Foundation has an easement for the backflow device and responsibility

to maintain the device. Also, within the easement is the water line that connects the backflow device to the Tzu Chi Foundation property. The easement extends through the project site. All the water lines on the project site are active including the fire hydrants, and take connection from the water line through Loma Vista Park.

On-Site Sewer Infrastructure

Within the City-owned parcel, historic maps indicate that the buildings in this portion of the site utilized a septic tank system. To date, the actual location of the lines and tanks have not been located.

With the Watershed Conservation Authority-owned parcel, on-site sewer lines exist and provide service to two buildings (Original Auto Shop and Original Cottage J). The on-site lines connect to the sewer line coming from the Tzu Chi Foundation property to the north.

THE WCA INTENDS TO DEVELOP A NEW WATER CONNECTION TO THE GOLDEN STATE WATER COMPANY'S LINES.A. WOULD THE PROJECT EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The project site is located within the jurisdictional boundaries of District No. 22 of the County Sanitation Districts of Los Angeles County (Districts). The State Water Resource Control Board (SWRCB) works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City of San Dimas and Los Angeles County are within the jurisdiction of the Los Angeles RWQCB. The Districts oversees the treatment facilities that serve the City and Los Angeles County.

The City of San Dimas' sewers are maintained by Los Angeles County Consolidated Sewer Maintenance District (CSMD). According to the CSMD Sanitary Sewer Network Maps, there are no local sewers lines on the project site. However, local sewers lines exist in the local streets in the adjacent residential area to the south of the project site.

At the present time, there is no wastewater flow originating from the project site. Nor are there any on-site uses generating the need for water.

Wastewater originating from the project area is treated at the Districts' San Jose Creek WRP, or the Whittier Narrows WRP. San Jose Creek WRP, located at 1965 Workman Mill Road in unincorporated Los Angeles County, provides primary, secondary, and tertiary treatment for 100 mgd of wastewater. Currently, the San Jose Creek WRP processes an average flow of 76.6 mgd. Whittier Narrows WRP, located at 301 N. Rosemead Boulevard in the City of South El Monte, provides primary, secondary, and tertiary treatment for 15 mgd of wastewater. Currently, the Whittier Narrows WRP processes an average flow of 8.0 mgd.

The proposed project would remove unnecessary on-site water and wastewater infrastructure, and replace and/or upgrade the on-site water and wastewater infrastructure to serve the proposed on-site recreational uses. The on-site infrastructure would be determined in collaboration with the CSMD and the Golden State Water Company.

The proposed project would generate wastewater that would be conveyed to and treated by the Districts. Although the number of visitors to the site is expected to increase as a result of the proposed project, the amount of water used and wastewater generated is anticipated to be similar to existing conditions as most of the proposed improvements involve passive recreational facilities. All proposed facilities would use low-flow fixtures. On-site restrooms would connect to the existing sanitary sewer system. These facilities are not expected to generate large quantities of wastewater given the anticipated park use levels. Therefore, new water or wastewater treatment facilities or the expansion of the existing facilities would not be needed. However, with implementation of Mitigation Measures UTIL-1 and UTIL-2, impacts would be reduced to less than significant.

MITIGATION MEASURES

UTIL-1 Prior to the issuance of building permits, the Watershed Conservation Authority and/or City of San Dimas shall submit construction drawings to the Golden State Water Company, and, as necessary, shall pay all applicable connection fees and comply with Golden State Water Company permitting and fee requirements.

UTIL-2 Prior to the issuance of building permits, the Watershed Conservation Authority and/or City of San Dimas shall submit construction drawings to the Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County, as applicable, and shall pay all applicable connection fees to Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County.

B. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Response 4.17.A.

MITIGATION MEASURES

Refer to Mitigation Measures UTIL-1 and UTIL-2. No additional mitigation measures are required.

C. WOULD THE PROJECT 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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The proposed project would not substantially increase storm water runoff from the site. The majority of the runoff from the site presently percolates into the soil or enters Walnut Creek. This is not anticipated to substantially change as a result of the proposed project. It is anticipated that any runoff collected on-site would be treated and allowed to percolate into the soil. Impervious surface areas are anticipated to decrease, and as such, would not alter drainage, nor increase polluted runoff originating from the site. The proposed project is anticipated to use existing storm water drainage facilities, and not require the construction or expansion of existing facilities. Thus, no significant impacts to the existing storm drain system would result from project implementation. The proposed project would be subject to the requirements of the National Pollutant Discharge System (NPDES) that would reduce impacts to the storm water drainage systems. Mitigation Measures HWQ-1 through HWQ-4 are recommended to ensure storm water drainage impacts remain at or below existing levels.

MITIGATION MEASURES

Refer to Mitigation Measures HWQ-1 through HWQ-4. No additional mitigation measures are required.

D. WOULD THE PROJECT HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCES, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?

LESS THAN SIGNIFICANT IMPACT

Refer to Response 4.17.A. In addition, the proposed project does not satisfy the criteria in Senate Bill 610 or Senate Bill 221 (codified as California *Water Code* Sections 10910-10915, *Business and Professions Code* Section 11010, and *Government Code* Section 66473) regarding the preparation of a Water Supply Assessment to verify that sufficient water supplies are available to serve the proposed project from existing entitlements/resources.

The construction and operational activities associated with the proposed project are not anticipated to require a significant amount of water, and this water demand is not expected to have a significant impact on the local or regional supplies. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

E. WOULD THE PROJECT 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 GENERATION IN ADDITION TO THE PROVIDER'S EXISTING COMMITMENTS?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Responses 4.17.A and 4.17.B. In addition, the proposed project is intended to provide recreational opportunities for the surrounding community. No increase in population would result from the proposed project. Any increase in sanitary sewage to the existing sewer system would have adequate capacity to serve the proposed project. Thus, with implementation of Mitigation Measures UTIL-1 and UTIL-2, impacts are reduced to less than significant.

MITIGATION MEASURES

Refer to Mitigation Measures UTIL-1 and UTIL-2. No additional mitigation measures are required.

F. WOULD THE PROJECT BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT'S SOLID WASTE DISPOSAL NEEDS?

LESS THAN SIGNIFICANT IMPACT

With the exception of construction debris, the proposed project would not result in the generation of significant amounts of solid waste. Construction activities would consist of building demolition, limited grading, building renovation, utility connections, paving, and revegetation. The construction debris to be generated would be recycled or transported to the nearest landfill site for proper disposal. The amount of debris generated would not be expected to significant impact landfill capacities. Also, most daily waste generated during the operation of the facility would be recycled. The proposed project would not result in the need for new solid waste facilities for the County of Los Angeles.

However, the proposed project would be required to comply with *Los Angeles County Code* Chapter 20.87, Construction and Demolition (C&D) Debris Recycling and Reuse Ordinance, *Los Angeles County Code* Title 31, Green Building Standards Code, and/or *San Dimas Municipal Code* Chapter 15.46, Green Building Standards Code, as applicable. In addition, both the *Los Angeles County Code* and *San Dimas Municipal Code* require providing adequate areas for collecting and loading recyclable materials in concert with countywide efforts and programs to reduce the volume of solid waste entering landfills. In addition, the location of recycling/separation areas

is required to comply with all applicable Federal, public health, state, or local laws relating to fire, building, access, transportation, circulation, or safety. Compliance with all applicable State, Los Angeles County and/or City of San Dimas regulations for the use, collection, and disposal of solid and hazardous wastes is also mandated. It can be assumed that the proposed project would include adequate, accessible and convenient areas for collecting recyclable materials. Therefore, it is anticipated that construction and operational solid waste impacts would be reduced to a less than significant level in this regard.

MITIGATION MEASURES

No mitigation measures are required.

G. WOULD THE PROJECT COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?

LESS THAN SIGNIFICANT IMPACT

The proposed project would comply with all Federal, State, and local statutes and regulations related to solid waste, including the California Integrated Waste Management Act and Los Angeles County and City of San Dimas recycling programs. A less than significant impact would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.18. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	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?		✓		
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 which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The project site was previously developed and is surrounded on all sides by urban development. The project site does contain threatened or endangered species, sensitive habitats, and cultural or historical resources. The proposed project has the potential to degrade the environment in this regard. Implementation of Mitigation Measures BIO-1 through BIO-10 would reduce potential impacts to threatened or endangered species to less than significant levels. In addition, implementation of Mitigation Measures CUL-1 through CUL-3 would reduce potential impacts to historical resources to less than significant levels.

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)?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Based on the analysis contained in this Initial Study, the proposed project would not have cumulatively considerable impacts with implementation of project mitigation measures. Implementation of mitigation measures at the project-level would reduce the potential for the incremental effects of the proposed project to be considerable when viewed in connection with the effects of past projects, current projects, or probable future projects.

C. DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH WILL CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Previous sections of this Initial Study reviewed the proposed project's potential impacts related to aesthetics; air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; noise, and public services and utilities. As concluded in these previous discussions, the proposed project would result in less than significant environmental impacts with implementation of the recommended mitigation measures. Therefore, the proposed project would not result in environmental impacts that would cause substantial adverse effects on human beings.

4.19. REFERENCES

Refer to Section 4.1 through Section 4.17 for the listing of references utilized in the preparation of this Initial Study.

4.20. REPORT PREPARATION PERSONNEL

Water Conservation Authority (Lead Agency)
100 N. Old San Gabriel Canyon Boulevard
Azusa, CA 91702

Mr. Mark Stanley, Executive Officer
Ms. Deborah Enos, Deputy Executive Officer
Mr. Rob Romanek, Project Manager

City of San Dimas (Responsible Agency)
245 East Bonita
San Dimas, California 91773

Mr. Lawrence L. Stevens, AICP, Assistant City Manager, Community Development
Ms. Ann Frances Garcia, Administrative Aide
Ms. Theresa Bruns, Director of Parks & Recreation

Morse Planning Group (Lead Consultant)
145 N C Street
Tustin, California 82780

Ms. Collette L. Morse, AICP, Principal, Project Manager

Kimley-Horn and Associates (Traffic)
765 The City Drive, Suite 200
Orange, California 92868

Ms. Serine Ciandella, AICP, Project Manager
Mr. Tim Chan, Analyst

BonTerra Psomas (Biological Resources)
3 Hutton Centre Drive, Suite 200
Santa Ana, CA 92707

Ms. Ann M. Johnston, Principal
Ms. Stacie Tennant, Biologist

5.0 CONSULTANT RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study/Environmental Checklist, we recommend that the Watershed Conservation Authority prepare a mitigated negative declaration for the Walnut Creek Habitat and Open Space Project. We find that the proposed project could have a significant effect on a number of environmental issues, but that mitigation measures have been identified that reduce such impacts to a less than significant level. We recommend that the second category be selected for the Watershed Conservation Authority's determination (see Section 6.0, Lead Agency Determination).

May 12, 2015
Date

Collette L. Morse, AICP
Project Manager
Morse Planning Group

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6.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0 have been added. A MITIGATED NEGATIVE DECLARATION will be prepared. ✓

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Signature: 

Title: Project Manager

Printed Name: Rob Romanek

Agency: Watershed Conservation Authority

Date: May 12, 2015

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