

March 2022 | Initial Study

INITIAL STUDY FOR SAN DIMAS 2021–2029 HOUSING ELEMENT UPDATE

City of San Dimas

Prepared for:

City of San Dimas

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ENVIRONMENTAL CHECKLIST FORM

Part 2 - Initial Study (To Be Completed by Staff/Consultant)

BACKGROUND:

1. **Project File:** Initial Study for the City of San Dimas 2021–2029 Housing Element Update
2. **Related Files:** None
3. **Description of Project:** See page 7.
4. **Project Sponsor's Name and Address:**
City of San Dimas
Planning Division
245 East Bonita Avenue
San Dimas, CA 91773
5. **General Plan Designation:** Citywide – various
6. **Zoning:** Citywide – various
7. **Surrounding Land Uses and Setting (Briefly describe the project's surroundings):** This is an amendment to the General Plan that is citywide in application.
8. **Lead Agency Name and Address:**
City of San Dimas
Planning Division
245 East Bonita Avenue
San Dimas, CA 91773
9. **Contact Person and Phone Number:**
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10. **Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** None

GLOSSARY – The following abbreviations are used in this report:

ADU – Accessory Dwelling Unit	RWQCB – Regional Water Quality Control Board
AHO – affordable housing overlay	SCAB – South Coast Air Basin
BMP – best management practice	SCAG – Southern California Association of Government
BUSD – Bonita Unified School District	SCAQMD – South Coast Air Quality Management District
CalARP – California Accidental Release Prevention	SCH – State Clearinghouse
Cal/OSHA – California Occupational Safety and Health Regulations	SR – State Route
CBC – California Building Code	USDA – United States Department of Agriculture
du/ac – dwelling units per acre	UWMP – Urban Water Management Plan
DTSP – Downtown Specific Plan	VHFHSZ – Very High Fire Hazard Severity Zone
EIR – Environmental Impact Report	VMT – vehicle miles traveled
EPA – U.S. Environmental Protection Agency	
FEIR – Final Environmental Impact Report	
FRA – Federal Responsibility Area	
GHG – greenhouse gas	
GSWC – Golden State Water Company	
HCD – California Department of Housing and Community Development	
HERO – Home Energy Renovation Opportunity	
IHO – inclusionary housing ordinances	
I – Interstate	
JADU – Junior Accessory Dwelling Unit	
LACoFD – Los Angeles County Fire Department	
LASD – Los Angeles County Sheriff's Department	
LRA – Local Responsibility Area	
NAAQS – National Ambient Air Quality Standards	
NAHC – Native American Heritage Commission	
NPDES – National Pollutant Discharge Elimination System	
PM _{2.5} – fine particulate matter	
RHNA – Regional Housing Needs Allocation	

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ATTACHMENT

1. Draft 2021–2029 San Dimas Housing Element (available on the City Website:
https://sandimasca.gov/departments/community_development/planning_division/general_plan/housing_element_update.php)

PROJECT LOCATION, ENVIRONMENTAL SETTING, AND SURROUNDING LAND USES:

In September 1991, the San Dimas City Council adopted the San Dimas 1991 General Plan, which is a document that constitutes San Dimas' comprehensive plan for the development of the city. The 1991 General Plan was later revised in 2008. The General Plan is the foundation for zoning, subdivision regulation, and other planning decisions. The Housing Element is one of the seven elements included in the General Plan. The Housing Element has been updated over the years; the proposed General Plan amendment would adopt the 2021–2029 Housing Element, replacing the existing Housing Element.

San Dimas has a total area of 9,875 acres (15.43 square miles), of which, 14.04 square miles is land and 0.39 square miles is water. The city is primarily characterized by residential and commercial land uses, with development concentrated in the central and southern portion of the city. The primary transportation corridors include State Route (SR-) 57, which runs north to south through the city, and Interstate 10 (I-10) and I-210, which runs east to west. San Dimas is primarily located in a Local Responsibility Area (LRA), with the northern portion of the city in a Federal Responsibility Area (FRA). Within the LRA, the northern and southern portions are classified as Very High Fire Hazard Severity Zones (VHFHSZ), as well as a small portion in central San Dimas, west of the Raging Waters water park (CAL FIRE 2021).

The proposed project would affect land within San Dimas, which is in the east San Gabriel Valley, as shown in Figure 1, *Project Location Map*. San Dimas is bounded by the San Gabriel Mountains range on the north, the cities of Glendora and Covina on the west, La Verne on the east, Pomona on the southeast, and Walnut on the southwest.

ACRES: 9,875 acres

VEGETATION: Citywide – various

WILDLIFE: Citywide – various

HYDROLOGY: Citywide – various

SOILS: Citywide – various

GEOLOGY: Citywide – various

Figure 1. Project Location Map

2021-2029 HOUSING ELEMENT UPDATE
CITY OF SAN DIMAS
INITIAL STUDY



Source: Los Angeles County, 2021; PlaceWorks, 2021.

REGULATORY SETTING:

California Government Code Section 65583 states that the Housing Element shall consist of an identification and analysis of existing and projected housing needs, as well as a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

PROJECT DESCRIPTION:

Under the requirements of state law, every city and county in California must prepare a Housing Element as part of its General Plan. The Housing Element must document in detail existing conditions and projected needs in accordance with state housing law provisions. The element is also required to contain goals, policies, programs, and quantified objectives that address housing needs over the next eight-year period. As part of the proposed project, the proposed 2021–2029 Housing Element will serve as the City’s guiding policy document that meets future needs of housing for all of the City’s economic groups. The proposed 2021–2029 Housing Element will replace the existing 2014–2021 Housing Element.

To meet the City’s Regional Housing Needs Allocation (RHNA), the City will have to rezone sites identified in Table 1-1, *Housing Site Inventory*, to accommodate residential units. The Housing Element Update identifies the potential for development of up to 1,248 new housing units. San Dimas lacks vacant and underutilized sites available with multiple-family and mixed-use zoning, density, and development standards in place to accommodate the RHNA. However, the City has the opportunity to leverage its location and access to the future Metro L Line (Gold) passenger light rail and transit station opening in 2025 to encourage and facilitate development of housing commensurate with the RHNA. As shown in Figure 2, *Opportunity Sites*, the City of San Dimas identified 14 potential sites in the greater downtown that are prime candidates for infill and redevelopment during the Housing Element planning period. Figures for each potential site and site-specific information are available in Appendix A, *Housing Sites*. The housing sites were concentrated on highly underutilized parcels that can benefit from readily available access from either SR-57 (western border) or the L (Gold) Line Transit extension. The majority of the sites identified were also characterized by a low structural improvement to land value ratio, older buildings, and a low lot coverage ratio.

Figure 2. Opportunity Sites

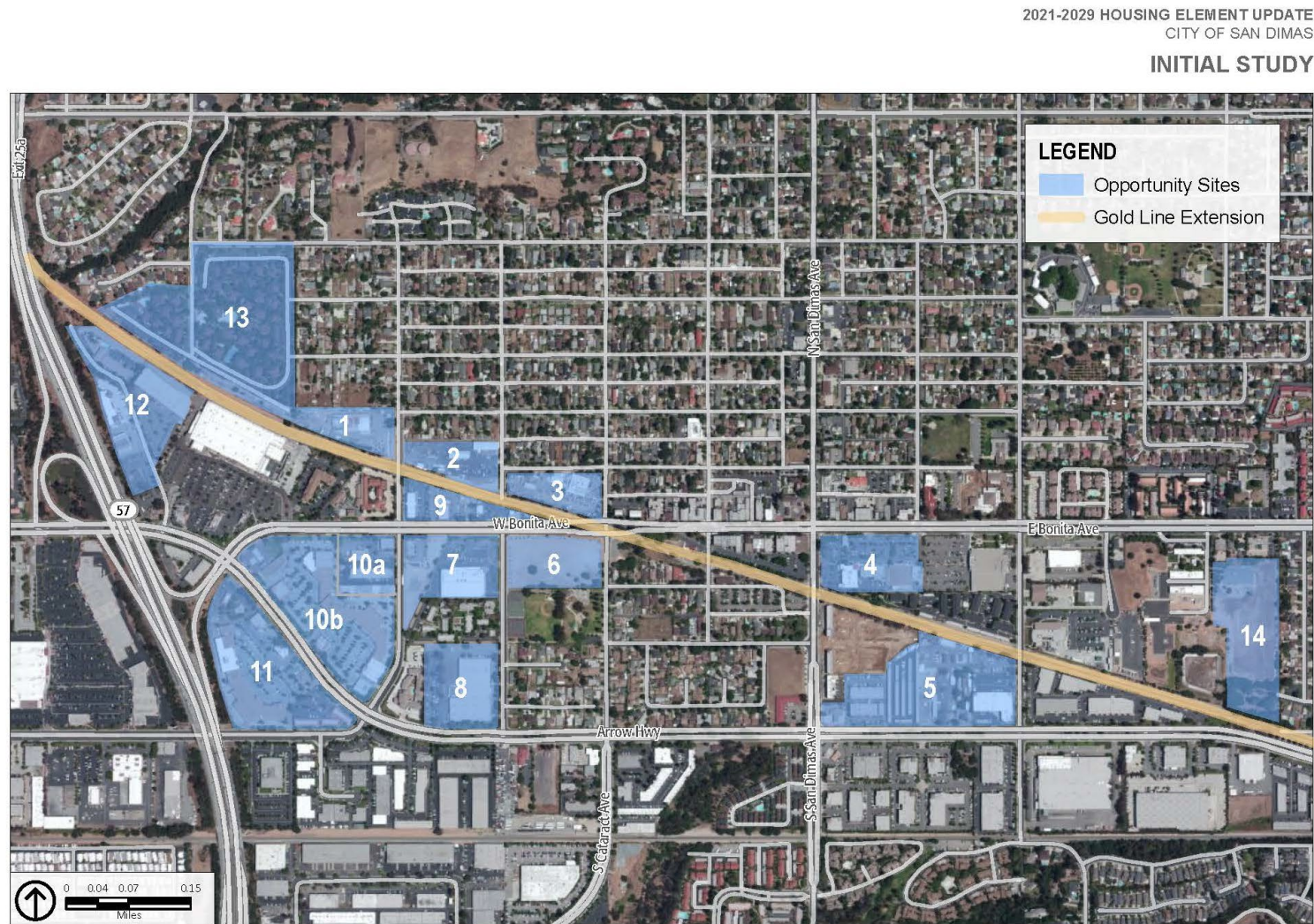


Figure 2
Downtown San Dimas Sites

In identifying sites for lower-income housing, the proposed project would initiate a rezoning program that will apply a mixed-use/or multiple-family residential designation on the sites shown in Table 1-1. The City anticipates that the first 13 sites are most ripe for development during the Housing Element planning period. The 14th housing site (i.e., Site 14 in Table 1-1) encompasses part of the United States Department of Agriculture's (USDA's) property and is proposed as an alternative site that could be considered for rezoning should other sites previously identified as part of the Housing Element site inventory not be developed as anticipated.

Program 7 (Downtown Specific Plan) commits the City to redesignate and rezone the sites as part of the downtown specific plan within three years after adoption of the Housing Element (i.e., redesignate sites by 2025). Furthermore, it would allow for rezoning of up to 98 acres in accordance with the site inventory, as follows:

- 6.0 acres for multiple-family housing at 12-16 dwelling units per acre (du/ac)
- 4.0 acres for multiple-family housing at 16-25 du/ac
- 13.8 acres for multiple-family housing at 25-35 du/ac
- 14.9 acres for multiple-family housing at 35-45 du/ac
- 7.3 acres for mixed uses at 25-35 du/ac
- 55.9 acres for mixed uses at 35-45 du/ac

As shown in Table 1-1, aside from Site 13, there are no residential units allowed on these sites under current zoning. However, the proposed rezoning would result in a potential for 1,248 new housing units to accommodate the RHNA.

Government Code, Section 65588(a)(2), Review and Revision, requires that the proposed 2021–2029 Housing Element review the goals, policies, and programs of the previous Housing Element, and report on the attainment and disposition of the programs. In some instances, the programs from the previous Housing Element are continued through to the proposed 2021–2029 Housing Element. Many existing programs have been amended and continued to reflect current conditions in the city. Table 1-2, *Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element*, includes changes in programs between the existing Housing Element and the proposed 2021–2029 Housing Element.

Table 1-1 Housing Site Inventory

Site	Address	APN	Gross vs Net Acres	Current GPLU & Zoning	Parcels Owners	Current Max. Unit Capacity	Current Use	Proposed Density/ Land Use	Realistic Density	Units
1	SP-23a 155 N. Eucla	8386-006-010 (primary) -025, -026, -027, -028	3.2 gross 2.7 net	Industrial: SP-23	5 parcels 1 owner	No Residential Units Allowed	Construction yard	12-16 du/ac MFR (Multifamily Residential)	12	0 Lower 8 Moderate 19 Above
2	SP-23b 159 N Acacia	8386-015-014, -814, -815 8386-015-019 to - 024; 8386-016-035	2.9 gross 2.4 net	Industrial SP-23	10 parcels 3 owners	No Residential Units Allowed	General pump company and truck dispatch	12-16 du/ac MFR (Multifamily Residential)	12	0 Lower 7 Moderate 17 Above
3	SP-23c 115 N Cataract	8386-016-002 & -084	2.9 gross 2.4 net	Industrial SP-23	2 parcel 1 owner	No Residential Units Allowed	Contractor storage and sales yard	25-35 du/ac Mixed Use	25	0 Lower 8 Moderate 18 Above
4	San Dimas Town Center	8390-017-029 to -031, 8390-017-041 to -045	5.2 gross 4.4 net	Commercial CG-2	10 parcels 5 owners	No Residential Units Allowed	Mixed strip commercial	35-45 du/ac Mixed Use	35	23 Lower 27 Moderate 27 Above
5	Walnut/Arrow 105-279 E Arrow Hwy	8390-018-023, 040, -045 -046, -027, -197, -066; and -907, -908, -909	12.1 gross 10.3 net	Commercial; M-1; P/SP	8 parcels 8 owners	No Residential Units Allowed	Mixed – office storage, gas station, etc.	35-45 du/ac Mixed Use	35	81 Lower 94 Moderate 94 Above
6	Bonita/Cataract 344 W. Bonita	8386-021-913	4.4 gross 3.7 net	Commercial CG-2	1 parcel 1 owner	No Residential Units Allowed	Vacant Site	25-35 du/ac Mixed Use	30	0 Lower 0 Moderate 66 Above
7	Bowling Alley 400 W. Bonita	8386-017-028 & -029, 8386-017-043 & -044	5.5 gross 4.7 net	Commercial CG-2	3 parcels 2 owners	No Residential Units Allowed	Bowling Alley + vacant site	35-45 du/ac Mixed Use	35	37 Lower 43 Moderate 43 Above
8	Warehouse 305 S Acacia	8386-017-031	5.8 gross 4.9 net	Industrial M-1	1 parcel 1 owner	No Residential Units Allowed	Older Tilt-up warehouse	25-35 du/ac MFR (Multifamily Residential)	30	44 Lower 104 Moderate 0 Above
9	Bonita North 341-451 Bonita	8386-016-010, 013, 006, 034	2.8 gross 2.1 net	Commercial CG-2	4 parcels 3 owners*	No Residential Units Allowed	Offices, former dry cleaners; restaurant com.	35-45 du/ac MFR (Multifamily Residential)	35	17 Lower 39 Moderate 0 Above
10a	SW Corner	8386-007-087, 089,	3.1 gross	Commercial	3 parcels	No Residential	Office bldgs.,	35-45 du/ac MFR	35	28 Lower

Table 1-1 Housing Site Inventory

Site	Address	APN	Gross vs Net Acres	Current GPLU & Zoning	Parcels Owners	Current Max. Unit Capacity	Current Use	Proposed Density/ Land Use	Realistic Density	Units
	Bonita/Eucla	090	2.6 net	CG-1	3 owners	Units Allowed	light industrial	(Multifamily Residential)		65 Moderate 0 Above
10b	San Dimas Station North	8386-007-063 to -073, 8386-007-091	12.4 gross 10.5 net	Commercial CG-1	9 parcels 7 owners	No Residential Units Allowed	Mixed strip commercial	35-45 du/ac Mixed Use	35	55 Lower 64 Moderate 64 Above
11	San Dimas Station South	8386-007-074 to -081-061, 062, 052, 916, 8940-106-015	11.3 gross 9.6 net	Commercial CG-1	10 parcels 9 owners	No Residential Units Allowed	Mixed strip commercial	35-45 du/ac Mixed Use	35	50 Lower 59 Moderate 59 Above
12	Red Roof Inn 204 N Village Court	8386-008-020 to 8386-008-024	9.0 gross 7.7 net	Commercial CG-1	6 parcels 5 owners	No Residential Units Allowed	Hotel; mix of singular uses	35-45 du/ac MFR (Multifamily Residential)	35	80 Lower 187 Moderate 0 Above
13	The Trails 444 N. Amelia	8390-016-906	17.3 gross 4.0 net	Residential MF-16	2 parcels 2 owners	64 Residential Units Allowed	Vacant Site and Apartments	16-25 du/ac MFR (Multifamily Residential)	25	0 Lower 80 Moderate 0 Above
14	USDA Forestry Site 444 E. Bonita	8386-006-015, -029	8.3 gross 6.8 net	Public / Semi Public; same	1 parcel 1 owner	No Residential Units Allowed	Vacant Site	25-35 du/ac MFR (Multifamily Residential)	30	102 Lower 102 Moderate 0 Above

Table 1-2 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

2014–2021 Housing Element Programs	Progress	Appropriateness
<p>Program 1. Housing Code Enforcement and Abatement The City has adopted the Uniform Housing Code and will continue its existing program to inspect potentially substandard residences and abate those needing to be brought into code compliance. The Code Enforcement program combines a proactive canvassing of the City to identify substandard housing and a re-active complaint driven inspection process. The City provides information about the on-going rehabilitation loan and grant program to those cited for code violations. The City's goal is code compliance and vacation of substandard housing is not anticipated.</p> <p>2014-2021 Objective: Conduct 50 inspections of potentially substandard residences annually to provide minimum requirements for the protection, safety, and welfare of the general public as part of the City's on-going program. Inform violators of available rehabilitation assistance to correct code deficiencies.</p>	<p>The City continues to implement the program and inform eligible households of available rehabilitation assistance.</p>	<p>As the City's housing stock ages, code compliance will continue to be needed to preserve the City's housing stock.</p>
<p>Program 2. Neighborhood Beautification During the 1990s, the City provided neighborhood clean-up along with funds for minor housing repairs within targeted neighborhoods. The program provides an effective tool to stimulate neighborhood participation and revitalization, and will be re-initiated using CDBG funds in income qualified neighborhoods with older housing stock.</p> <p>2014-2021 Objective: Re-establish the Neighborhood Beautification program using CDBG funds in 2013/14 within targeted neighborhoods, and coordinate the program with Code Enforcement and Housing Rehabilitation.</p>	<p>Reduction in Community Development Block Grant (CDBG) and housing staff has prevented establishing the program. The City is monitoring funding options.</p>	<p>The program will be carried over to the 2021–2029 Housing Element, and efforts will focus on exploring funding sources.</p>
<p>Program 3. Single-Family Rehabilitation The City administers a CDBG funded Single-Family Rehabilitation Program to finance the cost of repairs to correct code violations and conditions determined to be detrimental to health and safety. Grants of up to \$7,500 are available on a first come, first served basis until annual funds are depleted. The program is closely coordinated with Code Enforcement efforts, and also provides for energy efficiency improvements, and lead-based paint and asbestos assessment and abatement.</p> <p>2014-2021 Objective: Assist 10 lower income households with grants on an annual basis, with a projected income mix of half extremely low and very low income households and half low income households, for a total assistance goal of 80 households. Continue to market the program with brochures available at public facilities, on the City's website and on the City's public access station.</p>	<p>The City funds 10 rehabilitation grants annually for lower-income households who own and occupy a home in San Dimas.</p>	<p>As the City's housing stock ages, ongoing grants for rehabilitation are needed to preserve the City's housing stock.</p>

Table 1-2 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

2014–2021 Housing Element Programs	Progress	Appropriateness
<p>Program 4. Mobile Home Park Preservation and Affordability San Dimas has over 900 mobile home units within its five mobile home parks and taken several proactive steps to assist in maintaining the affordability of park space rents. The City purchased the 186 space Charter Oaks Mobile Home Park in 1998, and offers a new space rental credit program to provide greater affordability for lower income park residents. All mobile home parks in San Dimas are regulated by the Mobile Home Accord which establishes maximum rent charges and provides a fair method for resolving disputes; the current Accord runs through January 1, 2015. In addition, the City has adopted an ordinance affecting the conversion of both mobile home parks and apartments to condominium ownership units. The ordinance establishes specific noticing requirements to reduce the impact of conversion on current residents, particularly those of low and moderate income.</p> <p>2014-2021 Objective: Retain affordability of the Charter Oaks Mobile Home Park; continue the new space rental credit program at Charter Oaks Mobile Home Park assisting at least ten lower income residents annually; and evaluate effectiveness of the program annually. Renew the Mobile Home Accord to provide stability in space rents. Continue to implement the conversion ordinance to provide tenant protections.</p>	<p>Retain affordability at the Charter Oaks Mobile Home Park; continue the new space rental credit program at the Charter Oaks, assisting at least 10 lower income residents annually; and evaluate the effectiveness of the program annually. Renew the Mobile Home Accord to maintain rent stability. Continue to implement the conversion ordinance.</p>	<p>As the City’s mobile home stock is the largest provider of affordable housing, the program will be carried forward.</p>
<p>Program 5. Preservation of Assisted Housing San Dimas contains two projects, totaling 83 rent-restricted units, considered at-risk of conversion to market rate during the 2013-2023 period – Villa San Dimas (50 affordable units) and Sunnyside Apartments (33 affordable units). Villa San Dimas is at-risk due to its Section 8 project-based contracts with HUD being subject to annual renewal. Sunnyside Apartments is at-risk as the affordability controls on its bond-financing expire in 2021. The following are strategies the City will undertake to work towards preservation of the 83 very low and low income at-risk units:</p> <ul style="list-style-type: none"> • Monitor At-Risk Units: Contact property owners within at least one year of the affordability expiration date to discuss City’s desire to preserve as affordable housing. • Economic Analyses: Where property owners express an interest in preservation, conduct an economic analyses to determine the present-value cost of buying-down rents. • Explore Funding Sources/Program Options: As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources and program options for preservation. • Negotiate with Property Owners: Present options to owners for a one-time rent buydown, rehabilitation assistance and/or mortgage refinance in exchange for long-term use restrictions. 	<p>The program remains active. Sunnyside remains at-risk with existing covenants having expired on December 1, 2021 (34 total units with 17 each at Low & Very Low rates). However, Sunnyside owners decided to voluntarily extend the affordability rates for these units until March 2024. The City continues to evaluate preserving covenants and/or providing rental assistance.</p> <p>Villa San Dimas Apartments is a HUD family complex of 50 units that was expiring at the end of 2019 and was renewed for another five years. Avalon Bay Apartments has 26 units with affordable covenants in place until 2045.</p>	<p>The program will be carried forward, and City staff will investigate additional options for finding/augmenting funding.</p>

Table 1-2 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

2014–2021 Housing Element Programs	Progress	Appropriateness
<ul style="list-style-type: none"> Tenant Education: Property owners are required to give a twelve-month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contact specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures. <p>2014-2021 Objective: Contact property owners of at-risk projects to initiate preservation discussions. Based on the outcome of these discussions, the City will: 1) identify preservation incentives; 2) work with priority purchasers; and 3) coordinate technical assistance and education to affected tenants. While the City no longer has local funds for preservation, outside financial resources may include HOME, CDBG, and State preservation funds to incentivize owners to maintain affordable rents, or in the case of transfer of ownership to a non-profit, assistance in property acquisition and rehabilitation.</p>		
<p>Program 6. Section 8 Rental Assistance The City will continue to advertise opportunities for residents to participate in Housing Authority of the County of Los Angeles’ (HACoLA) Section 8 rental assistance program. This program provides rental subsidies to very low income households, including families, seniors and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. This program assists extremely low and very low income households.</p> <p>2014-2021 Objective: Continue to participate in the Section 8 program administered by HACoLA and advertise to income eligible residents; encourage landlords to register units with the Housing Authority and undergo education on the Section 8 program.</p>	<p>The City continues to refer renters to the housing authority (LACDA), to apply for a voucher and secure rental housing.</p>	<p>The City will continue to refer residents to this program in the 2021–2029 Housing Element.</p>
<p>Program 7. Residential and Mixed-Use Sites Inventory As part of this Housing Element Update, the City performed a parcel-specific vacant sites analysis. In addition, the City has designated two key development opportunity sites, totaling 7.1 acres, with an Affordable Housing Overlay, providing densities of 30 units per acre and capacity for over 200 multi-family units. An inventory of suitable residential sites provides essential information about the City’s interest to developers. The Inventory will be available at the Community Development Department public counter and on the City’s website.</p> <p>2014-2021 Objective: Maintain a current inventory of vacant residential sites and potential mixed-use infill sites and provide to interested developers in conjunction with information on available development incentives.</p>	<p>The City continues to maintain and revise its inventory of housing sites for the upcoming downtown Specific Plan and the 2021–2029 Housing Element.</p>	<p>The program will continue for the 2021–2029 Housing Element, focusing on completing a downtown Specific Plan.</p>

Table 1-2 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

2014–2021 Housing Element Programs	Progress	Appropriateness
<p>Program 8. Second Units A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units provide housing for either persons related to the primary resident on the property or to those that qualify in the categories of low or very low income households. San Dimas contains many large lots that can accommodate a second unit, although the City has seen a relatively limited number of applications for second units. Considering the benefits second units can offer an aging population in particular, the City will re-evaluate its second unit standards and assess potential refinements to better facilitate the provision of second units in existing and new development. Areas for consideration include the potential allowance for occupancy by senior citizens and persons with disabilities without the requirement for an affordability covenant. 2014-2021 Objective: Review and refine the City’s second unit ordinance to facilitate housing options for seniors, persons with disabilities, caregivers, and other lower and extremely low income households. Educate residents on the availability of second units through the City’s Affordable Housing Guide.</p>	<p>The City adopted Ordinance 1281 and amended the San Dimas Municipal Code (Chapter 18.38) to reflect changes in Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) to ensure compliance with AB 68, AB 881, and SB 13.</p>	<p>ADUs are a key strategy for meeting the RHNA, and the program will be included for the 2021–2029 Housing Element.</p>
<p>Program 9. Downtown Specific Plan San Dimas has a distinct, historic Downtown with a walkable, pedestrian-friendly scale. The City has supported the integration of housing within the commercial downtown, including: 10 affordable rental units in Monte Vista Place located above the historic Drug Store; 81 ownership units in Grove Station, 10 units of which are affordable to moderate income households; and the 19 unit ownership project to be developed adjacent to Grove Station, providing a mix of live-work units, townhomes and single-family units. Over the past several years, the City has undertaken several planning efforts to help guide the long-term development and revitalization of the Downtown, including a 20/20 Visioning Charrette, community workshops and the initiation of a Downtown Specific Plan. Due to a lack of funding and limited resources, however, the City was not able to complete the Specific Plan project. The City is now seeking to reinitiate and complete its Downtown Specific Plan, and has submitted a Sustainability Program Proposal to SCAG for funding. 2014-2021 Objective: Pursue funding, and re-initiate the Specific Plan for Downtown upon successful award of funds. Provide expanded areas for residential mixed use, develop incentives for consolidation of smaller parcels, and plan for transit-oriented development around the future Gold Line station.</p>	<p>In early 2012, the Community Development Department applied for a SCAG Sustainability grant to complete that project. SCAG funding (in the amount of \$85,000) became available In Fiscal Year 2014-15, the City received funding from SCAG to develop a Downtown Specific Plan. Focus group meetings and a week-long design charrette were held in early 2016 and a draft was prepared but the plan was not adopted. Subsequently, in 2020, the City received \$150,000 from the LEAP Grant to assist in funding the Downtown Specific Plan (DTSP). Through an RFP process, the City selected a consultant (Interwest Consulting Group to) to develop a</p>	<p>As the DTSP will provide the majority of mixed-use sites for the Housing Element, the program will be carried forward.</p>

Table 1-2 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

2014–2021 Housing Element Programs	Progress	Appropriateness
	<p>Downtown Specific Plan to guide the City’s growth and development in the Town Core and within proximity to the future Gold Line station. The first community meeting was held on February 23, 2022. The overall timeline to complete the project will be approximately two years.</p>	
<p>Program 10. Affordable Housing Development Assistance The City can play an important role in facilitating the development of quality, affordable and mixed-income housing in the community through provision of regulatory incentives and direct financial assistance. The following are among the types of incentives the City can offer:</p> <ul style="list-style-type: none"> • Reduction or deferral of development fees; • Flexible development standards; • Density bonuses as described in Program 12; • City support in affordable housing funding applications; and • Financial assistance, as available, through the former RDA Housing Asset Fund. <p>The City can also provide technical assistance to developers in support of affordable housing, including: evaluation of projects for appropriate use of funding sources and moving projects forward through the City review process. As a means of specifically encouraging the provision of housing affordable to extremely low income (ELI - <30% AMI) households, the City will waive 100% of Planning Department entitlement application processing fees for projects with a minimum ten percent ELI, or not less than one unit.</p> <p>Within one year of Element adoption, the City will develop an Affordable Housing Brochure and downloadable web page handout which describes the various resources and incentives available to support affordable housing in the community. As an initial step, the brochure will be mailed to major for-profit and non-profit housing and mixed-use developers, with continued outreach to be conducted on a bi-annual basis to promote awareness of affordable housing opportunities.</p> <p>2014-2021 Objective: Provide regulatory incentives and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects that include ELI units. Provide information on incentives during individual dealings with property owners, and through creation and dissemination of an Affordable Housing brochure. Beginning in 2014, specify the waiver of 100% of application processing fees for projects with 10% ELI units within the City’s annual Fee Resolution adopted by City Council</p>	<p>No affordable developers have expressed interest or made inquiries since Avalon Apartments were built in 2014.</p>	<p>This program will be carried forward to the 2021–2029 Housing Element period with amendments.</p>

Table 1-2 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

2014–2021 Housing Element Programs	Progress	Appropriateness
<p>Program 11. Energy Conservation through Green Building Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building’s overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards; San Dimas has adopted the California Green Building Standards Code (CALGREEN) in its entirety. San Dimas’ green building program involves several components. On a project level, staff works with applicants early in the process to explain the State’s Green Building Standards, and the long-term financial and environmental benefits of integrating sustainable features in project design. The City promotes green building on its website, including links to various green Remodeling Guides for homeowners. San Dimas has completed a greenhouse gas inventory (GHG), and in 2010 adopted an Energy Efficiency & Conservation Strategy which identifies a series of projects to help the City save energy and reduce greenhouse gas emissions. The City recently became a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) Program, providing property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property. 2014-2021 Objective: Provide outreach and education to developers, architects and residents on the new CALGREEN code, and ways to incorporate sustainability in project design and in existing structures. Advertise availability of the HERO program to residents.</p>	<p>Home Energy Renovation Opportunity (HERO) has been actively used for solar and other energy conservation improvements. Of 503 applicants, 366 were approved.</p>	<p>Energy conservation remains a high priority, and this program will continue for the 2021–2029 Housing Element period.</p>
<p>Program 12. Affordable Housing Density Bonus Chapter 18.22 of the San Dimas Municipal Code sets forth the City’s provisions to implement State density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:</p> <ul style="list-style-type: none"> • 10 percent of the total units for lower income households; or • 5 percent of the total units for very low income households; or • A senior citizen housing development or mobile home park that limits residency based on age requirements; or • 10 percent of the total dwelling units in a condominium for moderate income households. <p>The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the</p>	<p>No developers have expressed an interest in building multiple family that would qualify for a density bonus program.</p>	<p>This program will be carried over to the 2021–2029 Housing Element and updated for consistency with state law.</p>

Table 1-2 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

2014–2021 Housing Element Programs	Progress	Appropriateness
<p>proportion of affordable units and level of income targeting. The following development incentives may be requested:</p> <ul style="list-style-type: none"> • Reduced site development standards or design requirements. • Approval of mixed-use zoning in conjunction with the housing project. • Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions. <p>In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.</p> <p>2014-2021 Objective: Maintain a local density bonus ordinance consistent with state requirements, and advertise through dissemination of the Guide to Housing brochure at the public counter and on the City’s website.</p>		
<p>Program 13. CEQA Exemptions for Infill Projects San Dimas will continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.</p> <p>2014-2021 Objective: Continue to utilize categorical exemptions under CEQA on a case-by case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.</p>	<p>No eligible residential projects have been submitted that would qualify for a CEQA exemption.</p>	<p>This program will be carried over to the 2021–2029 Housing Element.</p>
<p>Program 14. Fair Housing The City promotes fair housing and refers residents to various agencies that provide the following services:</p> <ul style="list-style-type: none"> • Fair Housing Community Education • Fair Housing Enforcement • Tenant Legal Assistance • Housing Dispute Evaluation and Resolution • Mediation Program <p>The City provides brochures regarding fair housing services at the City’s public facilities, and provides special announcements on the City’s website and on the City’s public access channel.</p> <p>2014-2021 Objective: Continue to promote fair housing practices, referring residents to agencies providing fair housing services. This program primarily assists lower income households.</p>	<p>The program is ongoing. The City does not have a fair housing contract provider, but rather is part of a countywide consortium.</p>	<p>This program will be included for the 2021–2029 Housing Element and expanded consistent with provisions of AB 686.</p>

Table 1-2 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

2014–2021 Housing Element Programs	Progress	Appropriateness
<p>Program 15. Senior Housing Opportunities Senior citizens (age 65+) have grown to comprise over one quarter of San Dimas’ households, and 30 percent of the City’s seniors live with some type of disability. Of San Dimas’ approximately 2,400 senior homeowners, 30 percent live alone. Addressing the housing needs of seniors requires strategies which foster independent living (such as accessibility improvements, second units, and rehabilitation assistance, as described under other Housing Element programs), as well as strategies which encourage the provision of variety of supportive living environments for seniors of all income levels. City ownership of the 186 space Charter Oak Mobile Home Estates, and the 12 unit Monte Vista Place provide long term affordable housing options for seniors in the community. Integration of additional mixed use housing opportunities in the Downtown within walking distance of services can also provide housing suitable for seniors. 2014-2021 Objective: Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of San Dimas’ growing number of senior citizens.</p>	<p>The City has 3 senior mobile home parks and 1 City-owned senior apartment project. The City will continue to seek options to facilitate the development of senior housing.</p>	<p>Since seniors are the fastest growing group in San Dimas, the program will continue for the 2021–2029 Housing Element.</p>
<p>Program 16. Housing Opportunities for Persons with Disabilities The San Gabriel Valley/Pomona Regional Center (SGPRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The SGPRC currently provides services to 189 developmentally disabled residents within the 91773 San Dimas zip code. The Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will coordinate with the SGPRC to implement an outreach program informing San Dimas families of housing and services available for persons with developmental disabilities, including making information available on the City’s website. San Dimas currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:</p> <ul style="list-style-type: none"> • By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in all residential zones, subject to a conditional use permit. • Adoption of zoning ordinance provisions to specifically define supportive and transitional housing as a residential use of property, and to permit in residential zone 	<p>Housing and services have been publicized. The City recently developed a program to fund chair lifts to allow disabled people to access their mobile home unit.</p>	<p>This program will be carried over to the 2021–2029 Housing Element and expanded to address unmet housing needs and fair-housing considerations.</p>

Table 1-2 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

2014–2021 Housing Element Programs	Progress	Appropriateness
<p>districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.</p> <ul style="list-style-type: none"> • Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required. • Programs to facilitate affordable housing, including Density Bonuses and Affordable Housing Development Assistance. <p>2014-2021 Objective: Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the SGPRC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments. Discuss with affordable housing providers their ability to provide for persons living with disabilities in housing projects.</p>		

As shown in Table 1-2, the proposed 2021–2029 Housing Element consolidates many programs from the existing Housing Element to aid in implementation and to eliminate redundancy. The following 10 programs are new to the City and are included in the proposed 2021–2029 Housing Element:

- **Program 3. Historic Preservation**

San Dimas has a rich history that is reflected in its older downtown core area, bordered generally by Gladstone Street, Walnut Avenue, Arrow Highway, and Amelia Avenue. Approximately 300 properties were identified in a local historic resource survey in the early 1990s, and additional homes may also qualify as historic since then. The City encourages preservation of these structures through state programs; additional incentives to encourage preservation may be available. One state program, the Mills Act, enables the owner of a structure listed as historically significant by the City to agree with the City to preserve, maintain, and possibly rehabilitate the home. The benefit to the homeowner is a substantial reduction in property taxes for historic properties that qualified after Prop 13. The City implements its Town Core Design Guidelines to guide the construction and alteration of residential structures. These codes are intended to preserve the architectural features, character, and charm of historic homes and commercial and mixed-use areas in San Dimas.

Objective(s)

- Continue to encourage the preservation of historic homes.
- Implement Town Core Design Guidelines as applicable.
- Encourage applications for and market the Mills Act designation.

- **Program 8. Residential Design Guidelines**

Ensuring well-designed residential projects is essential to creating a desirable living environment and preserving and enhancing the character of neighboring areas. City staff utilize the standards and guidelines in Chapter 18.12 of the municipal code to review projects. The City has additional design guidelines suited for specific areas, such as the historic Town Core. Given the recent enactment of SB 35, the City recognizes the need for more consistency in design guidelines citywide, while still addressing unique issues and objectives for specific plan locations and/or focused uses. As part of the SB 2 grant process, the City is drafting objective development and design standards to provide greater certainty to developers regarding site planning, building location, relationships to other structures on a property, public streetscapes and plazas, architectural design, and sustainable site development and design. Additional design guidelines are being drafted separately for other areas of the community.

Objective(s)

- Prepare comprehensive downtown development and design guidelines that apply to the Downtown Specific Plan area.
- Prepare and adopt objective development and design guidelines for other areas of the city, in accordance with SB 35.

- **Program 10. MF-30 Zone Development Standards**

In 2013, the municipal code was amended (Ord. 1215) to add Chapter 18.44 and create a MF-30 residential zone. This zone allows apartments, condominiums, townhomes, and senior housing developments by right at a minimum density of 30 units per acre. This zone was used to facilitate and encourage the development of the Avalon Apartments. However, the frequency of its use has

been limited due to several development standards that preclude residential uses achieving the intended density of the zoning district. Among others, the high parking requirement for studio units, open space requirements along with the on-site drainage requirement, and building spacing setbacks constrain achievement of the achievable density of the zone. As a result, it is not possible to achieve 30 units per acre for apartments without significant modifications of development standards, a very large rectangular site, or variances.

Objective(s)

- Revise parking reductions for studio units and smaller units that more closely approximate the vehicle ownership of households.
- Review and, if necessary, revise standards to address the cumulative effect of open space requirements that may constrain development.

• **Program 11. Lot Consolidation**

The housing element land inventory contains smaller lots that could be combined to make larger sites with shapes more conducive for development. This is especially the case in the downtown area, where the parcels are generally substandard in terms of width or depth. In these cases, lot consolidation offers the opportunity for property owners to develop projects that generate a higher return on investment and yield projects that have greater community benefits. Lot consolidation involves merging existing parcels into fewer parcels through the elimination or modification of shared property lines. To facilitate the consolidation of lots, the City will explore methods of encouraging the consolidation of lots through development incentives. These incentives may include waiver of fees, graduated density bonuses, and modification of standards. Consolidation incentives could also be prioritized for proposed development projects utilizing the Affordable Housing Overlay or the MF-30 zone.

Objective(s)

- Research the effectiveness and practical use of incentives that would encourage the consolidation of lots into parcels large enough to accommodate residential and mixed-use projects.
- Draft an ordinance that offers incentives that encourage consolidation of lots for consideration by the Planning Commission and City Council.

• **Program 12. Minor Modification Process**

Allowing for creative designs in housing can benefit the community. The San Dimas Zoning Code (Chapter 18.24) implements a process for requesting modifications of development standards in the S-F Single-Family Residential zone. The purpose is to promote residential amenities beyond those expected in a conventional development, to achieve greater flexibility in design, and to encourage well-planned neighborhoods through creative and imaginative planning. In a built-out city, offering this type of flexibility can assist in facilitating the development of housing on sites that would otherwise be infeasible to develop, and allow for creativity in housing designs without requiring a variance and the associated findings required of a variance. The minor modification process is also provided in several specific plan areas. However, the city has significantly limited areas for new multiple-family housing outside specific plans. The community could benefit from adopting a similar process for requesting minor modifications for multiple-family housing projects.

Objective(s):

- Extend Chapter 18.24 of the San Dimas Municipal Code to include a similar process for granting minor modifications in multiple-family residential zones with either an affordable housing overlay (AHO) designation or within an MF-30 zone designation.

• **Program 13. Streamlined Permitting**

Consistent with Senate Bill (SB) 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the project within 180 days of submitting the preliminary application. San Dimas offers predevelopment meetings with applicants of larger projects prior to submission of formal applications to better define the information needed to review a project. Predevelopment meetings can shorten the review process and allow for better communication between applicants and City departments. The City currently defers to the California Department of Housing and Community Development (HCD) for the required application process but will consider creating a City-specific process during the planning period.

Objective(s):

- Establish a written policy or procedure to allow a streamlined approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.
- Periodically review the process and, if needed, revise features of the process to ensure that statutory timelines are met.

• **Program 14. General Plan Updates**

The 2021-2029 Housing Element relies on the preparation of a Downtown Specific Plan and environmental impact report (EIR) clearance to redesignate housing sites that are anticipated to accommodate the RHNA. However, larger general plan updates will be required to address existing and new changes to state law. As required under Government Code Section 65454, no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan. The current general plan has a creative growth designation that allows for limited mixed uses. However, to implement the Downtown Specific Plan, the City will need to prepare a general plan amendment. In addition, new state law requires an update to the Safety Element and responsive goals to address climate change and resiliency as well as environmental justice. Upon completion of the Housing Element Update, the City will need to commence subsequent focused updates to the general plan. These updates will ensure that the general plan is updated as required by state law and supports the City's downtown plans.

Objective(s):

- Amend the general plan, create an overlay, or other suitable tool to allow for the land uses envisioned for the downtown.
- Update the Safety Element to address, among other topics, climate change and resiliency and environmental justice.

- **Program 18. Affordable Housing Overlay**

The affordable housing overlay zone is intended to designate certain parcels as suitable for higher-density residential uses in addition to any uses permitted and existing in the underlying zone. It is intended to allow for the additional higher-density residential needed to encourage the production of affordable housing while maintaining appropriate standards for all uses—to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, to provide opportunities at a density deemed appropriate to accommodate lower-income households, and to ensure integrated design and unified control of design. This tool was successfully used for the Avalon Apartment complex. Per the San Dimas Municipal Code, the AHO encompasses the proposed location of the Gold Line station parking lot.

Objective(s):

- Extend AHO designation to sites in the downtown and, if needed, other sites in the city to facilitate the development of sites with housing affordable to lower-income households.
- Periodically review progress in using the AHO designation along with supporting programs (minor modifications and MF-30 zone standards) to facilitate the production of affordable housing.

- **Program 19. Inclusionary Housing**

With the enactment of SB 166 (No Net Loss) and the loss of redevelopment requirements, many cities have explored inclusionary housing ordinances (IHO). This is because as developers use a city's available sites, originally earmarked for low-income affordable units, to build higher-income condos and single-family homes, cities must find additional sites to replace the loss of high-density sites. Typically, IHOs require at least 15 percent of all new housing units built be available at affordable housing cost and occupied by households of low or moderate income. The low-income requirement typically applies to rental units, and ownership projects typically provide moderate-income units. The 2008-2014 Housing Element proposed an evaluation of an IHO, but that effort was suspended by the Palmer decision. Since then, the State has overruled the Palmer decision and allows cities to adopt IHOs subject to conditions.

Objective(s):

- Evaluate the feasibility of a 15-percent inclusionary housing requirement and its impact on achieving the RHNA, development activity, and City goals.
- If inclusionary requirements are deemed feasible, pursue the drafting of an ordinance for consideration by City Council.

- **Program 22. Homelessness Plan**

The City's Plan to Prevent and Combat Homelessness has five goals with supporting actions—understand the needs of San Dimas's homeless population, ensure homeless people are entered into the Regional Coordinated Entry System, expand and improve immediate housing solutions, expand opportunities for employment and workforce development, and explore options for preservation of existing affordable housing. The City works with other agencies and nonprofit organizations to address local needs. Housing Element law requires cities to facilitate and encourage the development of emergency shelters, transitional housing, and permanent supportive housing. Though the City has periodically made the requisite amendments to the municipal code in compliance with changing state statutes, several zoning code amendments are needed to address amendments in state law.

Objective(s):

- Review and revise, as needed, the definition of transitional housing in the municipal code, in accordance with SB 745.
- As required by state law (AB 2162), allow supportive housing as a by-right use in all zones where multifamily and mixed uses are permitted.
- Permit transitional and supportive housing in in all zones which allow for residential uses in the same manner as residential uses are treated.


ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

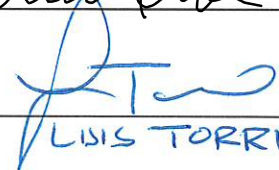
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," "Potentially Significant Impact Unless Mitigation Incorporated," or "Less-Than-Significant Impact" as indicated by the checklist on the following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

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

DETERMINATION *On the basis of this initial evaluation:*

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

Prepared By:  Date: 3/7/22

Reviewed By: 
LUIS TORRICO Date: 3/7/22

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist reference to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

EVALUATION QUESTIONS:

1. AESTHETICS. <i>Except as provided in Public Resources Code Section 21099, would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial affect a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Scenic vistas generally include areas of high scenic quality that are visible to a number of people, including recreational travelers. San Dimas is between the San Gabriel Mountains range on the north, Glendora and Covina on the west, La Verne on the east, Pomona on the southeast, and Walnut on the southwest. The city contains many visual resources, including foothills, canyons, parks, and water features. The Northern foothills, Puddingstone Hills, and Way Hill are prominent topographic features that are visible from many parts of the city. The ridgelines and steep slopes of the foothills are the main elements that contribute to the city’s aesthetic image. The City’s canyons are unique visual resources lined with mature tree stands of oaks, sycamores, and California walnuts. Existing parks, including mini-parks and neighborhood parks, make up 177 acres of the city while regional parks make up 1,880 acres. The city’s major water feature is the Puddingstone Reservoir, which serves as a visual and recreational resource (San Dimas 2008).

The primary transportation corridors in San Dimas are SR-57, I-10, and I-210. SR-57 runs north to south through the city and extends approximately 3.7 miles. I-10 extends approximately 3 miles and runs east to west along the southern boundary of the city. I-210 runs east to west through the city and extends about 1.5 miles. There are no designated nor eligible state scenic highways in San Dimas (Caltrans 2018).

Comments:

a-d) **No Impact.** The proposed project does not involve the construction of any new housing units. The proposed project introduces policies and programs to address the City’s housing needs and encourages housing to be designed for various income levels. Future development and rehabilitation of housing in the city would be regulated by the policies of the City’s General Plan, the City’s Zoning Code, and other relevant City regulations. In addition, future development would be subject to independent and project-specific environmental review. The proposed zone changes would introduce housing in areas of the City where it is currently not permitted; however, the sites are all either developed or

planned for urban development by the existing General Plan. While the Housing Element Update identifies locations where housing at various income levels can be developed, it does not entitle the construction of any new housing units. Therefore, there would be no anticipated impacts to the city’s scenic resources as a result of the project and there would be no impact.

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

Setting:

San Dimas mainly consists of urban and built-up land. The northern portion of the city is classified as Grazing Land and the southern portion is classified as Other Land by the California Important Farmland Finder (DOC 2018). There are seven areas of agriculturally zoned land within the City of San Dimas, of which, most are wholesale plant nurseries of approximately 5 acres each. There are no Williamson Act contracts within the city.

Northern San Dimas is part of the Angeles National Forest. It is zoned as open space in the San Dimas Zoning Map. There are no other lands zoned as forestland or timberland in the city (San Dimas 2011).

Comments:

a-e) **No Impact.** Implementation of the proposed project would not alter General Plan policies, or zoning regulations, pertaining to forestland, timber, or agricultural uses in the city. As none of the sites shown in Table 1-1 are classified as agricultural or forest land, the proposed project would not affect agricultural or forest resources and there would be no impact (DOC 2018).

3. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

San Dimas is in the South Coast Air Basin (SCAB) and is included in the South Coast Air Quality Management District (SCAQMD). The SCAQMD acts as the regulatory agency for air pollution control in the SCAB and is the local agency empowered to regulate air pollutant emissions for the plan area. Los Angeles County is designated as “nonattainment” for six National Ambient Air Quality Standards (NAAQS) pollutants, including lead, fine particulate matter (PM_{2.5}), and ozone (EPA 2021).

Comments:

a-d) **No Impact.** If a project is inconsistent with the growth assumptions of the regional air quality attainment plans, then it would conflict with or obstruct the implementation of such plans. Projects that result in an increase in population growth, as identified in local general plans and/or community plans, would be considered inconsistent with the air quality attainment plan. As described in Section 14, *Population and Housing*, the rezoning of sites would not induce substantial unplanned population growth. Therefore, the proposed project remains consistent with growth projections used by SCAQMD for its air quality attainment plan.

The proposed project includes policies and implementation actions that are designed to facilitate the development of housing to meet the City’s share of the regional housing need but does not involve construction of housing that could violate air quality standards. Future development would be required to comply with local regulations such as the General Plan policies related to air quality and meet the thresholds of the NAAQS and SCAQMD during

construction and operation. While the CEQA process often lists the Air District policies that apply to each project, compliance with the policies is part of the construction rather than entitlement process. Measures such as dust control and equipment type are applied to grading or building permits. As such, these measures would continue to apply even if the construction is ministerial and therefore not subject to future CEQA analysis. Therefore, the Housing Element Update would have no potential to result in the emission of air pollutants or objectionable odors or otherwise affect air quality. There would be no impact.

4. BIOLOGICAL RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant 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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Within the city, natural biological resources primarily reside in U.S. Forest Service Lands, Bonelli Regional Park, San Dimas Canyon, Walnut Creek, Cinnamon Creek, Wildwood Canyon, and Sycamore Canyon. Much of the steep hillsides and heavily vegetated areas within these areas are considered to have high ecologic sensitivity. These areas can be classified as mixed chaparral interspersed with southern oak woodland, southern riparian woodlands, and thickets. Other areas contain coastal sage scrub, California walnut woodlands, grasslands, and mixed riparian woodlands. A variety of wildlife can be expected to occur in chaparral communities. San Gabriel preserve and San Dimas Canyon north of the San Dimas Canyon Golf Course serve as wildlife sanctuaries within the National Forest and the San Dimas planning area. Located just north of the

San Dimas city limit, the 17,000+ acres San Dimas Experimental Forest has been set aside for research purposes but is not a “wildlife preserve” (San Dimas 2008).

Comments:

a-f) **No Impact.** The proposed Housing Element Update does not include specific development designs or proposals, nor does it grant development entitlements. The proposed Housing Element Update does not propose policies or programs that would conflict with the existing policies regarding the protection of biological resources in the General Plan. While impacts to special-status species and habitats have the potential to occur, future development would be required to analyze impacts to biological resources as required by Goal 1 of the San Dimas General Plan Conservation Element that provides objectives for managing and conserving natural resources (San Dimas 2008). Further, compliance with the migratory bird treaty act, wetlands protection, and the endangered species act is required of the property owner independent of the CEQA or entitlement process. Therefore, the proposed project would not adversely impact biological resources, special-status habitat, wetlands, wildlife movement, local policies protecting biological resources, or conflict with an adopted habitat conservation plan or state habitat conservation plan. Thus, there would be no impact to biological resources.

5. CULTURAL RESOURCES. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant 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 Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The Gabrielino Indians settled in the area around 500 B.C. and occupied the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers, the Los Angeles Basin, the coast from Aliso Creek in the south to Topanga Creek in the north, and the islands of San Clemente, San Nicolas, and Santa Catalina. Spanish/Mexican culture was introduced in 1542 by Juan Rodriguez Cabrillo and in 1602 by Sebastian Vizcaino. It was not until 1769 when the Spanish began colonizing and by the 1900s, the Gabrielinos ceased to exist as a culturally identifiable group.

Cultural resources include prehistoric and historic resources. Prehistoric resources represent the remains of human occupation prior to European settlement. Historic resources represent remains after European settlement and may be part of a “built environment,” including human-made structures used for habitation, work, recreation, education, and religious worship, and may also be represented by houses, factories, office buildings, schools, churches, museums, hospitals, bridges, and other structural remains. Native American resources include ethnographic elements pertaining to Native American issues and values (further discussed in Section 18, *Tribal Cultural Resources*).

Identified historic period-built environment and archaeological resources represent a range of activities, including, but not limited to, mining, transportation, and ranching/homesteading. A citywide survey conducted in 1991 identified over 320 historically significant structures (Los Angeles Conservancy, n.d.). The structures are clustered in the residential areas north and south of Bonita Avenue between Cataract Avenue and San Dimas Avenue in the downtown core area. This includes Martin House, a home at 119 East First Street, San Dimas Baptist Church, San Dimas Community

Church, San Dimas Methodist Church, the Manion at San Dimas, San Dimas Farage, San Dimas Grain and Tack, Exchange Building, Telephone Building, Walterscheid Building, Johnstone Block, San Dimas Lumber Yard, Santa Fe Station, San Dimas Drinking Fountain, Sipple Building, Fisher Building, San Dimas Press Building, and Oak Tree Court. The survey’s age precludes the inclusion of postwar and recent past structures but there is no record of new historic structures.

Comments:

a-c) **No Impact.** Future development in the city will be reviewed to ensure that conflict with existing known cultural and historical resources are minimized in accordance with the San Dimas Municipal Code Chapter 18.12, Development Plan Review. Construction activities of future development have the potential to uncover archaeological resources, including human remains found outside of cemeteries. However, all future development within the city would be required to comply with local regulations, including General Plan Policies regarding cultural and archaeological resources, as well as California Health and Safety Code Section 7050.5, which, if human remains are encountered during construction, requires halting site disturbance until a coroner has investigated. Goal 2 of the San Dimas General Plan Conservation Element provides objectives for preserving and protecting cultural resources (San Dimas 2008). Additionally, if required, adequate mitigation measures shall be implemented to reduce impacts to cultural resources.

Section 15300.2(f) of the CEQA Guidelines, as well as the streamlining provisions of SB 35 and SB 330, prohibits the use of an exemption if the project affects historical resources; therefore, project-specific CEQA analysis would be required for future projects that have the potential to impact cultural resources. Implementation of the proposed project is considered to have no impact on cultural resources.

6. ENERGY. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

a-b) **No Impact.** Short-term construction and long-term operational activities resulting from future development would result in energy consumption. Construction activities would consume energy to power electricity-operated equipment; during transportation of construction equipment and vehicles, and construction employee passenger vehicles; and in the form of construction materials that would need to be manufactured. During operation activities, energy would be consumed for building operations (e.g., ventilation, heating/cooling, operation of electrical systems), and transportation of vehicles.

The proposed project does not provide site-specific designs or development proposals. Future development would be required to comply with the California Green Building Standards Code and California’s Title 24 Building Energy Efficiency Standards. The City verifies compliance with the California Building Code (CBC) as part of the building permit issuance and construction inspection process. Therefore, the proposed Housing Element Update would not result in inefficient energy use or conflict with renewable energy or energy efficiency plans.

7. GEOLOGY AND SOILS. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

San Dimas is likely to experience ground shaking from earthquake activity associated with the faults in the surrounding area. The city does not lie in an Alquist-Priolo zone, but the “potentially active” Sierra Madre Fault crosses the northern portion of the city and could result in a ground rupture along its surface traces. Ground shaking of moderate to severe intensity can be expected from seismic activity along the fault. There is potential for landslides in the hillside areas, as sedimentary bedrock units consisting primarily of siltstones and shales are the least stable of the major geologic units underlying San Dimas.

There is low potential for liquefaction overall in the city, but the areas north of Way Hill, southeast of the spreading grounds, and in the central-southwestern end of the city limit as well as the floodplains of San Dimas Wash are more prone to liquefaction due to their medium to fine fractions located near high water tables.

The majority of San Dimas is covered by alluvium that represent the former weathered bedrock of the San Gabriel foothills. The resulting alluvial soils combine with residual soils to form poorly bedded horizontal layers that make up the alluvial fan the city lies on.

Paleontological sites within the City of San Dimas contain fossil-bearing rocks. There are specific shale and siltstone strata around Bonelli Park and in the Via Verde area (San Dimas 2008).

Comments:

a-f) **No Impact.** Construction of new housing could have the ability to increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure. Similarly, future development could result in construction on expansive or erosive soils or be proposed in areas subject to landslide or collapse. The sites anticipated for development under the Housing Element Update do not lay within an Alquist-Priolo zone, landslide zone, or areas with paleontological resources, but some sites are within a liquefaction zone (DOC 2021). Future developments under the Housing Element Update will connect to the City’s sewer lines.

The General Plan addresses geology and soils as part of the Safety Element with the goal to reduce deaths, injuries, property damage, and economic and social dislocation resulting from natural hazards, including flooding, mudslides and soil creep, tsunamis and seiches, land subsidence, earthquakes, avalanches, other geologic phenomena, levee or dam failure, certain types of urban and wildland fires, and building collapse (San Dimas 2008). Furthermore, the City has adopted the CBC in Chapter 15.04, Building Code – General Amendments, of the San Dimas Municipal Code that includes provisions for construction in seismically active areas, and on different soil types. The City ensures compliance with these requirements occurs at the time of building permit issuance and would apply to housing projects even if not subject to CEQA. The proposed project does not change the requirement that all existing and future development in the City must comply with the General Plan policies, and the CBC. The proposed project has no impact to geology and soils.

8. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Greenhouse gases (GHGs) generated by human activities can contribute to changes in the natural greenhouse effect, which could result in climate change. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Motor vehicles make up the bulk of GHG emissions produced on an operational basis for most nonindustrial projects. The primary GHGs emitted by motor vehicles include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons. A number of regulations have been developed to reduce GHG. Energy conservation standards are contained

in the 2019 CBC that became effective on January 1, 2020. The new code requires solar panels for some uses, and other energy-saving devices.

Comments:

- a-b) **No Impact.** Future development of housing units could result in an increase in GHG emissions during both construction and operational activities; however, development must be consistent with the General Plan and with regional plans that are based on the land use pattern of the General Plan. Furthermore, existing regulations that would apply to any future residential development, including the California Green Building Standards Code and California’s Title 24 Building Energy Efficiency Standards, would substantially reduce GHG emissions associated with future projects. Compliance with the CBC is part of the building permit process. The City verifies compliance with the CBC as part of the building permit issuance and construction inspection process. As a result, the proposed project would result in no impact on GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Los Angeles County handles all enforcement and inspection of hazardous materials in San Dimas. The Los Angeles County Fire Department (LACoFD) inspects all handlers of hazardous materials, and the Los Angeles County Health Department enforces protective measures on transporters.

There are three hazardous materials sites listed within San Dimas, but none of the proposed Housing Element Update sites are on the listed hazardous materials sites (DTSC 2021).

Additionally, there are no airports in San Dimas. Local private air access is available from Brackett Airport in La Verne. The closest international airport is the Ontario International Airport for commercial air (San Dimas 2021c).

Comments:

- a-d) **No Impact.** Future development of residential units constructed consistent with the General Plan could create a significant hazard to future residents through the exposure to the routine transport, use, or disposal of hazardous materials; through exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; through the exposure of the handling or emission of hazardous materials; or by locating residential development on a site included on a list pursuant to Government Code Section 65962.5.

Federal and state regulations govern the renovation and demolition of structures where materials containing lead and asbestos are present. These requirements include SCAQMD regulations pertaining to asbestos abatement, Construction Safety Orders 1529 (pertaining to asbestos) and 1532.1 (pertaining to lead) from Title 8 of the California Code of Regulations, Part 61, Subpart M of the Code of Federal Regulations (pertaining to asbestos), and lead exposure guidelines provided by the United States Department of Housing and Urban Development. Asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the state Department of Health Services.

Future sites would be evaluated for the potential to release hazardous materials into the environment. All contaminated waste encountered would be required to be collected and disposed of at an appropriately licensed disposal or treatment facility. Furthermore, strict adherence to all emergency response plan requirements set forth by the City and County would be required through the duration of the construction phase. Any future development that occurs will be evaluated by City staff, and if residential development would potentially face adverse effects related to hazardous materials, the project would be subject to conformance with applicable regulations. All businesses in the city handling hazardous materials are subject to the hazardous materials and regulations of LACoFD.

Los Angeles County and other state and local agencies, such as the Department of Toxic Substances Control, regulate hazardous materials in coordination with one another. The County implements the California Accidental Release Prevention (CalARP) program to reduce impacts associated with accidental release from the transportation of hazardous materials on roads in the city, and the potential for an increased demand for incident emergency response. Moreover, the Los Angeles County Public Health Department enforces workplace regulations that are applicable to businesses and public facilities addressing the use, storage, and disposal of flammable and hazardous materials, pursuant to Title 8, California Occupational Safety and Health Regulations (Cal/OSHA), of the California Code of Regulations. Additionally, LACoFD also enforces leak prevention measures for underground storage tanks. The transport, use, storage, and disposal of hazardous materials would be required to comply with existing regulations established by several agencies, including the Department of Toxic Substances Control, the US Environmental Protection Agency (EPA), the US Department of Transportation, and the Occupational Safety and Health Administration.

Generally, construction of residential developments involves routine transportation, use, or disposal of hazardous materials, but not at levels that could create a significant hazard to the public. Operationally, residential developments may include routine transportation, use,

or disposal of hazardous materials, but it would be minimal and would not create a significant hazard to the public. In addition, the proposed project does not contain policies that would conflict with the City's existing Safety Element.

The proposed Housing Element Update is a policy-level document that encourages the provision of a range of housing types and affordability levels, but does not provide specific development proposals, nor does it grant development entitlements that would adversely impact hazardous materials. Future development and rehabilitation of housing in the city would be regulated by the policies of the City's General Plan, the City's Zoning Code, and other relevant City regulations. The proposed project does not affect the application of any of the existing regulations in this regard. In addition, future development would be subject to independent and project-specific environmental review. Therefore, there would be no impacts as a result of the implementation of the proposed project.

- e) **No Impact.** Since there are no airports within city limits, the implementation of the proposed project would result in no impacts associated with airport-related hazards.
- f) **No Impact.** All future housing development would be required to comply with circulation and emergency plans and would be required to provide emergency access points and safe vehicular travel. In addition, local building codes would be followed to ensure safe and efficient evacuation during a flood, seismic, or fire hazard. The City consults with and advises police, fire, and the 911 system of any road construction that may affect use of area roadways. Any specific access requirements would be made part of the encroachment permit and/or authorization to construct and final construction would not impair use of the roadways. Therefore, implementation of the proposed project would have no impact pertaining to conflicting with the Local Hazard Mitigation Plan.
- g) **No Impact.** San Dimas is primarily located in an LRA, with the northern portion of the city located in an FRA. Within the LRA, the northern and southern portions are classified as VHFHSZ, as well as a small portion in central San Dimas, west of the Raging Waters water park (CAL FIRE 2021). However, none of the sites are within a VHFHSZ. San Dimas Municipal Code Chapter 15.51, Fire Code, states that the City has adopted the California Fire Code, which contains provisions for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion. All new development would be required to comply with the latest California Building and Fire Codes, as well as be in accordance with local regulations. Therefore, implementation of the proposed project would have no impact on exposing people or structures to wildland fires.

10. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

San Dimas falls within the boundaries of the Regional Water Quality Control Board’s Los Angeles Region Basin Plan (SWRCB 2020). The Los Angeles Basin Region covers the coastal watersheds of Los Angeles and Ventura Counties, along with small portions of Kern and Santa Barbara Counties. It encompasses all coastal drainages flowing to the Pacific Ocean between Rincon Point and the eastern Los Angeles County line, as well as the drainages of five coastal islands of Anacapa, San Nicolas, Santa Barbara, Santa Catalina, and San Clemente. In addition, the region includes all coastal waters within three miles of the continental and island coastlines. Most of the Los Angeles Basin Region lies within the western portion of the Transverse Ranges Geomorphic Province, which are cut by the San Andreas transform fault system.

The intent of the Los Angeles Regional Board’s Basin Plan is to preserve and enhance water quality and protect the beneficial uses of all regional waters. The Basin Plan designates beneficial uses for surface waters and groundwater, sets narrative and numerical objectives that must be attained or maintained to protect designated beneficial uses and conform to California’s antidegradation policy, and describes implementation programs to protect all waters in the region (SWRCB 2021a).

The presence of Puddingstone Reservoir and San Dimas Canyon Reservoir creates a potential hazard for seiches. Furthermore, dam failure at Puddingstone Reservoir is not expected to significantly impact existing developed areas, but failure at the San Dimas Canyon Reservoir or the Puddingstone Diversion Dam would affect City-owned properties.

San Dimas has three flood zone designations: A9, B, and C. Flood Zone A9 covers a small stretch of the San Dimas Canyon Wash south of the Golden Hills Road and is subject to flooding in a 100-year zone. Areas along the San Dimas Canyon Wash and just south and west of the Foothill Freeway north of Arrow Highway could be impacted by a 100- to 500-year storm and fall into Flood Zone B. Flood Zone C is subjected to minimal flooding and includes the balance of the city (San Dimas 2008).

Comments:

a-e) **No Impact.** The construction and operation of future residential development within the city could result in impacts to water quality and discharge standards. Potential impacts during construction include grading and vegetation removal that could result in soil erosion, and operational impacts may include the use of fertilizers, herbicides, and pesticides as well as motor vehicle operation and maintenance. As required by state law, all new residential development projects within the city would be subject to Los Angeles County’s National Pollutant Discharge Elimination System (NPDES) Stormwater Permit (No. CAS004001) enforced by the Regional Water Quality Control Board (RWQCB). The NPDES Stormwater Permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality or from resulting in conditions that create a nuisance or water quality impairments in receiving waters.

Compliance with the provisions of the NPDES and best management practices (BMPs) would reduce erosion and siltation impacts of future development. New development would be required to implement construction and post-construction BMPs in accordance with the City’s Municipal Code Chapter 14.13, Low Impact Development. Compliance with the NPDES and the implementation of BMPs, such as erosion, runoff, and sediment control would ensure that future development pursuant to the proposed Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Because all future development will require compliance with the NPDES, implementation of the proposed Housing Element Update would have no impact on hydrology and water quality.

11. LAND USE AND PLANNING. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

a-b) **No Impact.** The proposed Housing Element Update would not remove policies that protect environmental resources. As shown in Figure 2, *Opportunity Sites*, and in Appendix A, *Housing Sites*, the parcels identified for rezoning are within an urbanized, built-up environment. While rezoning of these parcels would result in an increase in the amount of housing units, the proposed project would not physically divide the community as the rezoned parcels are located within areas already developed with commercial and residential

uses. Future residential projects will be required to comply with the policies in the General Plan regarding land use and Zoning Code requirements associated with zoning districts, allowable uses, and development standards. All future residential development occurring within the city would be required to be evaluated in accordance with local regulations, including the General Plan and Zoning Code. Implementation of the proposed Housing Element Update would have no impact to physically dividing a community or conflicting with a land use plan, policy, or regulation adopted to avoid an environmental effect.

12. MINERAL RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

San Dimas has classifications of Mineral Resource Zones (MRZ) 1, 2, and 3. MRZ-2 is of particular interest as they are areas where there is adequate information that indicates the presence of significant mineral deposits. The total MRZ-2 area of San Dimas is 521 acres of primarily urbanized land. The California Department of Conservation’s Department of Mines and Geology has determined that only 194 acres of deposits primarily found in the San Dimas Wash is of significance. There is no aggregate mining in the city (San Dimas 2008).

Comments:

a-b) **No Impact.** The city does not contain areas for mineral extraction, nor does it have operating mines or quarry operations. None of the sites are currently designated for mineral extraction, and the rezoning of these sites would not interfere with mining activities. Therefore, the proposed project would have no impact on mineral resources and mineral resource recovery sites.

13. NOISE. <i>Would the project result in:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Noise policies for the city are established by the Noise Ordinance of the San Dimas Municipal Code and the Noise Element of the City General Plan. Chapter 8.36, Noise Ordinance, of the City Municipal Code discusses general guidelines and limits for noise in the city. The Noise Element of the General Plan contains goals, policies, and implementation measures for the compatibility of sensitive land uses with noise. The purpose of these goals, policies, and implementation measures is to reduce the various potential effects of noise on people. The Noise Element sets maximum allowable noise exposure from both transportation and stationary sources (San Dimas 2008).

There are no airports in San Dimas. Local private air access is available from Brackett Airport in La Verne. The closest international airport is the Ontario International Airport for commercial air (San Dimas 2021c).

Comments:

- a-b) **No Impact.** Housing is not considered a major source of noise in the city, though placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels exceeding acceptable standards. While the proposed project does not involve construction, all future development in the city would be required to adhere to General Plan policies and Land Use Ordinance requirements pertaining to noise. All future development would be subject to the noise standards contained in Chapter 8.36, Noise Ordinance, of the City’s Municipal Code. This chapter establishes standards for acceptable exterior and interior noise levels and vibrations and describes how noise shall be measured. Compliance with all codes is assumed by this Initial Study, and verification is part of the building permit and inspection process and does not depend on CEQA analysis. As a result, the requirement to comply with the City’s noise policies is unaffected by the proposed project.

- c) **No Impact.** Since there is no airport within city limits, no impact related to airport noise would occur.

14. POPULATION AND HOUSING. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

San Dimas’ share of the 2021–2029 RHNA planning period is 1,248 units for all income levels (San Dimas 2021a). The Housing Element Update identifies the potential for development of up to 1,248 units to accommodate the RHNA. San Dimas’ housing stock is expected to increase to 14,051 units by 2030, according to Southern California Association of Government’s (SCAG’s) projections.

Comments:

- a) **Less Than Significant Impact.** The proposed Housing Element Update contains housing goals intended to encourage housing to meet the City’s housing needs. The expectation is that as growth occurs consistent with the existing General Plan, housing would be provided that serves all income levels of the city. Due to the rezoning of sites, there is a potential increase of 1,248 new housing units. Based on the average household size in San Dimas of 2.91 persons per household, the rezoning of these sites has the potential to increase the City’s population by approximately 3,631 if all of the 1,248 units were constructed, and all of the residents were also new to the city (U.S. Census 2019). The population of the city in 2021 was 34,003. By 2030, the population is expected to increase to 34,600, which is an increase of 1.76 percent (i.e., an increase of 557 people) from the 2021 population. By 2045, the population is expected to increase to 35,000, which is an increase of 2.93 percent (i.e., an increase of 997 people) from the 2021 population. If all 1,248 new units (i.e., 3,631 potential people) are occupied by new residents, the population could increase to 37,634, which is an increase of 3.8 percent (i.e., an increase of 3,631 people) from the 2021 population. This increase in population is higher than the SCAG 2030 population projection of 34,600 and 2045 population projection of 35,000. However, an addition of 1,248 housing units would not substantially induce population growth as the projected growth represents a difference of 9.06 percent (i.e., 3,134 people) and 7.53 percent (i.e., 2,634 people) for the years 2030 and 2045, respectively. It is also possible that existing residents that are currently sharing homes may locate to new units. While the rezoning increases the amount of land available for multiple-family housing, all development must be consistent with the existing General Plan.

While the proposed project could potentially increase the population forecast by 9.06 percent, this increase would not be considered substantial as the growth would occur over an extended period and the proposed project is intended to help the City meet its RHNA allocation. Future housing development facilitated by the proposed project is intended to be dispersed throughout the community in areas suited for residential development. Furthermore, future housing development facilitated by the proposed project would occur incrementally through 2029, based on market conditions and other constraints. Thus, subsequent development is considered consistent with the projected growth in the City’s General Plan.

Additionally, future housing development facilitated by the proposed project would occur in

urbanized locations near existing utilities and service systems, and areas already served by public services (e.g., police and fire protection, and other emergency responders). Future housing development would be subject to discretionary permits and would be assessed on a case-by-case basis for potential effects concerning population growth. Future housing development would be subject to compliance with all Federal, State, and local requirements for minimizing growth-related impacts.

All future housing development facilitated by the proposed project would be subject to the City's development review process, which may include environmental review under CEQA, and would be assessed on a project-by-project basis for potential effects concerning population growth. Therefore, the proposed project would not induce substantial unplanned population growth within the city and impacts are less than significant.

- b) **Less Than Significant Impact.** Due to the rezoning of sites, there is a potential increase of 1,248 new housing units. The passage of SB 330 requires the replacement of any housing units that would be removed as part of any project. Implementation of the proposed project, and compliance with SB 330 will ensure that there is no displacement of existing people or housing within these locations; therefore, impacts are less than significant.

15. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Fire Protection

San Dimas encompasses approximately 15.43 square miles and is served by Division II of LACoFD. LACoFD serves all of the unincorporated area within Los Angeles County. As well as 60 incorporated cities, 59 of which are in Los Angeles County and one in Orange County. LACoFD serves these areas with stations staffed with County personnel or contract staff. In addition, the LACoFD’s area of expertise includes firefighting, emergency medical services, urban search and rescue and hazardous materials, air and wildland, lifeguards, dispatch, prevention, and public education.

LACoFD provides a wide array of fire prevention services focused on improving and maintaining fire and life safety within the community. Fire prevention activities ensure businesses, structures, open spaces, and construction projects are in compliance with adopted fire codes, standards, and ordinances. LACoFD currently enforces the 2019 California Fire, Building, Electrical, City Ordinances, as amended by the Los Angeles County Municipal Code, in addition to National Fire Protection Association standards; Title 19, of the California Public Safety Code; and the California Health and Safety Code (LACoFD 2021).

Police Protection

The Los Angeles County Sheriff’s Department (LASD) provides general law enforcement, detention, and court services for the residents, business owners, and visitors of Los Angeles County. LASD provides law enforcement services to the City of San Dimas by contract and maintains a station in San Dimas (LASD 2019).

Schools

Bonita Unified School District (BUSD) serves the communities of San Dimas, La Verne, and part of Glendora. BUSD is headquartered in San Dimas and has 14 schools, including elementary, middle, and high schools (BUSD 2017).

Parks and Recreational Facilities

San Dimas offers 13 city parks, 2 regional parks, and an aquatic/recreational center that total approximately 177 acres. The city also plans and supervises a wide variety of recreation programs, activities, and community events (San Dimas 2021b).

Comments:

a-e) **No Impact.** The proposed project does not provide specific development proposals, nor does it grant development entitlements. Future development as a result of the implementation of the General Plan could result in an increase in demand for public services. The proposed project is consistent with the planned population growth for the city, as shown in the General Plan and regional planning documents (refer to Section 14, *Population and Housing*). As the potential population growth is within the regional projections, the proposed project is not anticipated to result in the need for expanded public services beyond what was considered in the General Plan. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees, which would address potential impacts to public services. Payment of the impact fees is required regardless of whether the project is subject to CEQA. Therefore, implementation of the proposed project would have no impact regarding public services.

16. RECREATION.	Potentially Significant Impact	Less Than Significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

San Dimas offers a wide variety of recreational opportunities such as parks and trails, recreation centers and classes, and sports programs. The city manages 13 parks, including Briggs Point Park, Civic Center Park, Freedom Park, Horsethief Canyon Park and its dog park, Kiwanis Korner, Ladera Serra Park, Loma Vista Park, Lone Hill Park, Marchant Park, Pioneer Park, Rhoads Park, and Via Verde Park. San Dimas Canyon Community Regional Park and Frank G. Bonelli Regional Park are managed by Los Angeles County. San Dimas also has an aquatics/recreation center and sports fields. Recreational classes offered by the City include art, computer, dance, music, guitar, specialty, and sports/fitness classes for both youths and adults (San Dimas 2021b). The City is in need of more parkland and recreational facilities to meet the projected population growth.

Comments:

a-b) **Less Than Significant Impact.** Future residential development consistent with the proposed Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Section 17.36.030, Relation of land required to population density, of the San Dimas Municipal Code establishes a parkland dedication standard of 1 acre per 100 people for recreational programs as it relates to available facilities, and 3 acres per 1,000 people for neighborhood parks. However, pursuant to Section 17.36.060, Choice of land or fee, of the San Dimas Municipal Code, City Council may determine that an in-lieu fee payment is appropriate. Nonetheless, a payment of fees is independent of CEQA and therefore will apply whether future projects are discretionary or ministerial. Future development and rehabilitation of housing in the city would be regulated by the policies of the City's General Plan, the City's Zoning Code, and other relevant City regulations. In addition, future development would be subject to independent and project-specific environmental review.

Therefore, implementation of the proposed project would have a less than significant impact regarding park and recreational services.

17. TRANSPORTATION. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Roadways

The primary transportation corridors in San Dimas are SR-57, I-10, and I-210. SR-57 runs north to south through the city and extends approximately 3.7 miles. I-10 extends approximately 3 miles and runs east to west along the southern boundary of the city. I-210 runs east to west through the city and extends about 1.5 miles (Caltrans 2018).

Airports

There are no airports in San Dimas. Local private air access is available from Brackett Airport in La Verne. The closest international airport is the Ontario International Airport for commercial air (San Dimas 2021c).

Railways

The proposed San Dimas Station is part of the Metro L Line (Gold) light-rail expansion project from Glendora to Montclair that is currently still in progress. The station will be located east of San Dimas Avenue between Bonita Avenue and Arrow Highway. There will be a center platform with light-rail tracks westbound and eastbound on either side. The San Dimas station will have a parking facility and amenities for riders arriving on foot, bike, bus, or dropped off. Once completed, there will be three tracks running through the city within the shared rail corridor, two light-rail tracks for the Gold Line, and one freight track (Foothill Gold Line 2021).

Comments:

- a) **No Impact.** New development in the city consistent with the General Plan could result in increased vehicle traffic in San Dimas, potentially degrading the performance of the roadway system. The proposed project does not include any site-specific designs or proposals or grant any entitlements for development. Future development and rehabilitation of housing in the city would be regulated by the policies of the City’s General Plan, the City’s Zoning Code, and other relevant City regulations. Prior to issuance of any building permit, a project applicant is required to pay development impact fees that would address potential traffic impacts. This requirement is independent of the CEQA process and would be unaffected by the rezoning of sites. Therefore, the proposed Housing Element Update

would not conflict with any program, plan, ordinance, or policy addressing the circulation system; no impact would occur.

- b) **Less Than Significant Impact.** All of the proposed housing sites are within an existing urbanized, built-up environment with existing infrastructure that would service and accommodate population growth of these areas. Increasing housing opportunities within existing developed areas is considered infill and an integral part of vehicle miles traveled (VMT) reduction as noted in the Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA. Since these sites will increase density of housing near existing services and will offer an opportunity for residents to walk, ride, or use transit, impacts would be less than significant.
- c-d) **No Impact.** The proposed Housing Element Update is a policy-level document that does not grant development entitlements, nor does it provide for specific development or design proposals, such as emergency access, site design, or parking. Future development would be required to comply with General Plan policies related to traffic and circulation, as well as City development standards for roadway improvements and driveway design. Compliance with these requirements is verified at the time of development permit approval (i.e., grading, building) and would therefore remain unaffected by the proposed project. The proposed Housing Element Update would have no impact to increasing hazards due to design features and incompatible uses or resulting in inadequate emergency access.

18. TRIBAL CULTURAL RESOURCES. <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a-b) **No Impact.** The proposed Housing Element Update is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element Update does not include site-specific project designs or development proposals, nor does it permit development entitlements. Future development and rehabilitation of housing in the city would be regulated by the policies of the City's General Plan, the City's Zoning Code, and other relevant City regulations.

In accordance with SB 18, the Native American Heritage Commission (NAHC) was contacted to obtain a list of tribes that may have cultural association with the project area. The NAHC provided a list of 15 tribes; however, some of those included dual recipients for the same tribe. As a result, 11 tribes were notified on November 16, 2021. During the consultation period, the City received responses from six tribes indicating they had no comments and no consultation request.

Pursuant to the requirements of AB 52, on November 1, 2021, the City notified four tribes that requested to be alerted of new projects. During the consultation period, the City received responses from two tribes indicating they had no comments and no consultation request.

19. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

Water

The City's water services is managed by urban water supplier Golden State Water Company (GSWC). The San Dimas System 2020 Urban Water Management Plan provides GSWC with a management action plan for long-term resource planning to ensure adequate water supplies to meet current and future water supply needs. Water delivered to customers is a mix of groundwater pumped from the Main San Gabriel Basin and treated imported surface water purchased from Metropolitan Water District of Southern California through Three Valleys Municipal Water District (GSWC 2021).

Drainage

Los Angeles County is subject to regulation by the California State Water Resources Control Board (Water Board) under NPDES general permit and waste discharge requirements for municipal stormwater and urban runoff discharges within the county (Order No. 01-182). The Phase II Municipal Separate Storm Sewer System (MS4) Permit that became effective in July 2013 replaced the previous order in effect since April 2003. The Phase II MS4 Permit is a General Permit issued by the Water Board pursuant to Section 402 of the federal Clean Water Act and implementing regulations (Code of Federal Regulations, Title 40, Part 122) adopted by the United States Environmental Protection Agency, and Chapter 5.5, Division 7 of the California Water Code. These regulations apply to point discharges from MS4 to waters of the state for which the County owns and operates (SWRCB 2021b).

Solid Waste

The City contracts with Waste Management to provide residential and commercial garbage, recycling, and green waste collection services in San Dimas. San Dimas' waste is taken to Grand Central Recycling & Transfer in Rowland Heights. Additionally, the City's recyclables are taken to the Allan Company in Baldwin Park and green waste is taken to the Puente Hills Landfill in Whittier (Waste Management 2021).

Comments:

a-c) **No Impact.** Future development within the city would require increased domestic water service, including water supplies, stormwater system, and wastewater treatment capacity, or individual wells and septic systems. The residential sites identified in the proposed project are within the city and currently have stormwater drainage, electric power, natural gas, and telecommunications facilities. All future development must comply with the CBC, City's Standard Specifications for Public Works Construction, and payment of development impact fees prior to connection.

The Urban Water Management Plan (UWMP) uses the same population growth estimates from SCAG that the City relies upon for future planning. As shown in Section 14, *Population and Housing*, of this Initial Study, the proposed project is consistent with the SCAG projections. The UWMP concludes that the Golden State Water Company "...can meet water demands during normal years, single dry years, and a five consecutive year drought periods over the next 25 years" (GSWC 2021).

The City evaluates the capacity of utilities and service systems regularly and is required to publish reports to the public on water quality, and to the state on wastewater capacity. Development Impact Fees adopted by the City are based on the General Plan. According to Chapter 15.02, Uniform Administrative Code, of the San Dimas Municipal Code, impact fees are paid to the City at the time of building permit issuance. As these requirements are contained in the San Dimas Municipal Code and are unaffected by the proposed project, the proposed project would have no impact to the relocation, construction, or expansion of utilities facilities.

d-e) **Less Than Significant Impact.** The proposed Housing Element Update is a policy-level document that encourages the provision of a variety of housing types and affordability levels, and does not include specific development proposals, nor does it grant entitlements for development. Future development of residential units constructed consistent with the General Plan within the city would increase the demand for solid waste services and would increase the amount of solid waste generated and sent to landfills. As described in Section 14, *Population and Housing*, the proposed project does not induce substantial unplanned population growth within the city as the construction of 1,248 new housing units remains consistent with future population projections of the City's General Plan. AB 939, which

require recycling programs that result in a 50-percent diversion away from landfills, would apply to new development independent of the CEQA process. Thus, the implementation of the proposed Housing Element Update would have a less than significant impact regarding solid waste.

20. WILDFIRE. <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

San Dimas is primarily in an LRA, with the northern portion of the city in an FRA. Within the LRA, the northern and southern portions are classified as a VHFHSZ, as well as a small portion in central San Dimas, west of the Raging Waters water park (CAL FIRE 2021).

Comments:

- a) **No Impact.** The proposed Housing Element Update is a policy-level document that does not identify specific development proposals. Future development within the city would be required to comply with local regulations, including the General Plan and Zoning Code. Furthermore, the sites identified for rezoning are in developed areas of the city. Thus, the implementation of the proposed Housing Element Update would have no impact to impairing an adopted emergency response or evacuation plan.
- b) **No Impact.** There are three primary factors that are used in assessing wildfire hazards: topography, weather, and fuel. Future residential development would not impact weather conditions. As described in Section 9, *Hazards and Hazardous Materials*, the proposed project does not include housing that would be within wildfire hazard areas. Therefore, the implementation of the proposed Housing Element Update would have no impact on exacerbating wildfire risks.
- c) **No Impact.** Future development may require new infrastructure and utilities, which would be installed to meet service requirements. However, the proposed project is a policy-level document that does not provide site-specific development or design proposals, nor does it grant entitlements for development. All improvements will be subject to City development

standards and would be verified as part of either a building permit or construction approval. As part of the building permit review process, the City routinely involves the police and fire department to ensure that access and improvements meet with their requirements. This coordination is independent of the CEQA process and would be unaffected by the proposed project. Therefore, implementation of the proposed project would have no impacts on exacerbating fire risk due to the installation or maintenance of associated infrastructure.

- d) **No Impact.** The topography of the city is relatively flat, with a few hillside areas in the southern portion. All development is subject to the City’s building and grading standards. Therefore, there would be no impacts to exposing people or structures to significant risk from implementation of the proposed project.

21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a-c) **Less Than Significant Impact.** The proposed Housing Element Update is a policy-level document that encourages the provision of a variety of housing types and affordability levels. The proposed project does not include specific development proposals. All future residential development within the city would be required to be in accordance with local regulations, including the General Plan and Zoning Code. Although potential sites for housing development under the Housing Element Update may occur in areas that have the potential to degrade the quality of the environment, habitat of fish or wildlife species, or impact rare or endangered species, future development would be subject to independent and project-level review. Compliance with the Endangered Species Act and the requirements of the California Department of Fish and Wildlife are independent of the CEQA process and would apply to future projects regardless of whether they are ministerial or discretionary. Thus, the proposed project would result in less than significant impacts to the environment, wildlife, or human beings as a result of environmental degradation.

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APPENDIX A. HOUSING SITES

Site #1: SP-23a

Site #1 is a 3.2-acre parcel that is currently occupied by a construction yard. Directly adjacent to the Gold Line rail extension, this site is bordered by residential neighborhoods to the north. Existing uses include an aging metal shed, limited site improvements, with a mix of unpaved and paved onsite driveways. The site is highly underutilized given its location, significant land value, and confirmed developer interest. Given its proximity to the downtown and neighborhoods to the north, this site could accommodate condominiums, townhomes, and other attached products at a density of 12 to 16 units per acre. The site has been proposed for new townhomes in recent years by a developer/builder and developer interest remains very high for this site.

Site Specifics	Property Specifics
General Plan: Industrial	Building constructed: 1961
Current Zoning: SP-23	Building/Lot Ratio: 14
APNs: 8386-006-010 (primary) -025, -026, -027, -028	Improvement/Land Ratio: <0.1
Parcel Acreage: 3.2	Developer Interest: High
Ownership: Single Owner	Anticipated Use: MF Residential
Condition: Aging structure	Proposed Density: 12-16 du/acre



Figure A-1 SP-23a

Site #2: SP-23b

Site #2 is a 3.1-acre site that is currently occupied by various industrial uses, including a general pump company and a truck dispatch yard. Directly adjacent to the Gold Line, this site is bordered by residential neighborhoods to the north and is east of Site #1 along the Gold Line railroad tracks. The site is highly underutilized given its location, value of land, value of onsite improvements relative to land value, expansive nonimproved areas for storage, and significant developer interest. Given its proximity to downtown and transit, this site could readily accommodate higher-density residential uses. Because the site is adjacent to residential neighborhoods, however, the most feasible proposal for residential development would likely be condominiums, townhomes, or other attached products at a density of 12 to 16 units per acre.

Site Specifics	Property Specifics
General Plan: Industrial	Building constructed: 1945
Current Zoning: SP-23	Building/Lot Ratio: 8%
APNs: 8386-015-014, -814, -815 8386-015-019 to - 024; 8386-016-035	Improvement/Land Ratio: <
Parcel Acreage: 3.1	Developer Interest: Unknown
Ownership: 3 Owner (incl RR)	Anticipated Use: MF Residential
Existing Use: Aging structure	Proposed Density: 12-16 du/acre



Figure A-2 SP-23b

Site #3: SP-23c

Site #3 is a 2.87-acre site occupied by a contractor and sales storage yard. Directly adjacent to the Gold Line extension, this site is bordered by residential neighborhoods to the north and east. It is highly underutilized given its location, value of land, value of onsite improvements relative to the land value, and significant and repeated developer interest. Two buildings are historic, included in the historic survey, and may lend themselves to restoration and repurposing, like the Anaheim Packing House or rail-oriented projects in cities like Claremont or Moorpark. Given its proximity to the downtown and transit, this site could accommodate higher-density multiple-family residential, mixed-use, or other attached housing at a density of 25 to 35 units per acre. To facilitate development, this site may be redesignated as part of the Downtown Specific Plan.

Site Specifics	Property Specifics
General Plan: Industrial	Building constructed: 1908
Current Zoning: SP-23	Building/Lot Ratio: 7%
APNs: 8386-016-002 & -084	Improvement/Land Ratio: <0.13%
Parcel Acreage: 2.87	Developer Interest: Unknown
Ownership: Single owner	Anticipated Use: Mixed Use
Condition: Poor condition	Proposed Density: 25-35 du/acre



Figure A-3 SP-23c

Site #4: San Dimas Town Center

Site #4 consists of 5.2 acres on a commercial shopping center on Bonita Avenue. The 5.2-acre portion consists of the western portion of the shopping center; the Albertson center on the east side is not included. CVS is the primary anchor, but their lease is coming due. All other tenants are on three-year leases. To the south is an affordable senior project. The site is underutilized due to its significant surface parking area, developer interest, parcel shape, and location adjacent to the Gold Line station. The General Plan will require mixed uses for properties fronting Bonita Avenue in the Downtown area. As such, these parcels would likely be redeveloped to mixed uses at a density of 35 to 45 units per acre with attached or structured parking to the rear of the site. To facilitate development, this site would be redesignated for mixed uses as part of the Downtown Specific Plan.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: 1963/2003
Current Zoning: CG-2	Building/Lot Ratio: 42%
APNs: 8390-017-029 to -031 8390-017-041 to -045	Improvement/Land Ratio: <0.58
Parcel Acreage: 5.2 total	Developer Interest: unknown
Ownership: 5 owners	Anticipated Use: Mixed Uses
Condition: Functioning center	Proposed Density: 35-45 du/acre

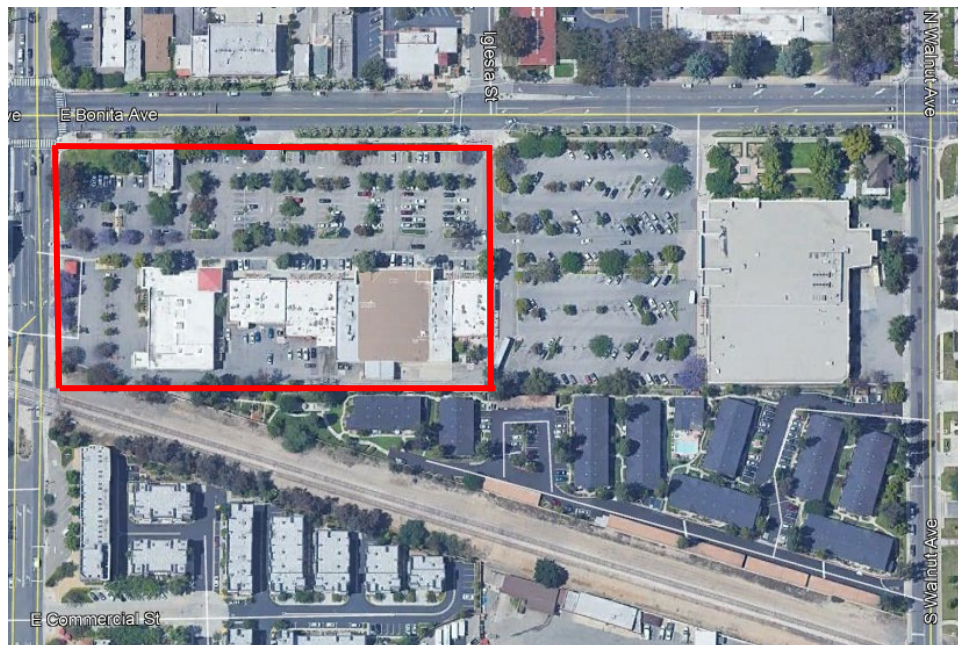


Figure A-4 San Dimas Town Center Site

Site #5: Walnut/Arrow

Site #5 is a 12.1-acre group of parcels directly adjacent to the Gold Line Station. Metro is proposing to purchase the 1.5-acre City yard and potentially the 3.0-acre primarily vacant site to the south of the current City yard. Given Metro’s interest in the site, the remainder of the surrounding parcels would likely be developed concurrently or shortly following acquisition of the core sites. These sites are currently designated with the AHO-2 overlay. However, given their location, it would be anticipated that this site would be redesignated as part of the Downtown Specific Plan update for residential and/or mixed uses at a higher density, similar to other sites adjacent to Metro parking. Higher densities would be deemed suitable and would not pose incompatibilities with adjacent land uses.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: varied
Current Zoning: M-1/Public/Semi Public	Building/Lot Ratio: 19%
APNs: 8390-018-023, 040, -045, - 046, -027, -197, -066; and -907, -908, -909	Assessed Imp/Land Ratio: <0.84
Parcel Acreage: 12.1 acres	Developer Interest: High
Ownership: 8 owners	Anticipated Use: Mixed Uses
Current Uses: Storage, City Yard, Office, gas station, auto repair, etc.	Proposed Density: 35-45 du/acre

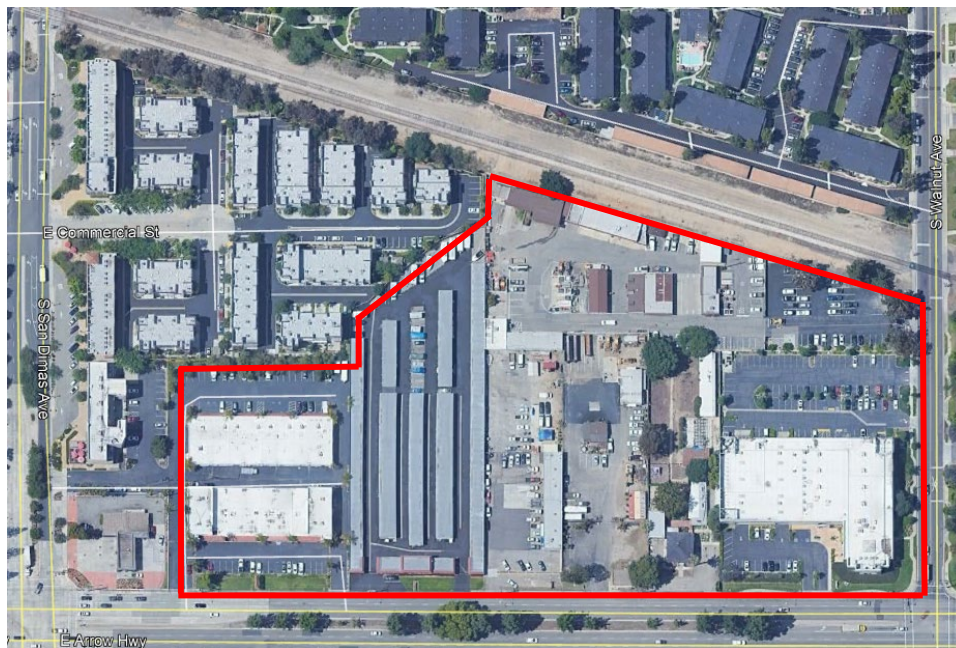


Figure A-5 Walnut/Arrow Site

Site #6: Bonita/Cataract

Site #6 consists of a vacant parcel that has been cleared by the city. As of 2021, the City is working to redevelop the site into a potential mixed residential, commercial, and hotel complex. This site is ripe for immediate development and is anticipated to be a signature development that anchors the greater downtown. To facilitate development, Site #6 would be redesignated as part of the proposed Downtown Specific Plan to accommodate the mix of desired land uses. Conversely, a Planned Development or other tools could be used to facilitate the development of this site. In either case, the City has an Exclusive Negotiating Agreement with a designer/developer to develop a concept for the site. Once an accepted design alternative is approved and environmental clearance complete, the most appropriate tool for processing the project will be decided.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: N/A
Current Zoning: CG-2	Building/Lot Ratio: 0%
APN: 8386-021-913	Assessed Imp/Land Ratio: <0.0
Parcel Acreage: 4.4 acres	Developer Interest: High
Ownership: 1 owner	Anticipated Use: Mixed Uses
Current Uses: Vacant	Proposed Density: Project specs

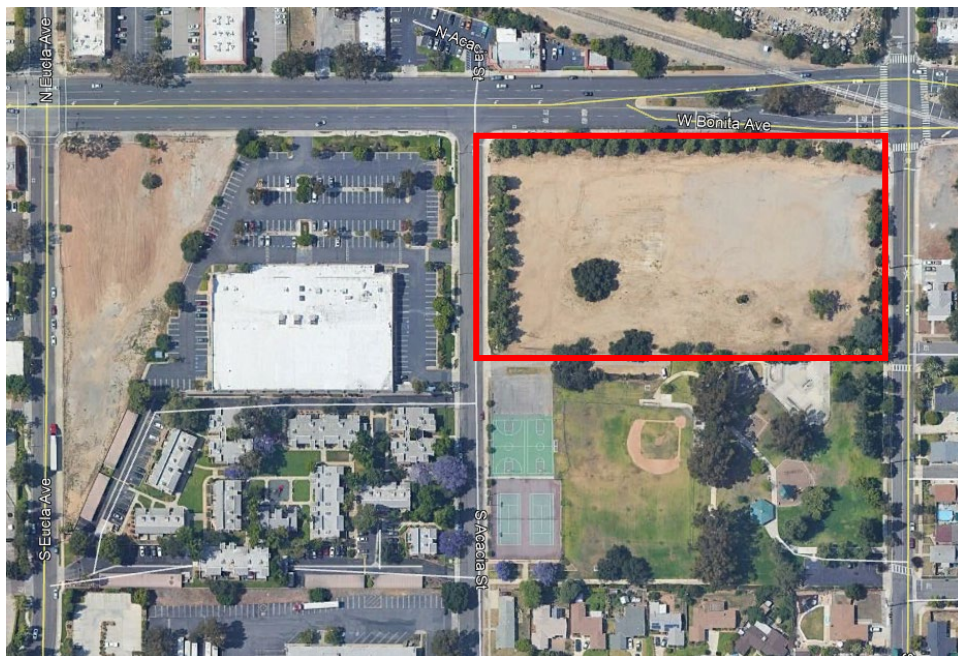


Figure A-6 Bonita/Cataract

Site #7: Bowling Alley

Site #7 consists of two parcels, one vacant and the other developed with a bowling alley. Both sites together comprise 5.6 acres. The site is directly north of an apartment complex, and west of a vacant site that is proposed to be developed with a mixed residential, commercial, and hotel complex. These sites are ripe for immediate development, either individually or in combination, due to the vacant status and surface parking lots. Both owners have expressed a strong interest in recycling their sites to accommodate higher-density mixed uses. These sites are highly underutilized given their proximity to the Gold Line, land value, and significant owner interest. To facilitate development, Site #7 would be redesignated under the proposed Downtown Specific Plan to accommodate higher-density multiple-family/mixed uses at a density of 25 to 35 units per acre.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: 1989
Current Zoning: CG-2	Building/Lot Ratio: 21%
APNs: 8386-017-028 & -029, 8386-017-043 & -044	Assessed Imp/Land Ratio: <0.6
Parcel Acreage: 5.6 total	Developer Interest: High
Ownership: 2 owners	Anticipated Use: MFR/Mixed Use
Current Uses: Vacant + bowling alley	Proposed Density: 25-35 du/acre



Figure A-7 Bowling Alley

Site #8: Warehouse Site

Site #8 is a 5.8-acre rectangular-shaped parcel that contains a single-use warehouse with significant surface parking on the property. Organic Milling, a local manufacturer of energy bars, stores and ships products from that site. The site is considered to be underutilized, as evidenced by a low structure to land value ratio, expansive parking lot, limited utilization, and proximity to downtown and the Gold Line extension. The site is considered to be underutilized and appropriate for multiple-family residential uses as it is bordered by residential uses to the north and east. San Dimas also has a significant shortage of apartments in downtown; therefore, this project could fulfill an unmet need and support commercial development. To facilitate development, Site #8 would be redesignated under the proposed Downtown Specific Plan to accommodate higher-density multiple-family uses at a density of 35 to 45 units per acre.

Site Specifics	Property Specifics
General Plan: Industrial	Building constructed: 1980
Current Zoning: M-1	Building/Lot Ratio: 21%
APN: 8386-017-031	Assessed Imp/Land Ratio: <0.4
Parcel Acreage: 5.8 total	Developer Interest: Unknown
Ownership: 1 owner	Anticipated Use: Multi-family housing
Current Uses: Tilt up warehouse	Proposed Density: 35-45 du/acre



Figure A-8 Warehouse Site

Site #9: Bonita North Site

Site #9 consists of four parcels totaling 2.8 acres. One of the parcels is occupied by a commercial condominium with multiple owners. The other sites are occupied by an office building, a former dry cleaner, and an operating restaurant. The buildings are older structures that occupy approximately 10 percent of the site. The improvement to land value ratio is 1.0. The site is generally considered underutilized, evidenced by increasing land values for housing and proximity to downtown and the Gold Line. To facilitate development, Site #9 would be redesignated under the proposed Downtown Specific Plan to accommodate higher-density multiple-family or mixed uses at 35 to 45 units per acre. As specified in the Housing Plan, lot consolidation incentives may apply, although properties could be developed independently as well.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: 1950-1980s
Current Zoning: CG-2	Building/Lot Ratio: 10%
APNs: 8386-016-010, 013, 006, 034	Assessed Imp/Land: <1.0
Parcel Acreage: 2.8 total	Developer Interest: Unknown
Ownership: multiple owners	Proposed Density: 35-45 du/ac
Current Uses: Office, Commercial Condominiums, Restaurant, Vacant site	Anticipated Use: Mixed Uses, MF Housing



Figure A-9 Bonita North

Site #10a: Bonita/Eucla

Site #10a consists of three parcels totaling 3.1 acres. The site is occupied by two smaller office buildings and light industrial uses. The buildings are older structures that occupy approximately one-quarter of the site. The improvement to land value ratio is 0.65, indicative of an underutilized site. While the site has three current owners, it is adjacent to one of the few vacant sites in downtown. The site is considered to be underutilized, evidenced by a low improvement to land value ratio, increasing land values for housing, and proximity to downtown and the Gold Line. To facilitate development, Site #10 would be redesignated under the proposed Downtown Specific Plan to accommodate higher-density multiple-family residential at a density of 35 to 45 units per acre. As specified in the Housing Plan, lot consolidation incentives would also be available.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: 1957, 1989
Current Zoning: CG-1	Building/Lot Ratio: 26%
APNs: 8386-007-087, 089, 090	Assessed Imp/Land Ratio: <0.65
Parcel Acreage: 3.1 acres	Developer Interest: Unknown
Ownership: 3 owners	Anticipated Use: MFR
Current Uses: Office, Lt Industrial	Proposed Density: 35-45 du/acre

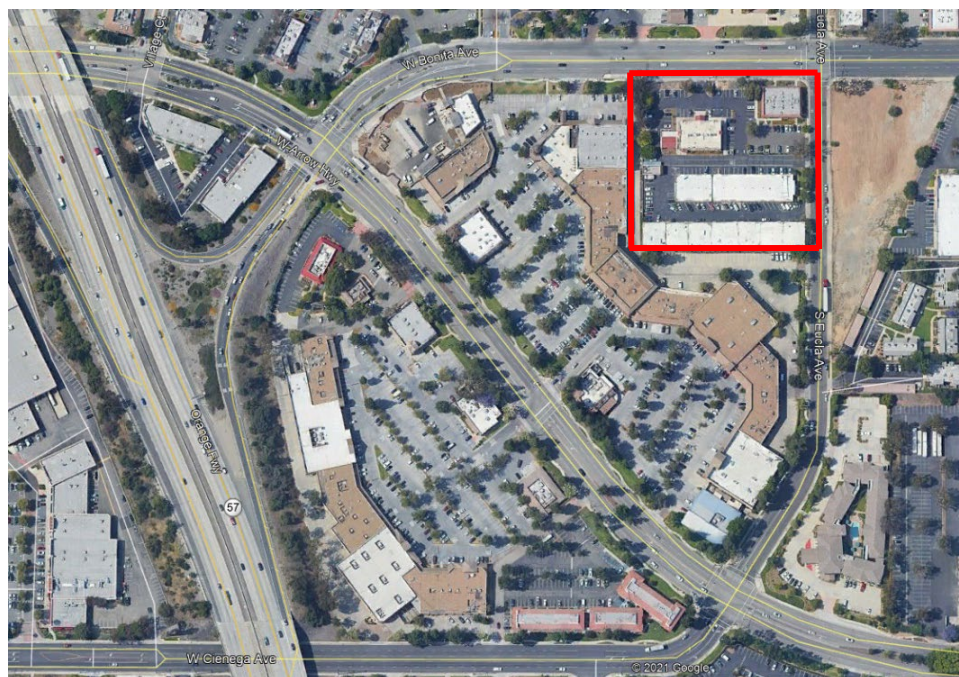


Figure A-10 Bonita/Eucla Corner

Site #10b: San Dimas Station North

Site #10b, San Dimas Station North, is a 12.4-acre site adjacent to SR-57. The site is the primary entrance from the freeway to downtown San Dimas and has excellent access to the freeway and transit station. San Dimas Station North is made up of nine parcels owned by seven entities. One business owns approximately 60 percent of the land. Several property owners have expressed interest in the potential for redeveloping the site. This site is considered underutilized due to the high land value and potential value of improvements that could be built should allowable residential densities and commercial intensities be increased. To facilitate development of this site, this property would be redesignated for mixed uses as part of the preparation of the Downtown Specific Plan. Regulatory incentives for lot consolidation would be available.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: 1980s
Current Zoning: CG-1	Building/Lot Ratio: 30%
APNs: 8386-007-063 thru -073, 8386-007-091	Assessed Imp/Land Ratio: 1.0
Parcel Acreage: 12.4 acres	Developer Interest: Some
Ownership: 7 owners	Anticipated Use: Mixed Use
Current Uses: Commercial	Proposed Density: 35-45 du/acre



Figure A-11 San Dimas Station North

Site #11: San Dimas Station South

Site #11, San Dimas Station South, is an 11.3-acre site also adjacent to SR-57. The site is the primary entrance from the freeway to downtown San Dimas and has excellent access to both the freeway and transit station. San Dimas Station South consists of 10 parcels owned by 10 separate property owners. One business owns almost two-thirds of the land. Several property owners have expressed interest in the potential for redeveloping the site. This site is considered underutilized due to the high land value and potential value of improvements that could be built should allowable residential densities and commercial intensities be increased. To facilitate development, this site would be redesignated for mixed uses as part of the preparation of the Downtown Specific Plan. Regulatory incentives for lot consolidation would be available.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: 1980s
Current Zoning: CG-1	Building/Lot Ratio: 23%
APNs: 8386-007-074 to -081 -061, 062, 052, 916, 8940-106-015	Assessed Imp/Land Ratio: 1.24
Parcel Acreage: 11.3 acres	Developer Interest: Some
Ownership: 10 owners	Anticipated Use: Mixed Use
Current Uses: Commercial	Proposed Density: 35-45 du/acre



Figure A-12 San Dimas Station South

Site #12: Red Roof Inn

Site #12, the Red Roof Inn, and immediately adjacent sites encompass a total of 9.0 acres. The site is the primary entrance from the freeway to downtown San Dimas and has excellent access to the freeway, transit station, and downtown. There are five property owners for the entire site. However, four of the five sites are larger than 1 acre and could accommodate a multifamily residential project. This site is underutilized due to the high land to improvement value and the low building to lot-size ratio. This area also experiences generally lower visitation and sales volumes due to its location. With proposed intensity increases, significantly higher utilization is achievable. To facilitate development, this property would be redesignated for multifamily residential as part of the Downtown Specific Plan. Regulatory incentives for lot consolidation would be available.

Site Specifics	Property Specifics
General Plan: Commercial	Building constructed: 1980-2010
Current Zoning: CG-1	Building/Lot Ratio: 33%
APNs: 8386-008-020 to 8386-008-024	Assessed Imp/Land Ratio: 1.25
Parcel Acreage: 9.0 acres	Developer Interest: N/A
Ownership: 5 owners	Anticipated Use: MF Residential
Current Uses: Commercial	Proposed Density: 35-45 du/acre



Figure A-13 Red Roof Inn

Site #13: San Dimas Trails

The Trails at San Dimas is a 288-unit apartment complex at 444 N. Amelia Avenue that was built in 1979. The project is located west of site SP-23a, and adjacent to the north side of the Gold Line tracks. The apartments rent for rates affordable to moderate-income households. Although the project is complete, the site is bounded by a land easement owned by the property owner of SP-23a, who has indicated an interest in selling the easement to the Trails. The owner of the Trails has expressed written interest in converting the southern portion of the site along with the SP-23a easement to additional housing at 25 to 35 units per acre should the land be designated as such. Approximately 80 apartment units could be built by reconfiguring the southern portion of the property. No formal development application would be submitted until the property is redesignated.

Site Specifics	Property Specifics
General Plan: Multifamily Residential	Building constructed: 1979
Current Zoning: MF-16	Building/Lot Ratio: 30%
APNs: 8386-006-015, -029	Assessed Imp/Land Ratio: 2.0
Parcel Acreage: 3 developable	Developer Interest: High
Ownership: 2 owners	Anticipated Use: Multifamily
Current Uses: Apartment project	Proposed Density: 16-25 du/acre



Figure A-14 San Dimas Trails

Site #14: USDA Forestry Site

The USDA Forestry Site is at 444 East Bonita Avenue in San Dimas. The site is occupied by governmental uses, including the USDA Forest Service. The site contains a solar farm, detention basin, and the regional offices of the US Forestry Department. However, the eastern portion of the site encompasses 8.3 acres of vacant land. This site is the largest vacant piece of developable land in the greater downtown. In past years, the site was considered by Los Angeles County for multiple-family residential uses. This site is appropriate for housing given its adjacency to residential uses on the east side of the property. While the disposition of this site is undetermined, it is proposed as an alternative site that could be considered for rezoning should other sites previously identified as part of the Housing Element site inventory not be developed as anticipated.

Site Specifics	Property Specifics
General Plan: Public/Semi Public	Building constructed: None
Current Zoning: Same	Building/Lot Ratio: 0%
APN: 8390-016-906	Assessed Imp/Land Ratio: Vacant
Parcel Acreage: 8.3 acres	Developer Interest: Unknown
Ownership: 1 owner	Anticipated Use: MF Residential
Current Uses: Vacant	Proposed Density: 25-35 du/acre



Figure A-15 USDA Forestry Site

EARLIER ANALYSES:

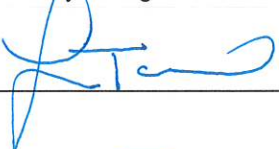
Earlier analyses may be used where, pursuant to the tiering, EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per CEQA Guidelines Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately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

- General Plan Final Environmental Impact Report (FEIR)
(State Clearinghouse [SCH] No. 1993011023)
- Specific Plan EIR
- Other:

- Other:

APPLICATION CERTIFICATION:

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

Applicant's Signature:  Date: 3/7/22

Print Name and Title: LUIS TORRICO, PLANNING MANAGER